

BEFORE AN INDEPENDENT HEARINGS PANEL

THE PROPOSED WAIKATO DISTRICT PLAN

IN THE MATTER OF the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF hearing submissions and further submissions on Variation 3
Enabling Housing Intensification to the Proposed Waikato District
Plan (Stage 2)

**JOINT WITNESS STATEMENT OF PLANNING EXPERTS RELATING TO THE
HAVELOCK PRECINCT**

4 DECEMBER 2023

1. INTRODUCTION

- 1.1 The planning expert witnesses for Waikato District Council (Karin Lepoutre) and Havelock Village Ltd (Mark Tollemache) have conferenced as a consequence of consent documentation relating to Proposed District Plan (PDP) appeals on the Havelock Precinct having been submitted to the Environment Court for its consideration.
- 1.2 This Joint Witness Statement (JWS) is in anticipation of:
- (a) A change in zoning for land above RL100 within the Havelock Precinct from General rural zone (GRUZ) to General residential zone (GRZ) (except the hilltop parks), which will mean that the land is subject to Variation 3 (V3).
 - (b) A change in zoning for part of the land within the Havelock Precinct from GRZ to GRUZ, which will mean that the land is no longer subject to V3.
- 1.3 This JWS addresses the Qualifying Matters (QMs) as they relate to the rezoned land above RL100 and the previously proposed QMs relating to the Havelock Precinct. The land above RL100 is identified in Appendix 1.
- 1.4 Conditional on the rezoning, Ms Lepoutre and Mr Tollemache agree that the following are QMs in respect to the Havelock Precinct's land that will be rezoned from GRUZ to GRZ and then in turn be subject to potential rezoning as Medium density residential zone :
- (a) Reserve sensitivity – addressed by the:
 - i. Havelock 40 dba LAeq noise contour
 - ii. Havelock area 1 height restriction area
 - (b) Slope Residential Area
 - (c) Cultural landscape features – addressed by the:
 - i. Havelock ridgeline height restriction area
 - ii. Havelock hilltop park height restriction area
 - iii. Havelock industry buffer height restriction area

iv. SUB-R21(1)(a)(vii)¹ for the primary ridgeline

- 1.5 Ms Lepoutre and Mr Tollemache agree that the above QMs (except for SUB-R21(1)(a)(vii) for the primary ridgeline) have been recommended to apply to the existing GRZ land within Havelock Precinct². The above qualifying matters would therefore be extended to apply to the rezoned GRZ land.
- 1.6 Appendix 2 includes the evaluation of the QMs against sections 77(j) and 77L of the RMA. This includes the evaluation of SUB-R21(1)(a)(vii) for the primary ridgeline. Ms Lepoutre and Mr Tollemache agree that the requirements of section 77L of the RMA are satisfied.
- 1.7 Appendix 3 includes the proposed planning map illustrating all the QM overlays relating to the above matters within the Havelock Precinct.
- 1.8 Ms Lepoutre and Mr Tollemache agree that no additional Havelock-specific policies are necessary in addition to those already proposed by V3 and those addressed by the consent documentation. For the Panel's convenience a copy of the draft consent order relating to the PDP Appeals is attached as Appendix 4.



