

Submission Number	Submitter Name /Agent	Specific Provisions to which the submission relates	Support or Oppose	Decision Requested	Further Submission Name/Agent (#)	Decision Requested
001	Generation Developments Ltd	General	Support	That the Peacocke Structure Plan be approved in its entirety.	ANZL c/- Russell McVeagh (V14/005F)	Opposes this submission to the extent that it supports the enablement of high density residential areas within the Outer Control Boundary (OCB).
002	Alistair & Jaclyn Hutcheson	Major arterial road- land purchase	Not Specified	To purchase their property at current market value	Peter H Bos (V14/007F)	Support the purchase of their property.
003	Wittawat Sadindum & Nawarat Sadindum	Relates to Cobham Dr/ E1/ Dey St/ Flynn St/Flynn Park area.	Oppose	Change the plan by using Dey St, as it will create less affects overall. (See Map attached)	Jacqueline M Beaton (V14/003F)	Not indicated. Change plan. Oppose development + consequential effects on environment around present residency including mature tree removal.
004	Keatley Ross Hopkins & Leonie Ellen Hopkins	Existing use rights, potential noise & visual outlook- with particular reference to Riverlea Rd	Not Specified	Council tag/ covenant be placed on all land titles of the subdivisions so every interested party will know of the issues with regards to existing industrial across the river		
005	Kamphet Sanghamyong	The conversion of an existing 2 storey dwelling into 2 apartment units- appears unrelated to Variation 14	Support	Seek nothing further from the Council at this stage		
006	Mr Rod Ade	Proposed suspension of Rule 6.3.3b and Rule 6.3.3c in respect of the Peacocke area.	Oppose	Retain Rule 6.3.3b and c for the Peacocke Area	John EL & Rosemary HK Tylden (V14/013F)	Support. Seek retention of 6.3.3 b) & c).
007	Richard Ward	Rule 6.3.3 subdivision standards	Oppose	Council should not incorporate this rule change unless they bring forward and incorporate a greater area within the Peacockes area for development within the existing 10-year plan. A greater area available for development will allow more residential development within this area of the city giving both developers and people wishing to build a choice. Prices of sections and land for development will fall as more land is opened up allowing people to build at a lower cost and making housing more affordable in line with the present governments thinking. Development levies were put in place to fund development therefore any development should be relatively self funding.	John EL & Rosemary HK Tylden (V14/013F)	Support. Seek retention of 6.3.3 b) & c).
008	Malcolm John Taylor	Primarily pages 7-11 - protection and preservation of vegetation, trees and land contours within view from the Hamilton Gardens to Hammond Park Areas.	Support with amendments	a) To retain as is, all the area of land, vegetation and trees on the south side of the river through to the southern horizon, as viewed from all parts of the Hamilton Gardens. A suitable area within this can be developed as a New Zealand Garden, to add to the other gardens available within the Hamilton Gardens. b) To retain as is, all the areas of land, vegetation and trees viewable alongside the Waikato River on southerly side as seen from opposite bank's walkway within the Hamilton Gardens and all the way to and including boardwalk to Hammond Park. This will mean the need to site the proposed 'riverside village' further to the south. c) The building of a bridge over the river in the vicinity of Hammond Park suited to foot and cycle traffic only.	Living Streets Hamilton (V14/002F) Jacqueline M Beaton (V14/003F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F)	Support c). Construct a footbridge across to Hammond Park to open up the area to more users. Support. Retain all area land, vegetation and trees as it is on Dixon Rd (203) farm. Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles. Support the bridge over river from Hammond Park. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
009	Richard George Pirrit	Peacocke Structure Plan Map	Oppose	I ask the Council to either: 1. Immediately remove the designation on Lot 2 DP12490, or 2. Immediately make efforts to buy the property from me.	Peter H Bos (V14/007F)	Support the purchase of their property.
010	Kathleen Judith & David Edgar Lake	The route of the Southern Links	Support with amendments	From Council/ Transit: As the present route of southern links goes through some of our best land and native reserve, we feel that we deserve certainty as soon as possible in order that we can plan our future and to determine the value of our property.		

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011	Ian Douglas Brown	Stage 1 Peacocke development (Dixon Rd)	Support	Allow Stage 1 development to proceed without delay	ANZL c/- Russell McVeagh (V14/005F)	Opposes this submission to the extent that it supports the enablement of high density residential areas within the Outer Control Boundary (OCB).
012	Tui 2000 C/- Warren Stace		Support with comments	Tui 2000 asks the Council to note the support for the Peacocke Structure Plan and to give consideration extending the ecological link eastward from Arm 3 of Mangakotukutuku Gully to Waikato River via eastern gully, or via Arm 2 to the eastern gully and some modification to the walkway provision on the northern side of the river. Consideration should also be given to the bridge construction impacts on the horse paddock locality.	Peter H Bos (V14/007F)	Support extension of Arm 3.
013	John & Justine Cameron	a) Peacocke Structure Plan and Diagram b) Vision for Peacocke c) Urban design principles d) Amendments to Rule 6.3.3	Support with amendments	Generally endorse the vision for Peacocke as a forward thinking urban growth and urban design strategy for the City but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least river terrace 2 see fig 15, p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only. We also seek the prevention of premature subdivision through HCC's own proposed amendments to rule 6.3.3.	Living Streets Hamilton (V14/002F) Jacqueline M Beaton (V14/003F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F) Robin F Murray-Harkness Henry & Co (V14/010F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users. Not indicated. Concern for preserving and enhancing ecological value of Hammond Bush by providing for habitat on Peacocke side. Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F)). Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission. Oppose. Refuse the proposed amendment to Rule 6.3.3.
