



Peacocke Development – more nature needed! Please make a submission.

Weston Lea Limited [are applying for resource consent from Hamilton City Council](#) to develop the first area of Peacocke, which they are calling Amberfield. This includes land directly opposite Hammond Park where there is no plan for any substantial bush area. If we don't do anything, it will be transformed into mainly urban sprawl. Submissions are now open.

Your submission will really matter. It can be brief and *should be in your own words*. Submissions close this *Friday 28th September at 4 pm*. Read on for key points and guidance.

You should focus on:

- How it will affect you and what you care about
- What you think should be done about it

Points to note

1. The submission form is [here](#). Right click on it to save it to your computer, then email it to planning.guidance@hcc.govt.nz and Weston Lea Ltd (dave@merestone.co.nz). You could also speak to your submission at the hearing, likely mid-November (it is best to indicate that you wish to – you can change your mind later). Page 7 of this document shows you what to write in the submission details section.
2. The developer's map can be seen on page 3.
3. We believe that the riverfront land and housing is too close to the riverbank, especially in this area. Instead, we propose the establishment of a new forest park across from Hammond Park, and a substantially thick strip of native vegetation all the way along the riverbank.
4. Our long-tailed bats, whose conservation status was recently upgraded to 'critically endangered', use Amberfield's trees and land extensively, and they hate light from cars, roads and houses. The developers acknowledge that *the threat to bats from the development will be very significant or significant*. These are the highest possible grades of harm.
5. Every urban development to date that had long-tailed bats has essentially deleted them from its landscape (Rototuna is a recent example).
6. The riverfront road opposite Hammond Park will be raised a maximum of 4 metres above the current ground height. Between the road and the riverbank the developers proposed a 1-metre strip of vegetation. After questioning by Hamilton City Council, it was expanded to 7 metres. See page 4 for a cross-section of their proposal. The "double bank" design is to provide additional edges for bats to forage along (their echolocation calls bounce off the sides of objects).
7. This strip forms some of the mitigation proposed by the developers. The other part is replanting a gully in the southern part of Amberfield. Acknowledging the insufficiency of these efforts, they also propose to contribute money to a Trust (not yet formed) that will help decide how to deal with bats and urban development.
8. Amberfield's lights may stop bats from using Hammond Park; screening vegetation is therefore vital.
9. Most Amberfield residents will not have river views. As page 4 shows, sections next to the riverfront road will face screening vegetation.

What RESI is asking for?

The proposed design does not capitalise on Amberfield's strategic location opposite the Hammond Park bush and the Mangaonua esplanade. We are asking Hamilton City Council to require Amberfield to include a forest area around 50 meters deep between the top of the river bank and the urban area. We are still unsure of the dimensions but are consulting ecologists on this point for our submission.