Karin Lepoutre

For Waikato District Council



Mark Tollemache

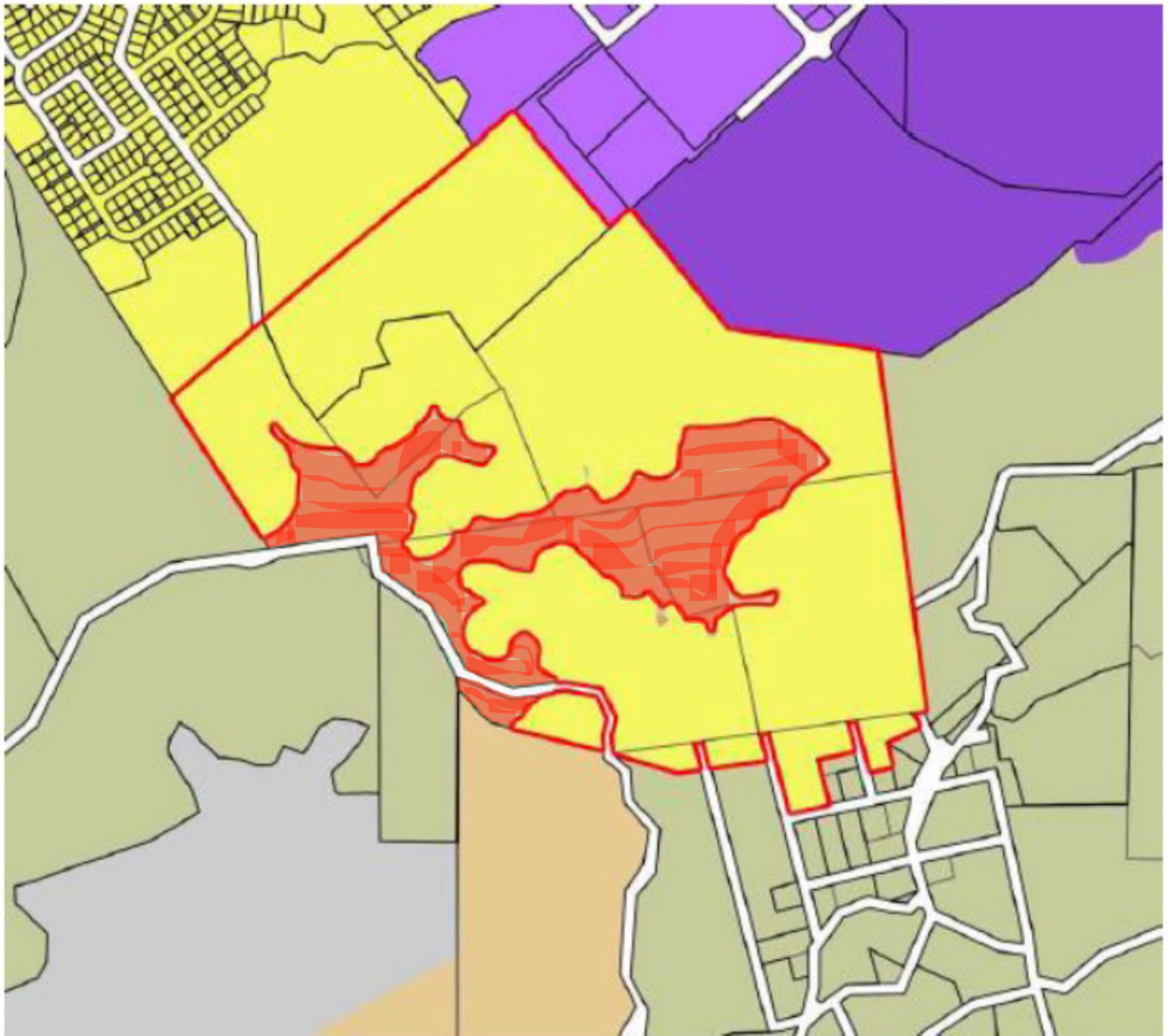
For Havelock Village Ltd

¹ This rule requires that the relevant subdivision application involving the mapped primary ridgeline (running between the two hilltop parks) be set aside, planted and protected to reinforce the ridgeline as a cultural landscape feature. The relevant matter of discretion requires the planting to be a width of 20 to 25m.

² Section 12.2 of the s42A rebuttal statement, 19 July 2023

Appendix 1 Havelock Land above RL100

(red highlight)



Appendix 2 Section 77L of the RMA Evaluation

Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
Reverse Sensitivity	
<ul style="list-style-type: none"> • Havelock 40 dba LAeq noise contour • Havelock Area 1 height restriction area 	<p>Reserve sensitivity is considered to be a QM in respect to section 77I(j) of the RMA where it responds to site specific characteristics and meets the relevant legal tests.</p> <p>The outcome of V3 should ensure compatibility between land uses and that reverse sensitivity is managed, including through a reduction in MDRS opportunities in certain locations .</p> <p>The Havelock 40 dba LAeq noise contour (40dBA contour) is a mapped elements of the Precinct Plan in the Decisions Version of the PDP. The proposed settlement of the PDP appeals extends the 40 dBA contour into a small part of the site above RL100. The identification of the contour was undertaken by Mr Styles as part of the council hearing of the PDP and explained in his evidence for Hearing #2. The proposed settlement implements Mr Styles' assessment for the additional parts of the site above RL100.</p> <p>The Havelock Area 1 height restriction area was first proposed as part of Hearing #2. The proposed settlement of the appeals extends the Havelock Area 1 height restriction area into a small part of the site above RL100.</p> <p>The methods in the left hand column are necessary in respect to section 77L of the RMA. Specifically:</p> <p>Havelock 40 dba LAeq noise contour</p> <ul style="list-style-type: none"> • Mr Styles' evidence (4 July 2023) confirms that the basis of the approach to managing reverse sensitivity in the Precinct is supported by modelling which resulted in the specific approach to development based on the HIB and the 40 dba contour. The additional height opportunity available in MDRS alters the nature of the receiving environment (3 storey rather than 2 storey). Mr Styles supports an approach of restricting building height within

Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
	<p>the 40 dba contour to 8m to maintain the overall approach to managing reverse sensitivity.</p> <ul style="list-style-type: none"> • It is considered appropriate to restrict the height of buildings in this context and in this specific location in order to manage potential effects related to an elevated level of noise and ensure an integrated approach to managing reverse sensitivity, which includes the land above RL100. • The height restriction acknowledges the national direction for urban development but also that this is a site specific constraint. Potential reverse sensitivity effects are managed through a combination of controls including the HIB, proposed height restrictions and discretions about site and lot layout beyond the HIB. • The national direction for urban development in this circumstance indicates that this land is capable of residential development and intensification opportunities, however its capacity is limited to two stories in height so that any third storey is not exposed to unacceptable levels of noise. The alternatives of not enabling residential development or not having any height restrictions are not appropriate. <p>Havelock Area 1 height restriction area</p> <p>This matter was addressed in the JWS (Hynds) dated 25 July 2023 between Ms Nairn and Mr Tollemache. The JWS (Hynds) adopted Mr Tollemache’s “Alternative approach to Area 1” (from section 6 and Attachments 4 and 5 of Mr Tollemache’s rebuttal evidence dated 19 July 2023). In respect to Area 1, Ms Nairn and Mr Tollemache agreed:</p> <ul style="list-style-type: none"> • ‘The proposed ‘Height Restriction Area’ can be extended to cover all of Area 1. • It is appropriate to restrict building height to 5m within this Height Restriction Area’.