014	David John Campbell	a) Peacocke Structure Plan and Diagram b) Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Endorse the vision for Peacocke but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least river terrace 2 see fig 15, p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only. Supports the proposed amendments to Rule 6.3.3	Living Streets Hamilton (V14/002F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F) Robin F Murray-Harkness Henry & Co (V14/010F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users. Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F)). Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission. Oppose. Refuse the proposed amendment to Rule 6.3.3.
015	Penelope Jessica Campbell	a) Peacocke Structure Plan and Diagram b) Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Endorse the vision for Peacocke but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least to cover river terrace 2 see fig 15, p34 of plan), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only. Supports the proposed amendments to Rule 6.3.3	Living Streets Hamilton (V14/002F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users. Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F)). Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision.

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					Robin F Murray-Harkness Henry & Co (V14/010F)	Seek that HCC reject this submission. Oppose. Refuse the proposed amendment to Rule 6.3.3.
016	Dr. Valentyna Melnyk	a) Peacocke Structure Plan and Diagram b) Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Generally endorse the vision for Peacocke but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least river terrace 2 see fig 15, p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.  Supports the proposed amendments to Rule 6.3.3	Living Streets Hamilton (V14/002F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)  Robin F Murray-Harkness Henry & Co (V14/010F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.  Oppose. Refuse the proposed amendment to Rule 6.3.3.
017	Professor Harald Johan van Herde	a) Peacocke Structure Plan and Diagram b) A Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Generally endorse the vision for Peacocke and urban design principles but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least river terrace 2 see fig 15, p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.  Strongly supports the proposed amendments to Rule 6.3.3	Living Streets Hamilton (V14/002F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
018	Professor Giselle Byrnes	a) Peacocke Structure Plan and Diagram b) Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Amendment to the Plan to allow for an enlarged reserve along the river opposite Hammond Bush.  Amendments to the Plan to relocate high-density housing further away from the Waikato River.	Living Streets Hamilton (V14/002F)  Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
019	Cycle Action Waikato	• Integrating land use and transportation • Permeability of subdivisions to off-road walkway/ cycleway of the City Link Road • Mid-block pedestrian/ cycle path crossing of the major arterial City Link Road (barrier)	Support with amendments	Repositioning the walkway/ cycleway of the City Link Road onto the western-side of the road is needed to provide a major improvement in permeability from the adjacent subdivisions to the City Link Road walkway/ cycleway.  Provide the major arterial City Link Road with a mid-block road over-bridge or underpass crossing at the east-west walkway/cycleway crossing point of the gully's – arm one (see map)  Provide five further off road walkway/cycleway links (see map)  A commitment that HCC will provide sufficient underpasses for safe road crossings at the five major road intersections proposed to be roundabouts. Cost to be met by developers contributions.  Design low plantings alongside the roadside edge of the 20m wide river esplanade to	Peter H Bos (V14/007F)  Robin F Murray-Harkness Henry & Co (V14/010F)	Support entire submission, especially giving place names historical associations.  Support. Add walking/cycle path from crescent at top of hill to Ohaupo Rd.  Support. HCC to provide a commitment for stage 2 of Peacocke development, a definite start date to aim towards and an estimate for the duration of the implementation of roading and water infrastructure within the next 10 year LTCCP review.

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		<ul style="list-style-type: none"> <li>Walking and cycling networks</li> <li>Cycling within the proposed road network</li> <li>Mitigation of the effects of motor vehicles on the collector road adjacent to the riverside walkway/ cycleway</li> <li>Timing of the 2<sup>nd</sup> stage of the Peacocke subdivision development</li> </ul>		<p>provide separation between the collector road and the walkway/cycleway.</p> <p>HCC provide a commitment for stage 2 of Peacocke development, or a definite start date to aim towards, and an estimate of the duration of the implementation of roading and water infrastructure, within the next 10-year LTCCP review.</p>		
020	David Andrew Bouma	Rule 6.9 Staging of Development – specifically Appendix 6.9-V Indicative Infrastructural Programme for Peacocke” and Appendix 6.9-VI Staging of Urban Development Within Peacocke	Support with amendments	<p>The area of Stage 1 be extended by approx 15ha (10ha developable) to include the area between proposed Stage 1 and the west branch of the Mangakotukutuku Gully- Arm 4 (as shown on plan).</p> <p>The wording of the second sentence in Part 2 of Appendix 6.9-V be modified to read “The remainder of the growth cell does not have a staging proposed at this stage but a staged infrastructure development plan and rezoning staging plan will be developed by the end of 2008 so that provision can be made for future staged development of the Peacocke Growth Cell in the 2009 Long Term Plan.”</p>	Jacqueline M Beaton (V14/003F)	Supports. Extending Stage 1 would allow an improved road layout that fits with natural landforms and contours.
021	Kevin Maurice Hyde on behalf of K & J Hyde and Hyde Family Trust	All 3 items proposed for Variation 14	Support	That all 3 items are accepted into proposed Variation 14.	Peter H Bos (V14/007F)	Oppose. This proposes a low to medium number of people controlling the most desirable pieces of land. Need high density housing locations where people most want to live which would mean high investment in the production of high quality high-density housing.
