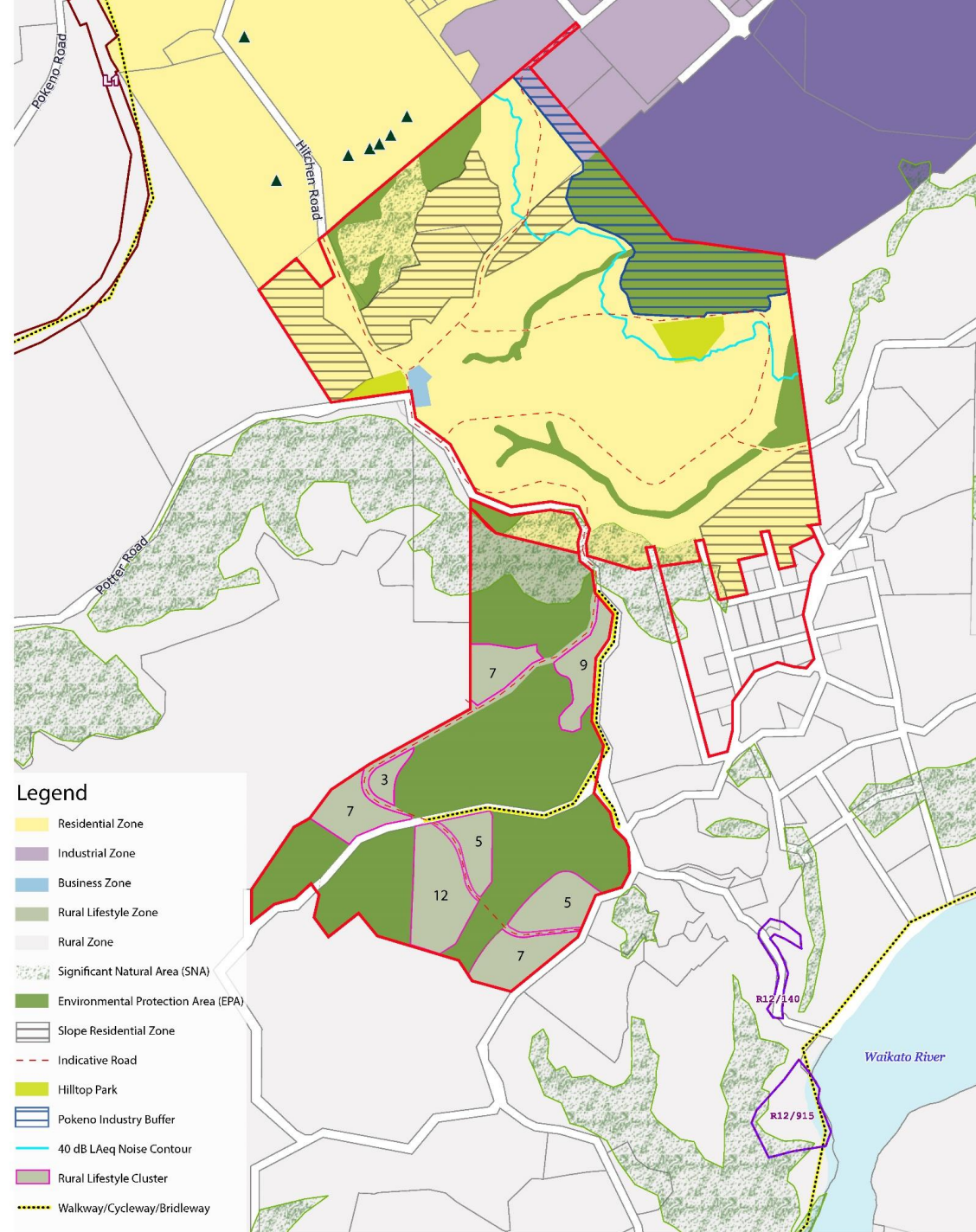