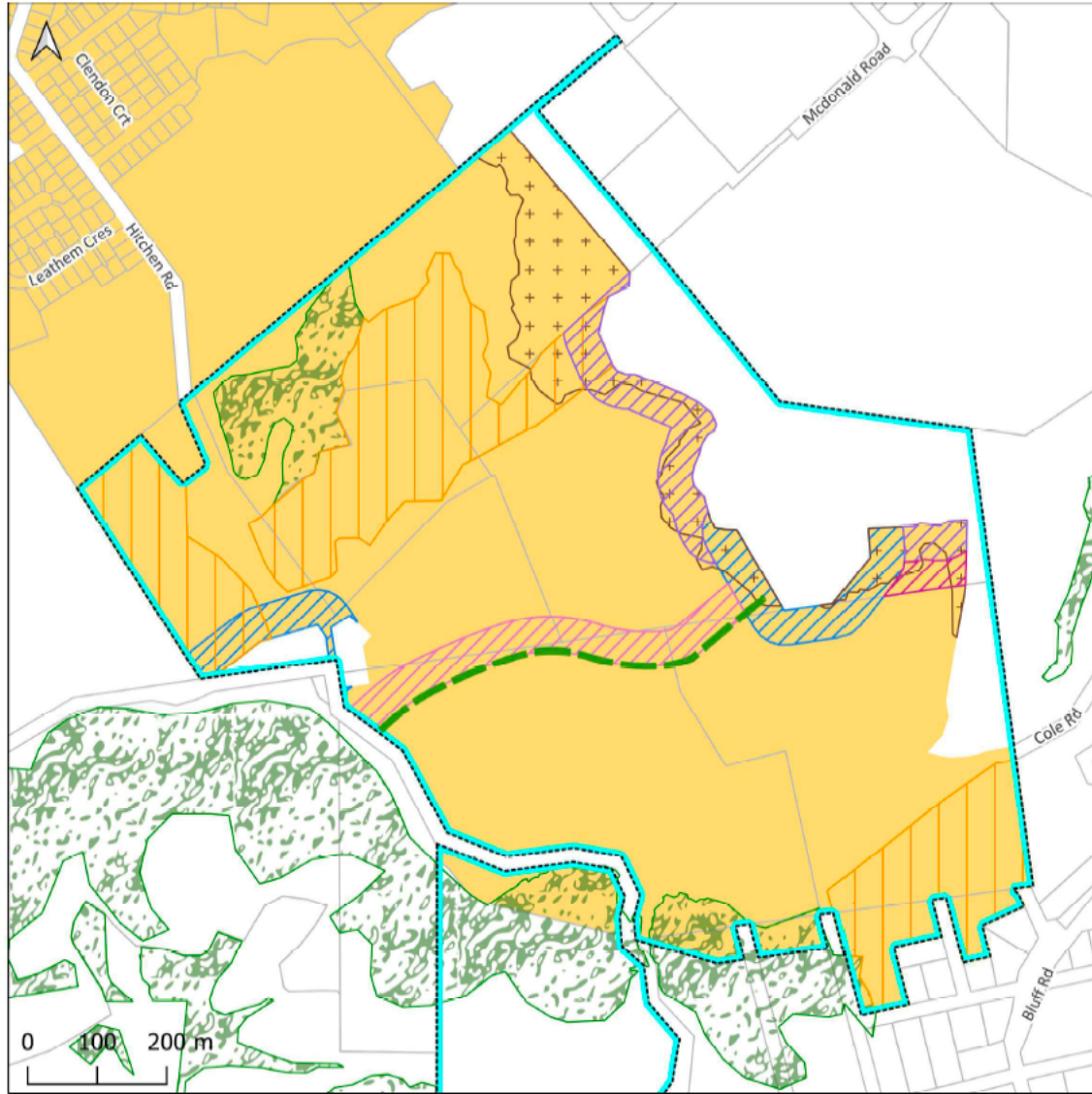
Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
	<p>Ms Nairn and Mr Tollemache agreed that the proposed provisions for Area 1 meet the tests of section 77L of the RMA and are appropriate from a planning perspective. The detailed assessment of the section 77L matters was outlined in paragraph 6.7 of Mr Tollemache’s rebuttal evidence, and is summarised below:</p> <ul style="list-style-type: none"> • The boundaries of Area 1 are mapped. • This land is capable of residential development and intensification opportunities, however its height should be limited to 5m (one storey) so as to maximise the effectiveness of the screening in the HIB and to minimise views from Area 1 to the Hynds’ site (and the remainder of the Pokeno industry zones). Removing the additional height opportunity available in the MDRS reduces the visibility from dwellings to the industrial land and Hynds’ site thereby reducing potential for incompatibility of land uses, perceived and actual visibility of the Hynds’ industrial activities and potential for complaints or constraints on future operations. • When comparing this option with the imperatives of section 77L(b) of the RMA, the approach is appropriate because it does not seek to avoid residential development (given the underlying zone is residential) but rather is targeted to the matter of concern, i.e. visibility of the industrial land as opposed to any actual noise, air quality or lighting issue. • A reasonable approach to visual reverse sensitivity can include the 5m height rule and provide landscape screening (as achieved by the EPA and Rule SUB-21) to allow residential development to occur, albeit with a limit on height. This may not necessarily affect the yield of development (this being a matter of national importance) as it would still provide for the same density opportunity, however it would limit opportunities for two and three storey buildings within the context of screening views down

Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
	<p>towards the industry zones through the combination of height and vegetation.</p> <ul style="list-style-type: none"> • The Proposed settlement extends the Havelock Area 1 height restriction area westwards into a small part of the Site above RL100. The additional area shares the same characteristics as the balance of Area 1 and the previous assessment can apply to this extended area.
Slope Residential Area	
	<p>The overlay of the Slope Residential Area is specific to the Havelock Precinct and relate to sections 77I(a) and 6(h) of the RMA (<i>‘the management of significant risks from natural hazards’</i>).</p> <p>The geotechnical evidence of Mr Lander at the PDP hearing identified where high risk stability areas exist within the Havelock Precinct.</p> <p>The standards in the Slope Residential Area limit development to one dwelling per lot and building coverage.</p> <p>The proposed settlement extends the Slope Residential Area into a small part of the site above RL100. The area has the same characteristics as the rest of the Slope Residential Area and the same assessment applies.</p>
Cultural landscape features	
<p>Height restriction areas identified as</p> <ul style="list-style-type: none"> • Havelock ridgeline height restriction area • Havelock hilltop park height restriction area • Havelock Industry Buffer 	<p>One of the methods to address potential effects of urban development on the cultural landscape features is the limitation on building height of 5m (one storey). This was agreed by all planning and landscape experts as part of hearing #2.</p> <p>The proposed settlement would extend the height restriction areas into land above RL100, and in particular, to land immediately</p>

Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
height restriction area	<p>adjacent to the primary ridgeline on the Site. The primary ridgeline is shown in Appendix 3.</p> <p>In respect to sections 77L(j) and 77L of the RMA:</p> <ul style="list-style-type: none"> • Cultural landscape features are considered to be a QM, although there is some disagreement about the basis for the QM, as outlined in evidence in hearing #2. • The HIB, hilltop parks and primary ridgeline are mapped on the Precinct Plan. The HIB and the hilltop parks are mapped in the decisions version of the Precinct Plan and the primary ridgeline is mapped in the Precinct Plan, as amended by the proposed settlement. • The proposed height restriction recognises the wider Havelock site contains cultural landscape features. • The matter of the national significance of urban development in this circumstance indicates that this land is capable of residential development and intensification opportunities, however its capacity to absorb building height in proximity to these features is reduced. • In meeting the requirements of sections 77L(b) and 77L(c) of the RMA the provisions seek to ensure that the greatest heights are achieved, in this context being one storey buildings. • The option to limit density within proximity to the cultural landscape features is not considered necessary, as the characteristic of the site (to use the language in section 77L(a)) relate to the visibility and prominence of the features. Responding to this characteristic can be achieved through a combination of subdivision design, landscaping with subdivision (EPA) and the management of building height. Residential development does not need to be avoided in proximity to the cultural landscape features, its rather how it is managed in respect to its height. The

Qualifying Matter	Summary of section 77L Evaluation – Havelock land above RL100
	<p>appropriate method is to limit height to 5m (one storey) to maintain the overall integrated approach of the precinct to managing the relationship of development to these features. This would not affect the yield of development as it would still provide for the same density opportunity, however it would limit opportunities for 2 or 3 storey buildings. There are opportunities for intensification based on MDRS in other parts of the Havelock Precinct.</p>
<p>SUB-R21(1)(a)(vii) for the primary ridgeline</p>	<p>As above, the cultural landscape features of the Havelock site, which includes the primary ridgeline, are considered to be QMs. The cultural features of the site include the primary ridgeline. Limiting density within the primary ridgeline is considered necessary to maintain this characteristic of the site (section 77L(a)). The ridgeline is one of the most visually prominent features on the Havelock Site and landscape assessment has indicated the importance of preserving this feature.</p> <p>SUB-R21(1)(a)(vii) requires the primary ridgeline, as illustrated on the Precinct Plan, to be set aside from development which would otherwise be authorised by the residential zone. This is achieved through the first subdivision of that part of the site containing the primary ridgeline. This land is not available for MDRS, it is a cultural landscape feature and would be planted and protected with subdivision. The subdivision provision, setting this land aside for the ridgeline, is an exception to the uplift resulting from MDRS. The requirements of section 77L of the RMA are considered to be satisfied, and through the provisions of the Havelock Precinct deliver an integrated outcome based on the characteristics of the site and the manner in which development addresses these.</p>

Appendix 3 Map of Qualifying Matters



Legend

- + Havelock 40dB LAeq noise contour
- + Significant Natural Area
- + Havelock area 1 height restriction area*
- Zone (Variation 3 version)**
- + Havelock hilltop park height restriction area*
- MRZ - Medium density residential zone
- + Havelock industry buffer height restriction area*
- Parcel boundary
- + Havelock ridgeline height restriction area*
- Primary ridgeline
- Havelock slope residential area
- PREC4 Havelock precinct

*Note: symbology/style is not final and may change.



Havelock precinct Variation 3
post-appeal version

Waikato District Council
Prepared 15 Nov 2023
Coastal Boundaries and addresses -
Land Information New Zealand
Projection: NZTM2000
Ref: ME47926

Appendix 4 draft consent order relating to the PDP Appeals

PDP Decisions Version – January 2022

Havelock Zone and Precinct amendments in red

PREC33 HAVELOCK PRECINCT

Description of Havelock Precinct

The Havelock Precinct is located in between the main residential areas on the western side of Pokeno and the Waikato River, and provides a range of housing opportunities. It also includes an opportunity for a local centre to support the day-to-day needs of residents. The Precinct also includes a number of place-based provisions necessary for recognition and management of the development having regard to the topography, landscape context and proximity to the Heavy Industrial Zone.

Objective – Havelock Precinct

PREC33-01 Havelock Precinct

(i) The Havelock precinct achieves a range of housing outcomes while recognising and integrating with natural and cultural heritage features such as the hilltops, streams, wetlands, Significant Natural Areas, ridgelines and steep slopes

(ii) Urban development in the Havelock precinct is designed to avoid as far as practicable or minimise reverse sensitivity effects on the Heavy Industrial Zone and incompatibility with existing land uses and to manage other effects on the environment.

Policies – Havelock Precinct

PREC33-P1

Subdivision and development shall:

- (i) Progressively implement the Havelock precinct plan
- (ii) Prevent sensitive land uses locating within the Havelock Industry Buffer to avoid adverse health and amenity effects on sensitive land uses and avoid reverse sensitivity effects on the Heavy Industrial Zone (the extent of the Zone being as at 2018).
- (iii) Manage the potential for reverse sensitivity effects from sensitive land uses in proximity to the Heavy Industrial Zone (the extent of the Zone being as at 2018) by:
 - a. restricting the height of buildings in height restriction areas
 - b. earthworks contouring
 - c. requiring screen planting within the Environmental Protection Area.

- (iv) Design dwellings located between the 40 dba contour and the Havelock Industry Buffer with acoustic attenuation to provide for appropriate residential amenity in proximity to the Heavy Industrial Zone and manage reverse sensitivity effects.
- (v) Revegetate streams, wetlands and steep slopes associated with the Environmental Protection Area and avoid dwellings in these areas
- (vi) Reinforce hill tops and ridgelines as viewed from Pokeno through use of open space, landscape plantings and building height restrictions
- (vii) Establish a road connection to Bluff Road
- (viii) Achieve cluster housing development within revegetated areas in the Rural Lifestyle Zone

Application of rules

The area-specific and district-wide rules shall apply to the Havelock Precinct in addition to the following precinct provisions. In the event of a conflict between an area-specific district-wide rule and an equivalent precinct rule, the precinct rule shall apply instead.