022	Hamilton City Council C/- City Planning Unit	Rule 6.3.3	Support with amendments	<p>Amend 6.3.5 to ensure that any subdivision in the Peacocke Structure Plan area which is not in accordance with any standard in Rule 6.3.3(a) would become non-complying. The following wording is suggested:</p> <p>6.3.5c): Subdivisions which do not comply with any standard in Rule 6.3.3(a) are <b>Discretionary Activities</b> provided that a subdivision which is not in accordance with the requirements of Rules 6.3.3b), c) and d) is a <b>Non-Complying Activity</b> and subdivisions in the Peacocke Structure Plan area which do not comply with any standard in Rule 6.3.3(a) are <b>Non-Complying Activities</b>.</p>	<p>The Adare Company Ltd C/- EMS (V14/006F)</p> <p>Robin F Murray-Harkness Henry &amp; Co (V14/010F)</p>	<p>Oppose. The proposal that seeks subdivision at a higher density than provided for through Rule 6.3.3 (a) be made a non-complying activity, be declined.</p> <p>Oppose. Refuse the proposed amendment to Rule 6.3.3.</p>
023	Philip & Frances Letford	Rule 6.3.3a 6.3.3b 6.3.3c 6.3.3d	Support with amendments	<p>2ha subdivision proposal in 6.3.3a &amp; b is too small. If it is allowed, provision for full compensation should be made for people negatively affected by placing of arterial route. This affects 6.3.3c &amp; 6.3.3d as well. We need certainty as to where the arterial route is to be placed as soon as possible, not in 2016.</p>		
024	Jacqueline Marie Beaton (nee Monnig)	Effects on the natural environment- English Willows along back/ side of McKain/ Waterford		Not to allow for the trees along McKain Pl/ Waterford Rd (English Willows) to be cut down.		
025	John Everard Lewis Tylden & Rosemary Helen Kathleen Tylden	Rule 6.9 Staging of Development – specifically Appendix 6.9-V Indicative Infrastructural	Support with amendments	<p>The area of Stage 1 be extended by approx 15ha (10ha developable) to include the area between proposed Stage 1 and the west branch of the Mangakotukutuku Gully- Arm 4 (as shown on plan).</p> <p>The wording of the second sentence in Part 2 of Appendix 6.9-V be modified to read “The remainder of the growth cell does not have a staging proposed at this stage but a staged</p>	Robin F Murray-Harkness Henry & Co (V14/010F)	Oppose. Refuse the proposed amendment to Rule 6.3.3.

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		Programme for Peacocke" and Appendix 6.9-VI Staging of Urban Development Within Peacocke		infrastructure development plan and rezoning staging plan will be developed by the end of 2008 so that provision can be made for future staged development of the Peacocke Growth Cell in the 2009 Long Term Plan."		
026	Gordon Frederick Yates	Proposed Variation 14	Support with amendments	A staged development project must provide a practical working solution at each stage without residents having to wait until the final stage is complete to gain safe access and services.  Peacockes Road, as it crosses Sandford Park, between the Mangakotukutuku Stream culvert and the Norrie Street junction with Peacockes Road should be upgraded as part of Stage 1 to safely handle existing traffic, plus additional staged construction traffic, plus traffic from further lifestyle subdivisions as allowed under the interim development proposal.	Gordon Yates (V14/004F)  Peter H Bos (V14/007F)	Supports. Seeks upgrade of northwest end of Peacocke Rd as it nears Norrie St. This to be part of Stage 1.  Support upgrade of intersection Peacockes Rd/Norrie St as part of stage 1.
027	Wendy Ann Riches	a) Peacocke Structure Plan and Diagram b) A Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3		Generally endorse vision for Peacocke but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve opposite Hammond Park, relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.  Supports the proposed amendments to Rule 6.3.3	Living Streets Hamilton (V14/002F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
028	Waipa District Council	The Peacocke Structure Plan and associated text including the Urban Design Strategy to be inserted into Rule 9.0 Structure Plans.	Neither but makes comments and seeks amendments	Amend the Peacocke Structure Plan to show Faiping Road as a 'part formed' road rather than a fully formed road.  Add the following new bullet point in the 'Urban Design Strategy for Peacocke': <i>"Management of Urban/ Rural interface"</i> • <i>The structure plan and subsequent land use should incorporate provisions where the land adjoins Rural zoned land in Waipa District to manage and minimise the reverse sensitivity effects of rural activities on urban land uses".</i>  Add the following at the end of the last sentence of the last paragraph under 'A vision for Peacocke': <i>"...and address the interface with a productive rural environment."</i>  Add the following after the second paragraph under the heading 'Peacocke Structure Plan 2007': <i>"The arterial roading pattern and the associated collector roading patterns are indicative only at this stage. The final form and alignment is dependant on several future projects including finalising Transit's Southern Links alignments and collaboration with Waipa District Council in relation to appropriate connections into the Waipa District road network and appropriate arrangement for funding of any infrastructure installation and upgrading required".</i>  Any other consequential amendments to give effect to this submission and any similar amendments that have the same effect.  Waipa DC supports protocols in the Urban Design Strategy to protect rural views and regional landscapes. Structure Plan needs to incorporate appropriate buffers within Peacocke to address landscape issues on rural/ urban interface.	The Adare Company Ltd c/- EMS (V14/006F)  Peter J & Donna M Findlay (V14/011F)	Not indicated. Reject the proposal that the entirety of the Peacockes Rd frontage should be subject to design controls aimed at promoting low density development, in particular that no such provisions should apply to land that does not have a direct interface with the adjoining DC.  Support submission in respect of the integration and connectivity of transport routes and/or impacts on Raynes Rd, Raynes Rd/SH3 intersection, Peacockes Rd & Gainsford Rd, Peacockes Rd/SH3, Faiping Rd, Southern links and Waipa DC's roading infrastructure. Seeks either: cancellation of V14 OR relocation of proposed east-west arterial road to location further south AND amendment of structure plan to recognise and mitigate the impact and effects on the Transport network.