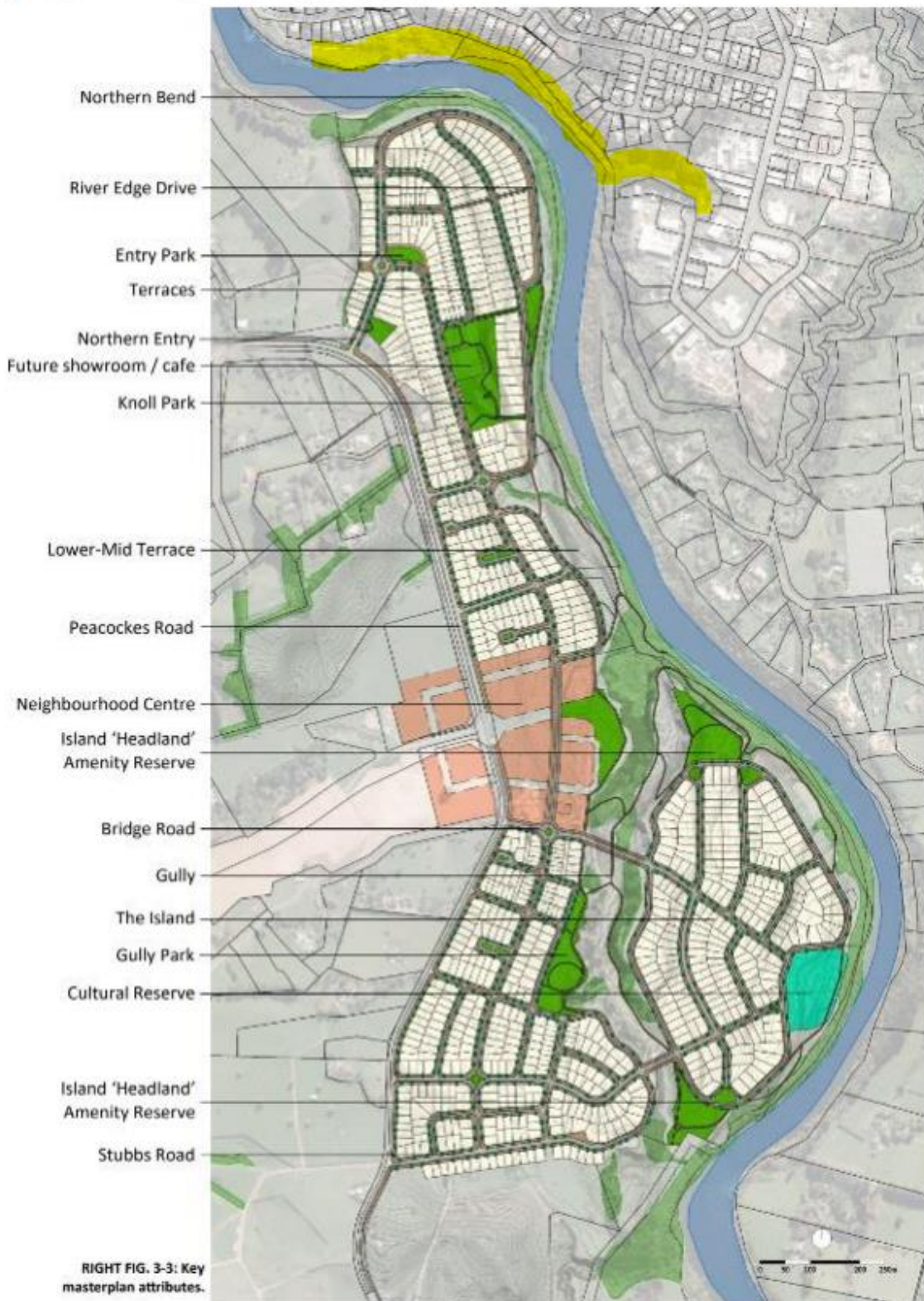
Our proposal would benefit many parties

1. Although nobody can guarantee bats would use the new forest, it would be huge boon to the area's biodiversity, enhancing the habitat available to everything from insects to birds of prey. While Hammond Park bush may already seem like paradise for them, it is actually too small and narrow to be ecologically stable. It would be effectively enlarged by a forest immediately across the river. Seeds of indigenous plants would rain between the sites, and bats, birds and invertebrates would move between them.
2. It would offer huge amenity value to future residents of Amberfield, just as Hammond Park does to us. They would have the pleasure of a forest path within close walking distance.
3. All Hamiltonians and visitors – perhaps you and your family – using Amberfield's shared paths would enjoy the bush surrounds, as would those travelling the river surrounded by mature Waikato lowland forest on both banks. A roadside path can never compete with the amenity value of a forest path, particularly in Hamilton's hot summers. In summer a sandy beach forms below the northern bend.
4. The Amberfield community will be drawn together, as ours has been, to ensure its future protection and health.
5. Properties with forest views, as well as others with easy access to the forest walks, would be more desirable and valuable.
6. Birdlife would spill out of the forest onto residents' properties.
7. Hamilton's ecologically important vegetation areas are classified as Significant Natural Areas (SNAs). The Amberfield riverbank is not an SNA, but there are SNAs north and south of it, and a constellation of them across our side of the river. A new forest park would complete the 'missing link' SNA corridor. In ecology, linkages and corridors are everything, and are the only way for biodiversity to survive in urban areas.
8. It would fulfil Policy 20.2.1o of the Hamilton City Council District Plan: "Significant Natural Areas shall be restored and enhanced to meet the 10% threshold for habitat sustainability". At present Hamilton only has about 1.5% SNAs, so our proposal for Amberfield would help towards this city-wide target. We acknowledge that ecological restoration is planned at a gully further south in Amberfield (it is already an SNA and difficult for housing development).
9. It will buffer noise, temperature and humidity; stabilise soil, filter air and water, and absorb and store carbon. These environmental services will help offset harm caused by the urbanisation.