Subdivision Rules

SUB-R19	Subdivision – building platform within PREC – Havelock precinct	
PREC4 - Havelock precinct <u>(Applies to Local Centre, General Rural, General Industry, General Residential Zone)</u>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Subdivision within PREC4 – Havelock precinct where every proposed lot, other than one designed specifically for access, <u>is a boundary adjustment under SUB-R20A</u> or is a utility allotment, is capable of containing a building platform complying with SUB-R18(1) located outside the Havelock Pokeno Industry Buffer illustrated on the planning maps.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout; (b) Shape of allotments; (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building; and (g) Ponding areas and primary overland flow paths <u>within and adjoining the precinct.</u></p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R21	Subdivision – PREC4 – Havelock precinct	
PREC4 - Havelock precinct	<p>(1) Activity status: RDIS Activity specific standards:</p>	<p>(2) Activity status: DIS Where:</p>

<p><u>(Applies to Local Centre, General Rural, General Industry, General Residential Zone)</u></p>	<p>(a) <u>Except as provided for by SUB-R20A</u>, subdivision within the PREC – Havelock precinct that complies with all of the following standards:</p> <p>(i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</p> <p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park, <u>provided that this can be provided in stages and the creation of the Pōkeno Industry Buffer areas and Environmental Protection Areas (all as shown on the planning maps).</u></p> <p><u>(iv) The proposal includes the provision of the Havelock Industry Buffer area and Environmental Protection Area that it contains, provided that these can be established in stages (all as shown on the planning maps) and the proposal includes legal mechanisms to retain Environmental Protection Area in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</u></p> <p>(iv) The proposal <u>includes the provision of the Environmental Protection Area (where outside the Havelock Industry Buffer) and includes</u> legal mechanisms to retain <u>the</u> Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(vi) Either prior to or concurrent with subdivision in Lot 2 DP199997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock Precinct’s GIZ - General industrial zone which is designed so as to:</p> <ol style="list-style-type: none"> (1) Achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the PREC4 – Havelock precinct and GRZ – General residential zone; and (2) Be at a height of no less than that illustrated on Figure 20 below and a length along the entire common boundary between Lot 2 DP199997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)). <p><u>(vii) The proposal includes planted primary ridgelines and other ridgelines (as shown on the APP14 – Havelock precinct plan) for any part of the ridgeline that falls within that proposal or stage.</u></p>	<p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – <u>(iii), (v) and (vii)</u> (iv) and (vi)</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(<u>iv) and (vi)</u>).</p>
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Council's discretion is restricted to the following matters:

- (a) Consistency with the Havelock Precinct Plan (APP14 – Havelock precinct plan);
- (b) Design and construction of the indicative roads and pedestrian networks;
- (c) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct's GIZ – General industrial zone;
- (d) The design of, and potential effects on, the safe and efficient operation of the intersection of the Havelock Precinct's Collector Road and Yashili Drive, including the design to accommodate safe vehicle access and egress for activities in the adjacent GIZ – General industrial zone;
- (e) Design and planting (including cultural values and landmarks, management plans for weed and pest control and their implementation, ownership and ongoing management) of the Hilltop Parks and adjoining park edge roads. This includes the landscaping of the Hill Top Parks in indigenous species;
- (f) Avoidance, minimisation or mitigation of visual and physical disturbance to the upper flanks of Transmission and Potters Hills (where the hilltop parks are located) resulting from road design and alignment;
- (g) Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road;
- (h) The design of, and potential effects on, the safe and efficient operation of the intersections of:
 - (ii) Yashili Drive and Gateway Park Drive;
 - (iii) Gateway Park Drive and Hitchen Road; and
 - (iii) Gateway Park Drive and McDonald Road.
- (i) Potential effects on the safe and efficient operation of the McDonald Road railway crossing;
- (j) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities;
- (k) Provision within the Precinct design for future public transport;
- (l) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area, including a 3m width band of fast growing evergreen indigenous species along the upper edge of the Havelock Industry Buffer to provide a planting screen within the short term;
- (m) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dba noise contour and the Havelock Pōkenu Industry Buffer on the

	<p>planning maps to minimise possible reverse sensitivity effects on nearby HIZ - Heavy industrial zone activities, including through limiting potential for direct visual interaction from building platforms and associated future dwellings and outdoor living areas to industrial activities; and</p> <p><u>(n)Ridgeline landscape buffers and greenways as identified on the APP14 – Havelock precinct plan to create landscape plantings between the Hilltops and Environmental Protection Areas (20-25m width on primary ridgeline and 8m on other ridgeline), including provision of fast growing shelter species and indigenous canopy trees, ownership and ongoing management;</u></p> <p><u>(o)Provision of Te Ara Hikoi; and</u></p> <p>(np)Cultural effects.</p>	
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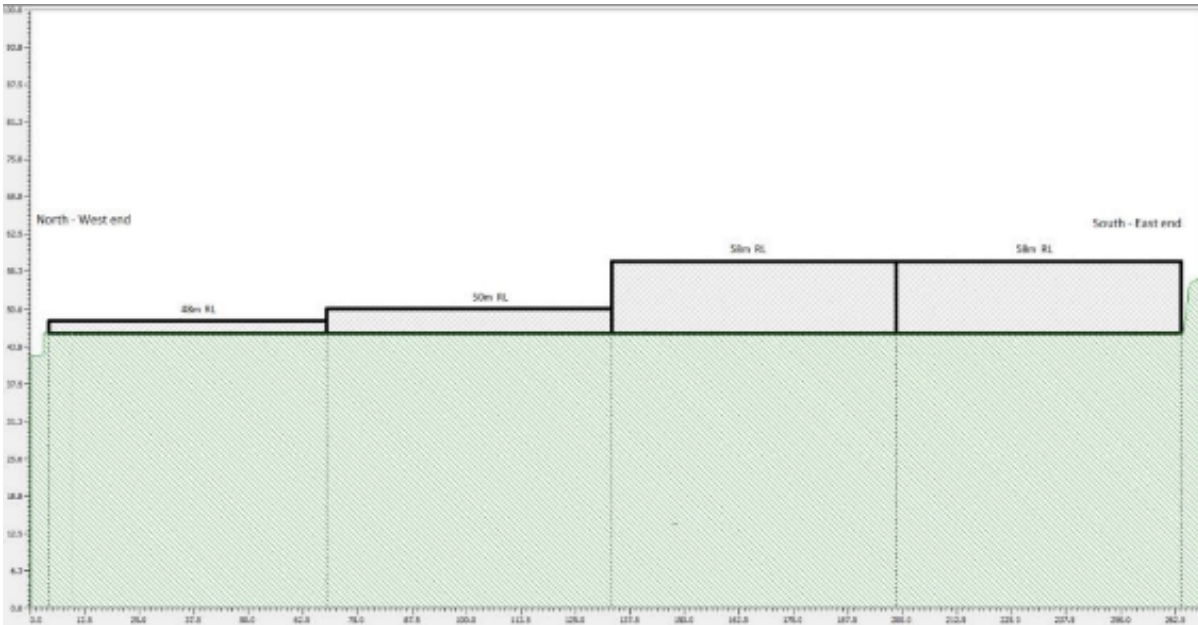