029	The Glenview Club		Do not object to the overall Structure Plan but to the proposed	Small area of native trees below the Club should be given some form of protection.  Road Link from Cobham Drive to Peacocke Rd should be given priority, and then the bridge link across the river to Cobham Drive/ Dey St.  Stage 1 should be between Dixon Rd and Peacockes Rd.		

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			Implementation of that Plan.	Propose the following for the Club property (Lot 2 DP 358987): <ul style="list-style-type: none"> <li>The Glenview Club will be allowed to continue operating in its current form</li> <li>Clarification of what the Club and grounds will be zoned as</li> <li>The Glenview Club may make alterations to its existing premises so long as it complies with the spirit of the Structure Plan and normal building regulations.</li> <li>The Council/ Gardens will not plant trees to the detriment of the Glenview Club.</li> <li>The Peacocke Road upgrade will be planned in conjunction with the Glenview Club and allowances made for pedestrians and less capable drivers.</li> </ul>		
030	Transit New Zealand	The amendments that comprise variation 14 in their entirety: <p>a) Incorporation of the Peacocke Structure Plan 2007 and associated text into rule 9.0</p> <p>b) Amendments to Rule 6.3.3 relating to the subdivision standards for Future Urban zone</p> <p>c) Amendments to Rule 6.9- Staging of Development to incorporate Peacocke Staging Plan and associated text.</p>	Generally supportive as Variation 14 does not include rezoning. Less supportive of the level of detail shown on the transport network (eg. Dixon Rd roundabout)	To support proposed Variation 14 Requests a more robust and integrated transportation assessment in relation to Stage 1.	Ian Brown (V14/001F)  Robin F Murray-Harkness Henry & Co (V14/010F)  Peter J & Donna M Findlay (V14/011F)	Not indicated. 1. Commitment to proceeding with stage 1 without delay 2. Involvement of Transit NZ in workshops with regard to key intersections 3. Consideration to linking the East-West road at a separate location further South on Ohaupo Rd (as originally proposed)  Oppose. Refuse the proposed amendment to Rule 6.3.3.  Supports Transit NZ's comments and concerns about the impact of Variation 14 on the transport network including the Dixon Road/Peacockes Road intersection, the Bader St/Normand Ave intersection, and the general location and form of the proposed Southern Links/Dixon Road/SH3 roundabout. Seeks either: cancellation of V14 OR relocation of proposed east-west arterial road to location further south AND amendment of structure plan to recognise and mitigate the impact and effects on the Transport network.
031	Kathryn & Ted Letford	Parts of the Plan visible from Malcolm St & Hammond Park/ Bush	Support with amendments	1. A much larger reserve opposite Hammond Park/ Malcolm St 2. Riverside Village located further back from river 3. No road along riverbank- any roading to be located on the other side of reserve	Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)	Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
032	Diane Louise Sharpe	Roading Structure Plan- increase of traffic on the Raynes Rd/ Peacocke Rd/ SH 3 intersection.  Density of Housing on the southern ridge.	Support with amendments	That Faiping Rd to be shown as unformed after the first 200m.  That upgrades to Raynes Rd/ Peacocke/ SH 3 intersections be made if the Southern Links is not in place.		
033	Gillian & Kent James	Position of proposed arterial road that goes through 140 Hall Rd	Support with amendments	We would like Council to show flexibility and sift the new arterial road away from these two side gullies.		
034	Amanda Searancke	Position of proposed arterial road that goes through house at 124 Hall Rd	Support with amendments	Seeks certainty around the location of the road now not in 2016. House at 124 Hall Rd could be a visitor centre for gully education, with walkway link to Whatukoruru Reserve.  Issue of the gullies to be made public, I would like a survey of gully section owners. This could then be used in the planning of Peacocke.		
035	Riverlea Environment Society Inc	a) Peacocke Structure Plan and Diagram b) A Vision for	Amendments	Generally endorse the vision for Peacocke but seek amendment to the Peacocke Structure Plan which will result in the revegetation of a enlarged riverside reserve (at least river terrace 2 see fig 15 p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.	Living Streets Hamilton (V14/002F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.

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		Peacocke c)Urban Design Principles d) Amendments to Rule 6.3.3		Strongly supports the proposed amendments to Rule 6.3.3  Seek recognition that clash of submission closing date with EW resource consent on Blacktop Construction Ltd, Riverlea Rd, necessarily limited time that the Society could spend on this submission or on encouraging individuals to write submissions.	Jacqueline M Beaton (V14/003F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)  Robin F Murray-Harkness Henry & Co (V14/010F)	Does not indicate. The Peacocke Plan does not recognise the significance of surroundings + future urban form to present living environment and ecological processes.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.  Oppose. Refuse the proposed amendment to Rule 6.3.3.
