

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
APPOINTED BY THE HAMILTON CITY COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991 (**Act**)  
**AND**

**IN THE MATTER** of an application for subdivision and land use  
consent for the Amberfield development  
pursuant to the Act.

**APPLICANT** Weston Lea Limited

**CONSENT AUTHORITY** Hamilton City Council

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**EVIDENCE-IN-CHIEF OF ANDREW GRAHAM DUNCAN  
FOR WESTON LEA LIMITED**

**Dated: 12 April 2019**

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Solicitors on Record

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## **INTRODUCTION**

1. My name is Andrew Graham Duncan. I am the lead contract manager for the Amberfield project.

### ***My qualifications and experience***

2. I have been professionally engaged in property investment, management and development for over 40 years.
3. I hold a BSc. Urban Estate Management, Master of Business Administration and have been a Member of the Royal Institution of Chartered Surveyors (MRICS) since 1979 and Member of the Property Institute of New Zealand (MPINZ) since 1990.
4. I have property and business management experience with corporates, private practice and under my own account.
5. Fletcher Development and Construction recruited me from London as Development Manager (1988) and subsequently Manager Development, Wellington. During this time, I was involved with Wellington Waterfront, Civic Centre Square and other developments.
6. In the 1990's I provided professional consultancy advice as Director Professional Services Baillieu Knight Frank, including to Wellington City Council for redevelopment of the Old BNZ Centre and re-positioning of finance failed timeshare and commercial developments.
7. From 2000 I managed, as inaugural CEO, Chalmers Properties Limited, a start-up investment and development property entity. Investments included land in Rotokauri owned through a private joint venture and I worked with Hamilton City Council to support their Rotokauri Structure Plan. That Scheme eventually provided for mixed residential, commercial and industrial use. My primary focus for Rotokauri was to acquire strategic land holdings, engage a multi expert team to achieve a successful Resource Management Act (**RMA**) outcome and agree strategic infrastructure with the Hamilton City Council (**HCC**) and other agencies including the New Zealand Transport Agency (**NZTA**). During this time, I also initiated and worked with Dunedin City Council to master plan redevelopment of the City waterfront. This resulted in a

successful RMA master plan consent for mixed residential apartment and commercial use.

***Scope of evidence***

8. My statement of evidence explains my involvement with the Amberfield project and provides an overview of Weston Lea Limited's (Weston Lea) approach to the proposed development and the strategic infrastructure considerations.

**PROJECT HISTORY AND ETHOS**

9. Around 2014 I was made aware of the Peacocke family owned entity The Adare Co Limited (**Adare**), its land holdings, and the development opportunity within the Peacocke Structure Plan Stage 2 area.
10. The Peacocke family directors of Adare had positively contributed to the formation and adoption of the Peacocke Structure Plan through engagement of an Urban Design and Planning team and creation of a vision for a master planned development. The overriding thrust of that vision being to produce a quality residential development, with strong connections to the river and City; in effect a new suburb for Hamilton City.
11. As an experienced property practitioner, I was impressed with the Peacocke family passion for their land and desire to remain connected with a development outcome they could be proud of. Consequently, I was happy to align my experience and professional reputation with the family's aspirations.
12. Above all, the Peacocke family were looking for a development plan that would transition their land from rural to urban use and reflect their ownership "care", husbandry and legacy of over 140 years.
13. The Peacocke family commitment to the foregoing has resulted in the care and investment of open spaces, natural and created, in addition to mitigating adverse effects of the endangered long tailed bat. The overall gross land holding of 105 Ha has a developable area of only some 75 Ha given the land owners desire to create a unique environment for its community.
14. Weston Lea has made a significant investment in ecology and landscape experts to assist the Amberfield design to protect the river edge, east west

shelter belt and create a North Eastern Terrace reserve area to enhance bat habitat.

15. The major obstacle to advancing the Adare development vision at that time was an absence of local authority 10-year Plan funding to provide key strategic infrastructure. HCC were of the view that waste, transport and water connections required significant upgrading in order to release development in the Peacocke Structure Plan Stage 2 area. HCC forecast that Council funded strategic infrastructure investment was 20 years or more away. The lack of Council funding availability for Peacocke Structure Plan Stage 2 area was reflected in the HCC development contribution policy for the area
16. This was not a new issue and one that I, as a developer involved in the Rotokauri area, had been aware of some years before. The challenge for a private developer was to unlock the land potential, ahead of Council long term investment, through a resource consent that provided for developer funded strategic infrastructure and whilst achieving a financially feasible outcome.
17. In 2017 the directors of Adare invited my company Strategic Property Solutions Ltd (**SPSL**) to provide a management and strategic lead for the project to implement their development vision objectives. Whilst the project is professionally interesting and complex, I was also excited to be part of the client's vision in creating a new diverse and planned community for Hamilton.

