

27 March 2019

Hamilton City Council  
Private Bag 3010  
Hamilton 3240  
New Zealand

Attention: Principal Planner | Planning Guidance

Dear Gillian

## **AMBERFIELD DEVELOPMENT: FURTHER INFORMATION**

Please find enclosed further information in relation to the resource consent applications for Amberfield. An explanation of the further information follows under relevant sub-headings.

### **1. Revised Scheme Plans**

A full set of revised scheme plans is included in **Attachment 1** which supersedes the scheme plans which were submitted with the AEE Addendum. The scheme plans which are attached include the following changes:

- A schedule has been added to the staging plan to show the number of residential lots per stage, as well as the wastewater pump station, stormwater outlet, stormwater basin and Peacockes Road entrance requirements for each stage.
- The number of stages has been increased from 28 to 33 and some of the staging boundaries have been adjusted.
- Roads to vest within the site have been updated as per your recent request so that the boundaries of the road lots align with the stage boundaries.
- Local Purpose (Esplanade) Reserve lots and Utility Lots have been allocated to specific subdivision stages.
- The staging boundaries have been modified with respect to the two pedestrian access lots (Lots 1504 and 1505) and the recreation reserve at the northern end of 'the island' (Lot 1511) so that it is clear which stage the lots will be vested in.
- The boundaries of Lots 166 and 167 have been modified slightly to reflect the bat mitigation proposal for the East-West shelterbelt (refer below).
- A road to vest lot has been added along the western boundary of the southern balance lot (Lot 866). This aligns with the extent of the collector road upgrades for Peacockes Road based on the preliminary design by Traffic Design Group.
- Lots to vest as road for the widening of Peacockes Road remain unattached from specific stages. This reflects that the lots will vest based on the final sequence of staging. The requirements for upgrading and vesting the road widening lots can be addressed in conditions.

## 2. East-West Shelterbelt

A drawing prepared by Boffa Miskell is included in **Attachment 2** which shows the proposal to retain and enhance the East-West shelterbelt through the Knoll reserve and Lots 167 and 168 as additional mitigation in relation to effects on the long-tailed bat. The retention of the shelterbelt is described as forming part of the updated mitigation package in the 'Amberfield Ecological Assessment Addendum' dated 20 February 2019.

This matter was the subject of discussion at the caucusing of ecological experts which was held on 18 February 2019. The drawing and memo will be circulated to the experts to enable the opportunity for them to consider and provide their opinion on the proposed mitigation. It is currently intended that the opinions of the respective experts on the proposed shelterbelt mitigation will be captured in a subsequent Joint Witness Statement.

The Knoll reserve will be vested in HCC. The Applicant also proposes to transfer ownership of Lots 167 and 168 to HCC following the shelterbelt enhancement planting being established. This will ensure that the future protection of the shelterbelt can be achieved.

## 3. Updated District Plan Overlay Drawings (Sheets 1 and 2)

Sheets 1 and 2 of the District Plan overlay drawings (which are included in **Attachment 3**) have been updated from the version submitted in Appendix U of the resource consent application. The changes reflect the new subdivision layout based on the changes to the north-eastern terrace and around The Knoll reserve which are described in the AEE Addendum. For clarity, we have also added the 'Future Reserve' from Figure 2.1 of the Peacocke Structure Plan to these drawings. The shape files for the overlay drawings were obtained from HCC. These drawings demonstrate that:

- The development is consistent with the reserve area setback, except for a small section that extends into the site along the position of an ephemeral stream.
- Land use consent is no longer required for a new dwelling within the Waikato River and Gully Hazard Area under Rule 22.3(h) and (bb) due to the changes in the subdivision layout for the north-eastern terrace area. Resource consent is still required for earthworks within the Waikato River and Gully Hazard Area.
- The 6m building setback from the Waikato River and Gully Hazard Area extends into proposed Lots 75 and 76. Land use consents will be required for any buildings constructed within those setback areas in the future. Given the area will have already been subject to subdivision earthworks (including to construct the adjoining road) before buildings on the lots are constructed, this will be a technical infringement and those land use consents are expected to be readily approved.

#### 4. Ecological Constraints Overlay Drawings

The AEE Addendum includes two drawings in Appendix G showing an area of Ecological Constraints which is an indicative area identified by HCC's ecology peer reviewer, Tonkin and Taylor (T&T). The ecological constraints area, which is based on a combination of the Peacocke Structure Plan Future Reserve set back and distance from the centre of the River, is indicative to the extent that T&T consider that some development within the area is able to occur, subject to suitable mitigation.

The drawings provided in Appendix G show the original subdivision layout. A drawing showing the same constraints area overlaid with the revised subdivision layout has also been produced and was inadvertently left out of Appendix G. This drawing is enclosed in **Attachment 4**.

#### 5. Building Height Limits – Lots South of The Knoll Reserve

You have recently sought clarification regarding the proposed building height limits for lots south of The Knoll reserve (Lot 1506). The further information response dated 17 August 2018 proposed that building height limits would be imposed on Lots 144 to 155 and Lot 158 (8 lots) to maintain views from the reserve. The lot layout in this area of the site has subsequently changed (as set out in the AEE Addendum) including an increase in the size of The Knoll reserve.

The full retention and long-term replacement / continuity of a tall shelter belt providing an east-west connection across the site from the River corridor to Peacocke Road as part of the bat mitigation proposal has also changed the nature of the outlook from The Knoll reserve. The revised layout creates a wider open space and visual connection from the reserve east toward the river with the southern aspect views being more restricted due to the retained, and proposed additional, vegetation.

The previously proposed building height limits on Lots 144, 145 and 146 (as they were) are no longer required as the greater width of the open space connection through to the road in the east and thereby to the river corridor open space will secure this public view / outlook toward the river corridor from the Knoll reserve. The previously proposed building height restrictions on Lots 147, 148, 149, 150 and 155 (as they were<sup>1</sup>) are generally no longer required due to the presence of the east-west shelterbelt / planting which will to some extent restrict open views south along the site and to the river corridor.

It is suggested that for Lot 149 alone a maximum height limitation of 9m, which would enable a two-storey dwelling with a pitched roof, should be set. The corresponding RLs are a maximum building RL 47.13m. A two-storey dwelling on this lot would have the benefit of providing overlooking north into the reserve.

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<sup>1</sup> These lots are now re-numbered on the revised scheme plans in Attachment 1 as Lots 141, 142, 143, 144 and 149

This would include passive surveillance over the pedestrian path immediately north of the lots that provides access through the reserve and to this and the adjoining lots.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D F Serjeant', written in a cursive style.

D F Serjeant  
Lead Planning Consultant

and

Ben Inger  
Harrison Grierson