036	Graham & Robyn McBride	Peacocke Structure Plan & Map  Urban Design Principles  Amendments to Rule 6.3.3	General support	Seek amendment to the Peacocke Structure Plan which will result in the revegetation of an enlarged riverside reserve (at least river terrace 2 see fig 15 p34). A similar consideration should be given to the southern riverside village.  Urban design principles incorporate a requirement to design setback distances only after careful consideration has been made of erosion potential and the need to provide public open space along the riverside.  Strongly supports the proposed amendments to Rule 6.3.3	Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)  Robin F Murray-Harkness Henry & Co (V14/010F)	Support "set back distance...careful consideration ... erosion potential ... need to provide public open space along riverside".  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.  Oppose. Refuse the proposed amendment to Rule 6.3.3.
037	The National Trading Company of New Zealand	Structure Plan Maps	Support with amendments	Suburban Centre Zone areas should be illustrated on the Structure Plan maps illustrating the extent to which commercial land/activities will be provided for in appropriate locations in and around the Town Centre and Community Focal Points. All consequential or alternative relief to give effect to the specific amendments noted above is also sought.	Progressive Enterprises Ltd (V14/008F)	Supports to extent that Suburban Centre Zone area be identified on the Structure Plan maps. Opposes to the extent that it is inconsistent with the centres based approach and does not provide for commercial growth to an extent that is commensurate with the demand for growth in the city and needs of the population, and does not provide for such growth in appropriate locations.
038	Dr Terry Martyn Hume	a) Peacocke Structure Plan and Diagram b)A Vision for Peacocke c)Urban Design Principles d) Amendments to Rule 6.3.3	Support with amendments	Seek amendment to the Peacocke Structure Plan which will result in the revegetation of an enlarged riverside reserve (at least river terrace 2 see fig 15 p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.	Living Streets Hamilton (V14/002F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
039	The Mangakotukutuku Stream Care Group	Mangakotukutuku Stream	Amendments	Explicitly recognise the special aquatic biodiversity values of the Peacockes Branch of the Mangakotukutuku Stream and small streamlets and seepages in gullies, and their significance to Hamilton City. Prohibit direct discharge of stormwater to stream channels, and require an integrated stormwater management plan that will sustain in stream values. Require swales, rain gardens and other infiltration treatment solutions to treat stormwater at source. Require zincalume to be painted or promote use of other roofing and fencing materials. Prohibit infilling, damming or piping of high quality seepages and streamlets.	Peter H Bos (V14/007F)	Support for sustaining in stream values.
040	Andres Elizabeth Graves	a) Peacocke Structure Plan and Diagram b)A Vision for Peacocke	Support with amendments	Seek amendment to the Peacocke Structure Plan which will result in the revegetation of an enlarged riverside reserve (at least river terrace 2 see fig 15 p34) and make public access to the reserve by foot or cycle only.	Living Streets Hamilton (V14/002F)  Peter H Bos	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river

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		c)Urban Design Principles			(V14/007F) Rowena J Robinson (V14/009F)	behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F). Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
041	J.C Johnson Family Trust	Contrary to Sound Resource Management Practice Inadequate Section 32 Rule 9.0 Rule 6.3.3	Oppose in its entirety through general submissions In the event that the variation is allowed, specific submission in relation to the provisions of the variation are made.	In the first instance that Variation 14 be rejected. On the basis that: • It is contrary to sound resource management practice • It is not the most appropriate way of achieving sustainable management for future development and subdivision of Peacocke and seeks to impose arbitrary controls that should not be introduced until the time of rezoning and a coherent set of objectives, policies and rules are introduced to manage future development and subdivision. Specific submissions In the event that the variation is not rejected in its entirety, the following specific relief is sought: • Explanatory text to be included in Rule 9.0 be deleted. • That a new Rule 6.3.3(e) be inserted to read: <i>6.3.3(e) In the Peacockes Structure Plan area Rules 6.3.3(a)(i) and (ii) shall not apply to the relocation of certificate of title boundaries, where such relocation is necessary to remove any conflict between structure plan elements and cadastral boundaries, provided that:</i> <i>(i) the resultant lots have minimum net site area of 5000m2 or greater; and</i> <i>(ii) no additional certificates of title are created; and</i> <i>(iii) all lots are provided with formed and legal vehicle access to a Public Road; and</i> <i>(iv) a concept plan is prepared which shows how the allotments in the subdivision can be subsequently resubdivided for a normal complying residential development at a density of not less than 10 houses per hectare.</i>	Jacqueline M Beaton (V14/003F) ANZL c/- Russell McVeagh (V14/005F) The Adare Company Ltd c/- EMS (V14/006F)	Not indicated. Council should not seek to impose arbitrary controls until time of rezoning and a coherent set of objectives, policies and rules are introduced. Supports this submission to the extent that it opposes the enablement of high density residential areas within the Outer Control Boundary (OCB). Oppose. That the proposal made by the submitter, that the variation should be rejected, is declined.