Figure 20 – Havelock precinct

<p><u>SUB-R20A</u></p> <p><u>PREC4 – Havelock precinct (Applies to Local Centre, General Rural, and General Residential Zone)</u></p>	<p><u>Subdivision – PREC4 – Havelock boundary adjustment</u></p> <p><u>(1) Activity status: CON</u></p> <p><u>Activity specific standards:</u></p> <p>(a) <u>Boundary adjustment must comply with the following standard:</u></p> <p>(i) <u>Boundary adjustment between sites within the Havelock precinct and Lot 2 DP 463893 to include parts of the Havelock Industry Buffer and Environmental protection Area within Lot 2 DP 463893</u></p> <p><u>Council’s control is reserved over the following matters:</u></p> <p>(a) <u>Subdivision layout.</u></p>	<p><u>(2) Activity status where compliance not achieved: DIS</u></p>
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Land Use rules

General Residential Zone

PREC4-S1	<u>Height – Havelock height restriction areas</u> <u>Height – buildings or structures adjoining Hilltop parks within PREC4 – Havelock precinct</u>	
(1)	(3) Activity status: PER Where: (a) <u>A building or structure with a maximum height not exceeding 5m, measured from the ground level, where it is located within any of the following height restriction areas identified on the planning maps:</u> (i) <u>Havelock industry buffer height restriction area; and/or</u> (ii) <u>Havelock hilltop park height restriction area; and/or</u> (iii) <u>Havelock ridgeline height restriction area; and/or</u> (iv) <u>Area 1 height restriction area.</u> (a) <u>A building or structure with a maximum height not exceeding 5m, measured from the natural ground level immediately below that part of the structure, where it is located within 50m (horizontal distance) of the boundary of the Hilltop parks identified on the havelock precinct plan in APP14 – Havelock precinct plan.</u>	(2) (4) Activity status where compliance not achieved: DIS

PREC4-S2	Building <u>restriction setback</u> – sensitive land use within PREC4 – Havelock precinct	
(1) Activity status: PER Where: (a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock precinct that is located outside the <u>Havelock Pōkene Industry Buffer and Environmental Protection Area</u> identified on the planning maps.	(2) Activity status where compliance not achieved: NC	
PREC4-S3	Building design – sensitive land use <u>with in</u> PREC4 – Havelock precinct	
(1) (3) Activity status: PER Where: (a) <u>A building or structure with a maximum height not exceeding 8m, measured from the ground level immediately below that part of the structure, where it is located outside the Havelock Industry Buffer and the ‘Height Restriction Area’ (Rule PREC4-S1) but within the 40 dB L_{Aeq} noise contour shown on the planning maps</u> (a b) Any new building or alteration to an existing building for a sensitive land use	(2) Activity status where compliance not achieved: DIS	

<p>located outside the <u>Havelock Pōkene</u> Industry Buffer but within the 40 dB L_{Aeq} noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB L_{Aeq} in all habitable rooms.</p> <p><u>(b-c)</u> Provided that if compliance with clause <u>(a b)</u> above requires all external doors of the building and all windows of these rooms to be closed, the building design and construction as a minimum:</p> <ul style="list-style-type: none"> (i) Is mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1 °C and wet bulb 20.1 °C. (ii) Includes either of the following for all habitable rooms on each level of a dwelling: <ul style="list-style-type: none"> (1) Mechanical cooling installed; or (2) A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than: <ul style="list-style-type: none"> (a) 6 air changes per hour for rooms with less than 30% of the façade area glazed; (b) 15 air changes per hour for rooms with greater than 30% of the façade area glazed; (c) 3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight. (iii) Provides relief for equivalent volumes of spill air. (iv) All is certified by a suitably qualified and experienced person. 	
<p><u>PREC4-S4</u></p>	<p><u>Landscape Plantings - Havelock Precinct (Slope Residential Area)</u></p>
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p> <p><u>(a) Any new building or alteration to an existing building within the Slope Residential Area that is landscaped to the following minimum standards:</u></p> <ul style="list-style-type: none"> <u>(i) 25% of the site area; and</u> <u>(ii) Comprises locally appropriate, eco sourced indigenous vegetation planted a maximum of 1.5m apart.</u> 	<p><u>(2) Activity status where compliance not achieved: RDIS</u></p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> <u>(a) Type, density and scale of indigenous vegetation; and</u> <u>(b) The extent to which the vegetated character of Slope Residential Area is achieved and buildings are located within a revegetated landform.</u>
<p><u>PREC4-S5</u></p>	<p><u>Building Reflectivity - Havelock Precinct</u></p>
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p>	<p><u>(2) Activity status where compliance not achieved: RDIS</u></p>