## **DEVELOPMENT PROJECT**

### ***Key Consultancy Team***

18. In May 2017 we established a team of senior and highly experienced consultancy experts to create an urban designed master planned scheme, for what is now named Amberfield and the subject of this Application.
19. The key team contracted for their experience with master planned residential developments are:
  - (a) Kobus Mentz, Urbanismplus - Urban Design;
  - (b) Rachel de Lambert, Boffa Miskell - Landscape and Open Space;

- (c) Ray O'Callaghan, OCDL - Engineering and technical lead;
- (d) Harrison Grierson - Engineering design, surveying and planning support; and
- (e) Dave Serjeant, Merestone – Planning;

***Critical Drivers***

20. The Amberfield consultancy team were tasked on behalf of Weston Lea with understanding the Peacocke family's vision and articulating that as a staged mixed density development plan. The critical drivers being:
- (a) Providing accommodation for a new planned community of all ages – young to old.
  - (b) Development supply from Amberfield to align with Hamilton Region demand forecasts and demographics.
  - (c) Touching the land “gently” by working with the natural topography and respecting land form, natural landscape, ecology and the river.
  - (d) Reflecting cultural history and values.
  - (e) The plan to align with the District Plan for the Peacocke area and in particular a “*high-quality urban environment*”, “*urban design best practice*”, and “*connected neighbourhoods*” that respect and restore “*the area's natural environment*”.
  - (f) Incorporate sustainability and environmental qualities.
  - (g) Making key connections to the City, river and wider facilities by foot, cycle, public transport or private vehicle.
  - (h) Planning for a future neighbourhood centre.
  - (i) Allowing for medium density demographic demand over the course of the development.
  - (j) Amberfield to be a first step in achieving the stated Peacocke Structure Plan (2007) Vision: “*The vision for the Peacocke area is that it will*

*become a high-quality urban environment that is based on design excellence, social well-being, and environmental responsibility.”*

### **Strategic Infrastructure**

21. In parallel to the foregoing, strategic infrastructure considerations were taken forward with HCC in co-operation with their staff and experts, to resolve infrastructure design concepts that aligned with HCC’s long-term intentions.
22. The above also reflected a Memorandum of Understanding previously agreed between HCC and Adare in 2015, setting out strategic infrastructure concepts, modelling basis and principles for agreement.
23. Both parties recognised the need for private developer funding of strategic infrastructure to support Amberfield with the intention that be reflected in a Private Developer Agreement entered into under the Local Government Act 2002.
24. In 2017 HCC applied for a Government Housing Infrastructure loan (**HIF**) to provide funding of strategic infrastructure to support private development of Peacocke Stage 2 area land within 10 years. HCC was granted a HIF loan and adopted it as part of their 10 Year Long Term Plan in July 2018.
25. On behalf of Adare we provided Council with letters in support of their HIF application and bid. At the time Amberfield, subject to RMA consent and developer funded strategic infrastructure, was placed to provide some 300 or more dwellings before HIF works could be completed. Both HCC and Weston Lea, as Applicant, have continued discussion to align Amberfield strategic infrastructure with HCC’s intentions to unlock development in Stage 2 of the Peacocke Structure Plan Area via HIF funding.
26. Weston Lea, in the course of discussion with Council, asked staff to identify and support its sports park requirements and timing within Amberfield. Whilst Council indicated informally a need for up to 7 Ha they did not initiate a formal process of land requirement. In the absence of a formal land requirement Weston Lea have designed their master plan to accommodate a sports park of some 7 Ha but reflecting alternative residential subdivision, given lack of detail from Council. This contrasts with HCC commencing a notice of

requirement process for some 13 Ha of land for sports park on Adare land to the west of Peacockes Road

## **CONCLUSION**

27. Amberfield will be a planned community development offering a point of difference – one that reflects the vision and care of a family which has been a part of Hamilton for over 140 years
28. Future development of Amberfield will meet the forecasted demand demographics of Hamilton region.
29. Amberfield will embrace the natural attributes of its land, connect with and open up access to the river and City for all.
30. Amberfield's master planned design is inclusive of the rich and diverse Maori culture and history, pre-dating European settlement
31. The environment and ecology of Amberfield is recognised and integrated into the design to achieve sustainability values
32. Amberfield offers open space, both natural and enhanced, within its design to be enjoyed by the resident and wider community

**Dated this 12<sup>th</sup> day of April 2019**

A handwritten signature in black ink, appearing to read 'AG Duncan', written over a horizontal line.

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**Andrew Graham Duncan**