Although our proposal will reduce the land available for development, it needn't reduce the number of houses available if they are built closer together. The New Zealand model of urban sprawl is not compatible with protecting and restoring biodiversity, and housing developments from now on need new approaches.

This area is too ecologically precious to prioritise roads and houses over our critically endangered long-tailed bats and other biodiversity. This opportunity will be lost forever to concrete, asphalt, lawns and houses unless we act now.

Figure 3.1: Amberfield Proposed Subdivision



1. Proposed map of Amberfield. Hammond Park is in yellow at the top. We propose a new forest park directly opposite.



--- Northern River Road Cross Section
1:250 @ A3



0 7.5m
1:250 @ A3

**AMBERFIELD
PEACOCKE STRUCTURE PLAN**
Northern River Road
and Esplanade Reserve
Cross Section

DRAWING NUMBER A17134_067
Date: 20 September 2018 Revision: D
Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited
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Drawn: BCJ| Checked: Rdl

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Key official Amberfield documents for those who wish to read them [from this website](#)

Document Name	Clause	Page	Subject	Notes
Assessment of Environmental Effects	2.9	10	Wildlife Act 1953 - bats	
	4.1	31	Hammond Park (para 3)	
	4.9	39-42	Terrestrial ecology - general	Reference to buffering riparian planting and bats habitat
	5.2	43	River SNA's	Fig 4.5 (p 41)
	5.3	44	Design of widened river esplanade	
	5.7	47-50	Effects on terrestrial ecology	
	5.15	56	Bats (para 2)	Figs 4.6, 4.7 (p 41)
	7.3	60-61	RMA Pt 6, s.104(1) compliance*	Subject to RMA Pt 2*
	7.8.3	66-70	Statutory assessment - SNA's, habitats, species	
	7.9	74-75	RMA s. 104D, non-complying activity?	
	7.13	77-79	RMA Pt 2, s. 5 compliance*	
Urban Design Report	2.3	5	Value of Waikato River and gullies (para 4)	Appendix D
	2.3	7-8	SNA areas t and u and bats (fig 2-4)	Appendix D
	2.4	9	River vegetation 'special qualities' (para 4)	Appendix D
	3	13	"....restore(s) the area's natural environment."	Appendix D
	3.5	21-22	The North (fig 3-5)	Appendix D
	7.1	47	Ecological values (para 3)	Appendix D

	8.1 & 8.2	53	X-sect A-A and Passive recreation areas	Appendix D
Open Space Framework	3	OSF 06	Esplanade Res Veg Strat (Dwg A17134-054)	Appendix F
	3	OSF 10	X-sect A-A (Dwg A17134-061)	Appendix F
	11	OSF 41	Road edge type E (Dwg A17134-212)	Appendix F
Terrestrial Ecology Report	4.0	7	SNA's	Appendix G
	4.0	8	Hammond Park SNA fig 3	Appendix G
	8.3	48	Ecological significance	Appendix G
	13.0	68	Appdx 1, Vegetation map (Dwg A17134-13, Rev 2)	Appendix G
	13.0	73	Appdx 5, Five minute bird counts	Appendix G
	13.0	75	Appdx 6, Five minute bird counts map	Appendix G
s.92 Request (i.e. questions from HCC)	64	11	Restorative planting for ecological values and bats	
	67-76	12-14	Terrestrial ecology effects	
	86	16	Ecological functions of waterways/riparian margins	
s.92 Response (from developers)				
Appendix M – Joint Landscape/Ecology Memo	64	1	See Doc 22 (Appdx M)?	
Appendix B - Terrestrial Ecology	67-76	1	Lizards, Bats, Vegetation, Construction effects on fauna	
Appendix D – Freshwater Ecology	86	7	Ecological functions of riparian margins	

How to fill in the “submission details” section of the submission form

Submission Details

I/we **support** parts or all of **oppose** parts or all of in **neutral** to parts or all of
(tick as many as relevant)

the resource consent change or cancellation of a condition of an existing resource consent
(tick one)

on the application made by (name of applicant):

Weston Lea Ltd

to (describe the proposal):

Acquire resource consent to initiate the Amberfield development

at (address of proposal):

Peacockes Road