

12 August 2019

Hamilton City Council  
Private Bag 3010  
Hamilton 3240  
New Zealand

Attention: Principal Planner | Planning Guidance

Dear Gillian

## **AMBERFIELD DEVELOPMENT: CONSEQUENTIAL FURTHER INFORMATION**

### **Introduction**

This letter summarises the consequential further information provided to HCC following the ecology caucusing on 10-11 June 2019 and in response to the matters raised during the course of the hearing to assist with the preparation of its further s.42A report, namely:

- a) Updated staging plan and scheme plans (**Attachment 1**);
- b) Updated planting plans comprising 'Proposed Early Planting Outside of Earthworks Extent' and 'North Eastern Terrace Concept Plan' (**Attachment 2**); and
- c) Offset memorandum from Georgia Cummings (**Attachment 3**).

An explanation of the changes is provided below.

### **Staging Plan and Scheme Plans**

The staging plan and scheme plans in **Attachment 1** have been amended to assist in managing the effects of the proposed subdivision on the long-tailed bat. The changes to the staging plan and scheme plans are as follows:

- Lots which are adjacent to areas of the site that require planting to be established to mitigate effects on the long-tailed bat have been moved into later stages. This includes lots adjacent to the Waikato River which are contained within Stages 19, 20, 21, 29 and 30. Conditions of consent can be imposed and are anticipated which require planting standards to be met prior to s224(c) for these lots being issued.
- A Local Purpose (Ecological Reserve) is now proposed for the western end of the East-West Shelterbelt (Lot 1510) to vest in HCC. The Applicant proposes that Lot 166, which is immediately north of the reserve, will be subject to a condition and consent notice requiring that building on the lot must not commence until required planting standards for the enhancement of the East-West Shelterbelt are met.
- The boundaries of Lots 182-186, which are located south of the proposed Local Purpose (Ecological Reserve), have been adjusted to provide a greater setback to the westernmost part of the East-West Shelterbelt. This means that the reserve will have frontage of approximately 8m to Peacockes Road. The changes to the

residential lots will not introduce any new non-compliances with respect to district plan standards.

- Consequential changes have been made to road lots to align with the changes to the stage boundaries.

### **Planting Plans**

A 'Proposed Early Planting Outside of Earthworks Extent' plan has been developed and is included in **Attachment 2**. The plan shows the location of planting which is outside of the main extent of bulk earthworks. Earthworks outside of the earthworks extent will generally be limited to construction of paths along the river edge and within the gully. Because the landform is not proposed to be altered to any significant degree outside of the earthworks extent shown on the plan, the Applicant proposes that all of the planting shown on the early planting plan will be established within the first planting season prior to construction works commencing on the first stage of development. Conditions of consent to this effect can be imposed and are anticipated.

The 'North-East Terrace Concept Plan', which is also included in **Attachment 2**, has been updated to show the proposed stormwater wetland and infrastructure planting as being within the earthworks extent. The wetland will be constructed as part of the bulk earthworks so it will not be part of the early planting prior to construction works commencing. However, the planting of the wetland is not required for long-tailed bat mitigation so early planting of the wetland is not necessary.

### **Offset Memorandum**

An offset memorandum, which has been prepared by Georgia Cummings of Boffa Miskell, is contained in **Attachment 3** and sets out the Applicant's revised proposal following the meeting with HCC representatives on 24 June 2019 for managing the risk of short-term effects on the bat population while the on-site mitigation becomes established. In response to discussions with HCC, the Applicant's revised proposal involves provision of an offset fund which replaces the adaptive management approach previously proposed by the Applicant.

Please do not hesitate to contact either of the undersigned in relation to this letter.

Yours sincerely



Ben Inger  
Planning Consultant (Harrison Grierson)



D F Serjeant  
Lead Planning Consultant

**ATTACHMENT 1:**

**UPDATED STAGING PLAN AND SCHEME PLANS**

**ATTACHMENT 2:**

**UPDATED PLANTING PLANS ('PROPOSED EARLY PLANTING OUTSIDE OF EARTHWORKS EXTENT' AND 'NORTH EASTERN TERRACE CONCEPT PLAN')**

**ATTACHMENT 3:**  
**OFFSET MEMORANDUM**