<p><u>(a) Any new building or alteration to an existing building that is designed to the following minimum standards:</u></p> <p><u>(i) The exterior finish of any building has a light reflectance value of no more than 20% for roofs and no more than 30% for exterior walls; and</u></p> <p><u>(ii) All glazing on the elevations of any building shall be low reflectivity glass having a reflectivity of less than 16 per cent.</u></p>	<p><u>Council's discretion is restricted to the following matters:</u></p> <p><u>(a) Effects on landscape values and visual amenity of views from public places; and</u></p> <p><u>(b) Mitigation of effects including through plantings.</u></p>
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<u>PREC4-S6</u>	<u>Residential unit within the Slope Residential Area</u>	
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p> <p><u>(a) One residential unit per site.</u></p>		<p><u>(2) Activity status where compliance not achieved: DIS</u></p>
<u>PREC4-S7</u>	<u>Building coverage within the Slope Residential Area</u>	
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p> <p><u>(a) The maximum building coverage must not exceed 40% of the net site area.</u></p>		<p><u>(2) Activity status where compliance not achieved: DIS</u></p>

Part 3_8 LCZ - Local Centre Zone

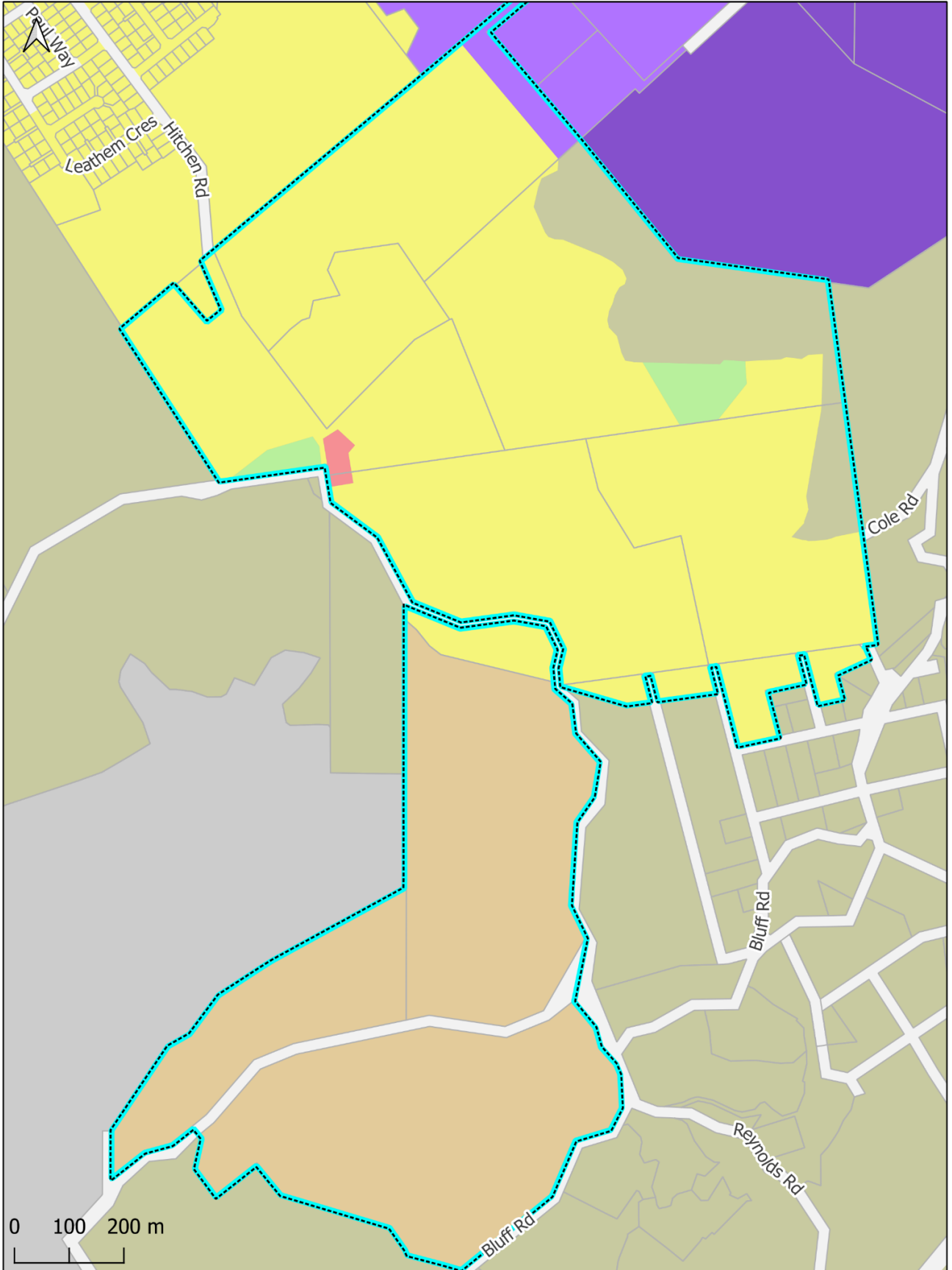
<u>PREC4-S8</u>	<u>Building Reflectivity - Havelock Precinct – Local Centre Zone</u>	
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p> <p><u>(a) Any new building or alteration to an existing building that is designed to the following minimum standards:</u></p> <p><u>(i) The exterior finish of any building has a light reflectance value of no more than 20% for roofs and no more than 30% for exterior walls; and</u></p> <p><u>(ii) All glazing on the elevations of any building shall be low reflectivity glass having a reflectivity of less than 16 per cent.</u></p>		<p><u>(2) Activity status where compliance not achieved: RDIS</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p><u>(a) Effects on landscape values and visual amenity of views from public places; and</u></p> <p><u>(b) Mitigation of effects including through plantings.</u></p>

<u>PREC4-S9</u>	<u>Building Height – Havelock height restriction areas – Local Centre Zone</u>	
<p><u>(1) Activity status: PER</u></p> <p><u>Where:</u></p> <p><u>(a) A building or structure with a maximum height not exceeding 5m, measured from the ground level, where it is located within any of the following height restriction areas identified on the planning maps:</u></p> <p><u>(i) Havelock hilltop park height restriction area; and/or</u></p>		<p><u>(2) Activity status where compliance not achieved: DIS</u></p>

<p><u>(ii)Havelock ridgeline height restriction area.</u></p>	
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General Rural Zone