042	Howard Ian Johnston	For the proposed incorporation of Peacocke Structure Plan 2007 into Rule 9 my submission relates to: Peacocke Structure Plan and diagram.	Oppose - but would consider amendments	Consider moving the collector road and Riverside Village further from the Waikato River to a distance that minimises any stability or noise issues, with consideration given to temperature inversions. Other options include a thick and wide tree planting programme along the top of the cliff as a means to improving ground stability and muffling noise.	Jacqueline M Beaton (V14/003F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F)	Not indicated. Effects with close proximity. Support for minimising any stability or noise issues. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
043	Fraser Christopher Maxwell	Section: A Peacocke Structure Plan – "identification of key natural resources and cultural assets within and related to the area"	Support with amendments	Seek amendment to the Peacocke Structure Plan which will result in the revegetation of an enlarged riverside reserve , relocate the high-density riverside village away from this and make public access by footpath only.	Living Streets Hamilton (V14/002F) Peter H Bos (V14/007F) Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users. Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F). Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles. Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
044	Alan Tsai	Major arterial, underpass riverside village, urban design	Amendments	-Amend the central major arterial to make it smoother and safer. -Build pedestrian underpass from the northern set of playing fields to the residential area on the western side of the major arterial -Riverside village can be for international visitors. -Link new major arterial to the airport, this will provide 2 options. -Allow a mix of different building types.	Peter H Bos (V14/007F)	Support the walking bridge connecting Gardens to Peacocke.
045	Dr Martin Thrupp	Peacocke Structure Plan, diagram, vision, urban design	Support with amendments	Seek amendment to the Peacocke Structure Plan which will result in the revegetation of an enlarged riverside reserve (at least river terrace 2 see fig 15 p34), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.	Living Streets Hamilton (V14/002F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.

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		principles and Rule 6.3.3		Seek the prevention of premature subdivision through HCC's own proposed amendments to Rule 6.3.3	Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)  Robin F Murray-Harkness Henry & Co (V14/010F)	Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.  Oppose. Refuse the proposed amendment to Rule 6.3.3.
046	Murray & Margaret Shaw	Rule 6.9 Staging of development- specifically Appendix 6.9-V Indicative Infrastructural Programme for Peacocke and Appendix 6.9-VI Staging of urban Development Within Peacocke	Support with amendments	The area of Stage 1 be extended by approx 15ha to include the area between proposed Stage 1 and the west branch of the Mangakotukutuku Gully- Arm 4 (as per plan).  The wording of the second sentence in Part 2 of Appendix 6.9-V be modified to read "The remainder of the growth cell does not have a staging proposed at this stage but a staged infrastructure development plan and rezoning staging plan will be developed by the end of 2008 so that provision can be made for future staged development of the Peacocke Growth Cell in the 2009 Long Term Plan."	Robin F Murray-Harkness Henry & Co (V14/010F)	Support the proposed modifications to the second sentence of section 2 of appendix 6.9-V to promote a staged infrastructure development plan and rezoning staging plan to be developed by the end of 2008 to allow for provision future stage development of the Peacocke growth cell in the 2009 long term plan.
047	Environment Waikato	Variation 14	Support with amendments	Supports: 1. The use of structure planning as a method to ensure integrated and sustainable urban expansion. 2. The intention to restore indigenous vegetation, as has occurred in other Hamilton gullies. 3. The additional of energy dissipaters and retention of existing menders in the gullies which will aid slowing water velocities and assist in preventing erosion. 4. The lowering of residential densities in close proximity to gully margins which will reduce contaminants directly entering waterways. 5. The identification and development of areas appropriate for higher density residential development. 6. The high-density residential development being promoted on land surrounding community focal points or nodes. 7. The following principles as consistent with the RLTS as they will assist in achieving the objectives and policies of that strategy: <ul style="list-style-type: none"> <li>• Integrate movement route with surrounding neighbourhoods.</li> <li>• Higher density development at nodal points.</li> <li>• Overlapping mix of land uses.</li> <li>• Create a continuous network of open space.</li> <li>• Locate neighbourhood centres within walking distance to recreational areas.</li> <li>• Utilise existing roads where possible.</li> <li>• Align new streets to existing contours.</li> <li>• Future- proof structure plan for further expansion of the city.</li> </ul> Requests that the following clauses are retained: 1. The purpose statement for the Peacocke Structure Plan (as proposed for inclusion in Rule 9.0- Structure Plans). 2. The vision statement for the Peacocke Structure Plan (as proposed for inclusion in Rule 9.0- Structure Plans) 3. The following Urban Design Principles as consistent with the WRPS: <ul style="list-style-type: none"> <li>• Protect and enhance significant natural features.</li> <li>• Create ecological and open space links between gully and river.</li> <li>• Retain existing vegetation patterns and incorporate into urban form.</li> </ul> Requests that the following clauses (or words to like effect) are included or amended: 1. Incorporation of a high-level stormwater management principle as an Urban Design		

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				<p>Principle. Potential wording for this could include:  <i>"Manage stormwater to protect stream values and functions</i>  <ul style="list-style-type: none"> <li>• <i>Maintain stream base flows, and avoid stream scour/erosion and downstream flooding, through the use of low impact design stormwater management methods;</i></li> <li>• <i>Maintain fish passage by ensuring continuity of stream channel;</i></li> <li>• <i>Minimise potential for adverse effects on stream water quality and habitat through the use of low impact design stormwater management methods"</i></li> </ul> <p><i>Environment Waikato requests:</i>  1. <i>To be involved, or at least specifically consulted in regards to the development of any stormwater management plans for this area.</i>  2. <i>To be involved, or at least specifically consulted in regards to the development of any transport management plans for this area.</i></p> </p>		
048	New Zealand Historic Places Trust	Historic Heritage	Neither supports or opposes	<p>1. The Trust recommends that before any decisions are taken on this variation that an archaeological assessment be carried out on the area subject to the proposed plan variation and structure plan.  2. Depending upon the outcome of the archaeological assessment, the Trust may wish to appear at Council's hearing of this variation.</p>	Peter H Bos (V14/007F)	Support. Do archaeological assessment at this stage.
049	Bryan Edward Mitchell & Pia Maria Mitchell	Reserve at 237 Dixon Rd Stormwater Stage 1 boundary	Support with amendments	<ul style="list-style-type: none"> <li>• Alter/increase Stage 1 area to all of left hand side of Mangakotukutuku Stream. As per diagram.</li> <li>• Revise reserve boundaries that affect property at 237 Dixon Rd, house and amenities.</li> </ul>		
050	Rowena J Robinson	Variation as a whole: <ul style="list-style-type: none"> <li>o detail of the Proposed Structure Plan</li> <li>o population density</li> <li>o loading layout</li> <li>o amendments to subdivision rules</li> </ul>	Support & oppose parts of Variation 14	<p>Council proceed with the Variation subject to the following amendments:  1. Amend the Structure Plan as notified by:  <ul style="list-style-type: none"> <li>• Removing the solid boundary lines for the proposed roads, replacing the defined high density housing areas with dashed circles and replacing the defined recreation reserves with dashed rectangles.</li> <li>• Providing for either a local arterial or collector direct road connection between the northeast of Peacocke and the Dixon Road area and hence to Glenview</li> <li>• Removing all assumptions and expectations of widespread higher density housing in the Peacocke Area.</li> </ul> 2. Not proceeding with the:  <ul style="list-style-type: none"> <li>• Deletion of Rules 6.3.3 b) &amp; c), which provide for interim subdivision</li> <li>• Amend Rule 6.3.3b) to make provision for the payment of a cash bond or financial contribution of say \$25,000 per lot by the interim subdivider to meet the additional future cost of infrastructure provision for subsequent urban resubdivision</li> <li>• Delete Rule 6.3.3 d) allowing the subdivision of a single lot</li> </ul> 3. Provide for other such relief as may be appropriate  4. Make any necessary consequential amendments.</p>	Peter J & Donna M Findlay (V14/011F)	Support general comments about the level of detail shown in the structure plan and the roading layout, including those made in opposition to V14. Seeks either: cancellation of V14 OR relocation of proposed east-west arterial road to location further south AND amendment of structure plan to recognise and mitigate the impact and effects on the Transport network.
051	McConnell Development Ltd	Peacocke Structure Plan and associated text including the Urban Design Strategy to be inserted into Rule 9.0.	Support with amendments	<ul style="list-style-type: none"> <li>• Do not accept and adopt Variation 14 as it is currently drafted.</li> <li>• Amend Proposed Variation 14 by making changes to the draft which addresses the points outlined in this submission.</li> <li>• The Peacocke area has the potential to make a significant contribution to the sub-regional economy and strategic land use pattern given its geographical location, the scale of landholding, population potential and connections to the arterial transport network. An integrated approach is required to ensure the benefits of its development are enhanced and not compromised.</li> <li>• Give stronger focus in Proposed Variation 14 to objectives and policies which deliver a significantly better quality of the natural and built environment. Amend the current proposals and the 2ha minimum density so as not to constrain good development outcomes in the future.</li> <li>• Recognise the future needs of wider sub-region and plan for these accordingly. The development opportunity provided by the Titanium Park Business Park is important to the success of the Growth Cell and the current proposals should give greater recognition to this. There are inter-dependencies between the Peacocke residential development with the employment growth and economic development provided by the Titanium Park Business Park and Hamilton International Airport. The importance of a robust local economy and employment opportunities should be given greater emphasis.</li> <li>• Amend Proposed Variation 14 to provide greater consideration to infrastructure deliver and implementation. Opportunities exist for the delivery of infrastructure that services the</li> </ul>	McConnell Developments Ltd (V14/012F)	Support. Seeks that HCC: <ul style="list-style-type: none"> <li>- Do not accept and adopt Proposed V14 as it is currently drafted.</li> <li>- Further amend Rule 6.3.3 and related rules so as to encourage a quality urban outcome that encourages development at appropriate and more intensive densities.</li> <li>- Ensure Council's LTCCP resources and capital works budget are targeted to deliver projects which achieve the plan outcomes.</li> <li>- Any other consequential amendments to give effect to this submission and any similar amendments that have the same effect.</li> </ul>

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				Peacocke area, Titanium Park and Hamilton International Airport. Such opportunities area feasible and further consideration of a co-ordinated approach to implementation should be evaluated between the public and private sectors. <ul style="list-style-type: none"> <li>• Ensure Council's LTCCP resources and capital works budget are targeted to deliver projects which achieve the plan outcomes.</li> <li>• Any other consequential amendments to give effect to this submission and any similar amendments that have the same effect.</li> </ul>		
052	Peter John Findlay & Donna Margaret Findlay	Whole of Variation 14. Insertion of Peacocke Structure Plan 2007 into Rule 9.0.	Oppose	Cancellation of Variation 14 or relocation of the proposed east-west arterial road which serves the Peacocke Structure Plan area and joins Ohaupo Road to a location further south.	The Adare Company Ltd C/- EMS (V14/006F)	Oppose. That the proposal made by the submitter, that the variation should be cancelled, is declined.