<p><u>PREC4-S10</u></p>	<p><u>Building restriction– sensitive land use within PREC4 – Havelock precinct – General Rural Zone</u></p>
<p><u>(1) Activity status: NC</u> <u>Where:</u> <u>(a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock precinct that is located within the Havelock Industry Buffer identified on the planning maps.</u></p>	













Consent order version - Havelock zoning

Waikato District Council
Prepared 6 Nov 2023
Cadastral Boundaries and addresses -
Land Information New Zealand
Projection: NZTM2000
Ref: ME47930

Legend

 Havelock precinct

Zones

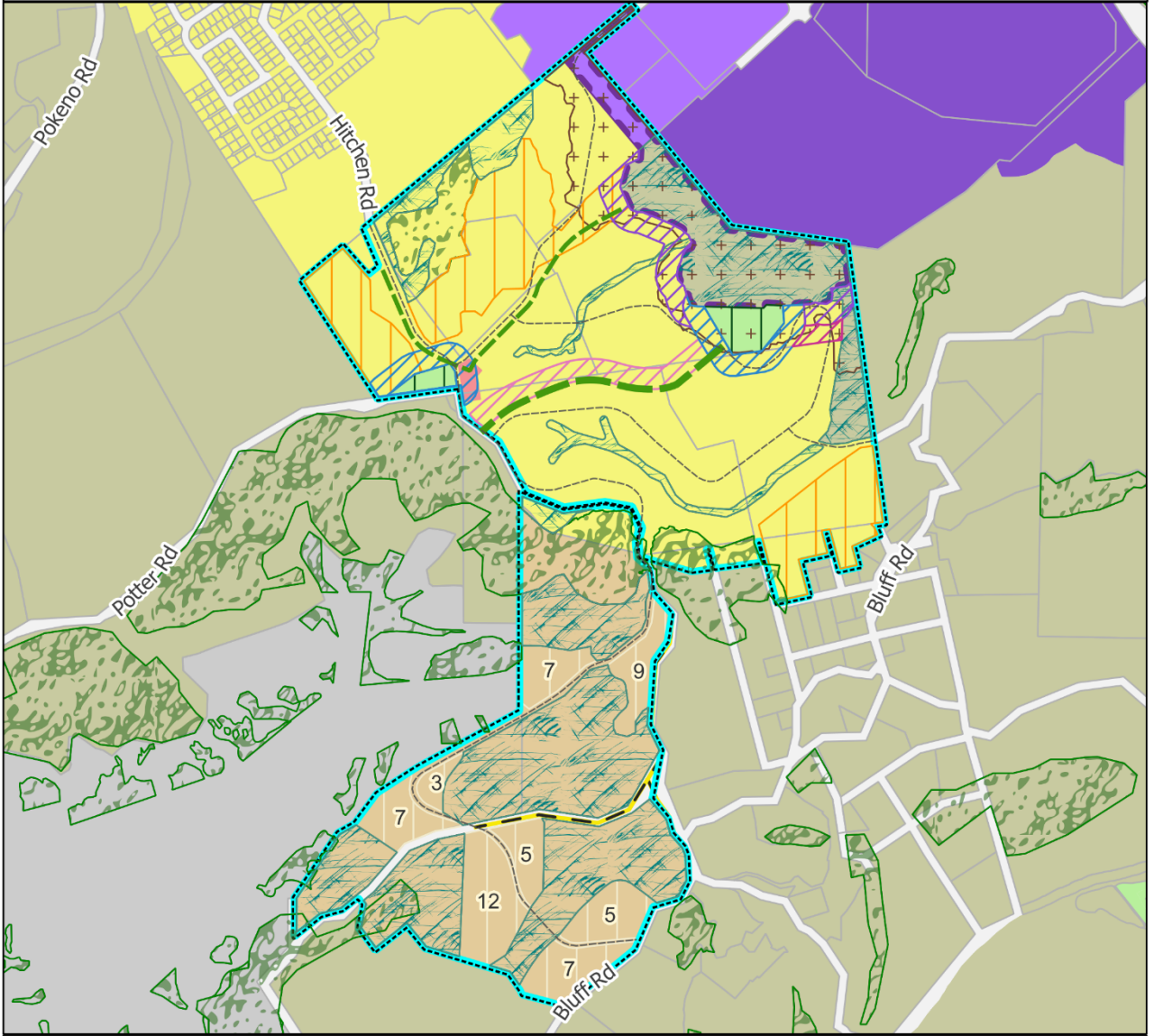
-  GRZ – General residential zone
-  LCZ – Local centre zone
-  OSZ – Open space zone
-  GRUZ – General rural zone
-  RLZ – Rural lifestyle zone
-  GIZ – General industrial zone
-  HIZ – Heavy industrial zone
-  TTZ - TaTa Valley zone
-  Road
-  Parcel boundary



Consent order version - Havelock zoning

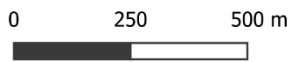
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Havelock Precinct Plan



Legend

- | | | |
|---|---|--------------------------------|
| Area 1 height restriction area* | Havelock ridgelines* | Zones |
| Environmental protection area | Primary ridgeline | GRZ – General residential zone |
| Havelock 40 dB LAeq noise contour | Secondary ridgeline | LCZ – Local centre zone |
| Havelock hilltop park | Havelock ridgeline height restriction area* | OSZ – Open space zone |
| Havelock hilltop park height restriction area* | Havelock precinct | GRUZ – General rural zone |
| Havelock indicative roads | Havelock rural lifestyle cluster (number = max. number of lots) | RLZ – Rural lifestyle zone |
| Havelock industry buffer | Havelock slope residential area | GIZ – General industrial zone |
| Havelock industry buffer height restriction area* | Havelock walkway cycleway bridgeway | HIZ – Heavy industrial zone |
| | Significant Natural Area | TTZ - TaTa Valley zone |
| | Parcel boundary | Road |



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* Note: symbology is not final and may be different on final District Plan maps

MINOR BOUNDARY ADJUSTMENT TO SIGNIFICANT NATURAL AREA