053	Northview Partners	Whole of Variation 14. Insertion of Peacocke Structure Plan 2007 into Rule 9.0. Amendments to rule 6.3.3 in relation to interim development. Amendments to 6. 9 Staging of Development. Insertion of new Appendix 6.9-VI Staging of Urban Development Within Peacocke.	Oppose	Cancellation of Variation 14 or maintenance of our right to develop our land through provisions such as discretionary activity status for interim development of our land, maintenance of access from existing and future arterial roads and deletion of the Staging Plan.	The Adare Company Ltd C- EMS (V14/006F)  Peter J & Donna M Findlay (V14/011F)	Oppose. That the proposal made by the submitter, that the variation should be cancelled, is declined.  Support in its entirety. Seeks either: cancellation of V14 OR relocation of proposed east-west arterial road to location further south AND amendment of structure plan to recognise and mitigate the impact and effects on the Transport network.
054	The Adare Company Limited	Rule 6.3.3a  Rule 6.3.3 b) & c)  Rule 9.0  Appendix 6.9-V 1. Indicative Infrastructure Programme  Appendix 6.9-V 2. Proposed Staging of Residential Development	Oppose  Oppose  Support  Oppose  Oppose	Amendment to the rule to make interim subdivision a discretionary activity subject to assessment criteria that would ensure delivery of intended urban design outcomes and avoid giving rise to reverse sensitivity effects.  The inclusion of appropriate provisions and assessment criteria to ensure that interim or full urban development proposals would ensure delivery of intended urban design outcomes and avoid giving rise to reverse sensitivity.  No change to Rule 9.0  Delete the last sentence of the second paragraph: ' <i>Generally however it is anticipated that development will proceed in a southerly direction from Dixon road and from Peacockes Road near the Water Treatment Plant, as infrastructure is extended from the Glenview and Fitzroy areas of the city over a 20-25 year period</i> '.  An extended stage 1 land release incorporating the Adare Company Limited landholding supported by zoning, or, in the event of infrastructure capacity being unavailable, deferred zoning provisions that would ensure delivery of the structure plan urban design vision, strategy and principles.	Robin F Murray-Harkness Henry & Co (V14/010F)  Peter J & Donna M Findlay (V14/011F)	Support. Seek the extension of the boundary of the land release and advance land release within the LTCCP.  Support general comments about the level of detail shown in the structure plan and the roading layout, including those made in opposition to V14. Seeks either: cancellation of V14 OR relocation of proposed east-west arterial road to location further south AND amendment of structure plan to recognise and mitigate the impact and effects on the Transport network.
055	Peter Harry Bos		Amendments	- Add walking/ cycle path from crescent at top of hill to Ohaupo Rd. - Add walking/cycle path (grade separate path over or under Ohaupo Rd) at intersection Dixon, New road/ - Ohaupo Rd (shown as roundabout) - Include gully south of Waterford Rd to Dixon Rd as Stage 1. - Name of Streets and parts of Peacocke, HCC and developer to refer to book "South West of Hamilton".	Diane Sharpe (V14/014F)	Support. Developers be recommended to use historic names for the different areas to be developed within Peacocke as per 'South of West Hamilton' (see enclosed copy of map).
056	Robin F Murray	Entire Variation	Oppose Although will accept amendments	Withdrawal of Variation 14 in its entirety with the view to the preparation of a Structure Plan for the entire Peacocke growth cell and promotion of a further variation based upon that Structure Plan. In the alternative, amendments to Variation 14 to accommodate development in the balance of the Peacocke Growth Cell beyond Stage 1 and provision for the private sector to provide	The Adare Company Ltd C/- EMS (V14/006F)	Oppose. That the proposal made by the submitter, that the variation should be cancelled, is declined.

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				private sector infrastructure including stormwater and wastewater.		
057	Ted Letford	Location of major arterial road	Oppose location/alignment of major arterial road.	Keep arterial road away from gullies, and on flat areas.		
058	Bryan Donald Riches	a) Peacocke Structure Plan and Diagram b) A Vision for Peacocke c) Urban Design Principles d) Amendments to Rule 6.3.3		Seek amendment to the Peacocke Structure Plan which will result in an enlarged riverside reserve opposite Hammond Bush (to cover an area as per enclosed map), relocate the high density northern riverside village away from this reserve and make public access to the reserve by foot or cycle only.  Supports the proposed amendments to Rule 6.3.3.	Living Streets Hamilton (V14/002F)  Peter H Bos (V14/007F)  Rowena J Robinson (V14/009F)	Opposes request that public access to the river reserve to be by foot and cycle only. Provide controlled vehicular access alongside the riverside reserve, to improve perceived safety for reserve users.  Oppose request to make public access to the river by foot and cycle only. Do not hide the river behind housing. Design road surface to reduce noise and layout to slow traffic down (Support for Living Streets Hamilton's further submission (V14/002F).  Oppose. Do not move village further away from city, university, & Hamilton Gardens as this would increase the distance from the places people need/want to go so would increase dependency on motor vehicles.  Oppose: provision of an extensive additional reserve, the removal of the riverbank road, and support for the removal of provision for interim subdivision. Seek that HCC reject this submission.
059	Bencent Tseng	Major arterial, underpass riverside village, urban design	Amendments	- Amend the central major arterial to make it smoother and safer. - Build pedestrian underpass from the northern set of playing fields to the residential area on the western side of the major arterial - Riverside village can be for international visitors. - Link new major arterial to the airport, this will provide two options from airport to Hamilton City. - Allow a mix of different building types.	Peter H Bos (V14/007F)	Support, especially walking bridge connecting Gardens to Peacocke.