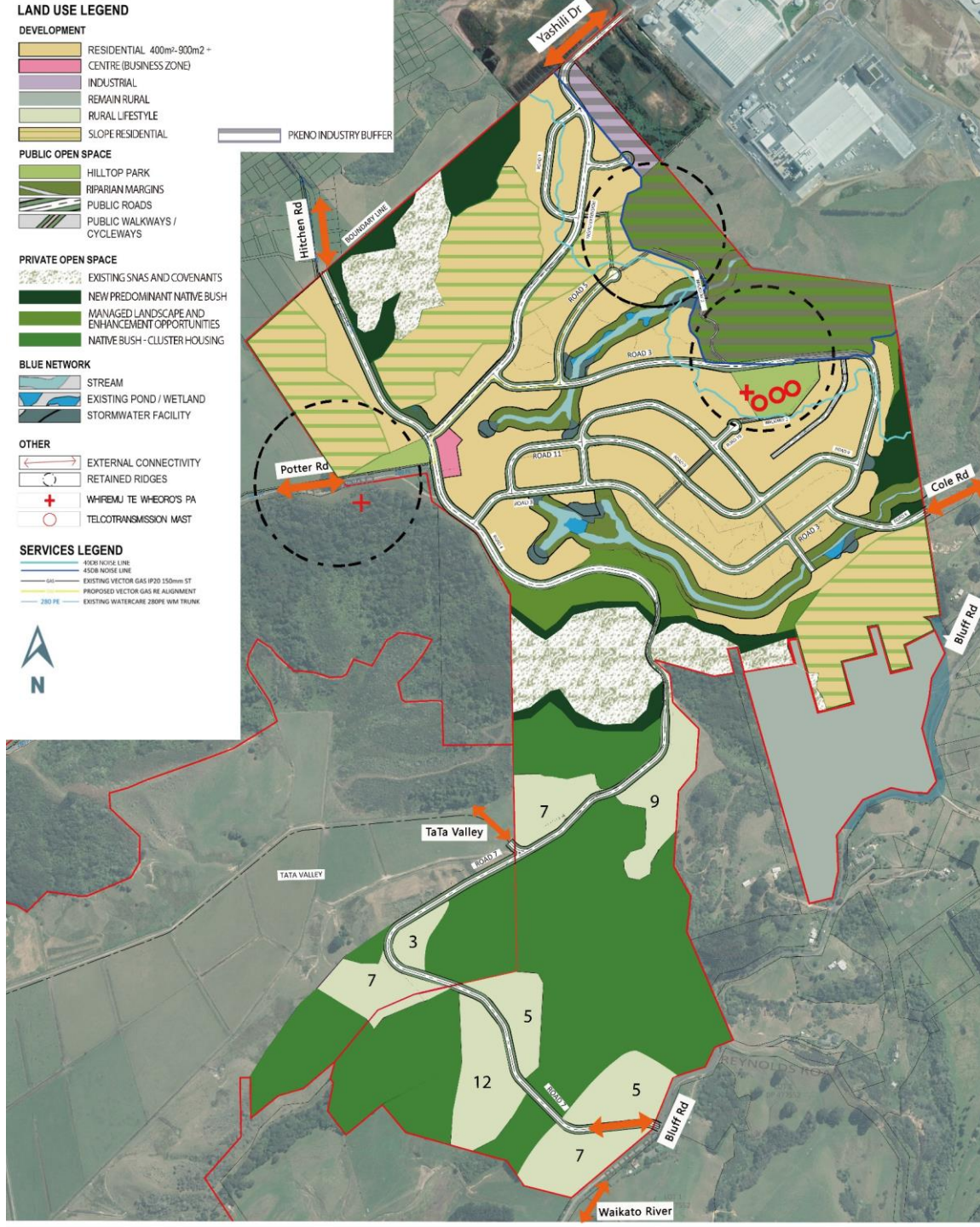


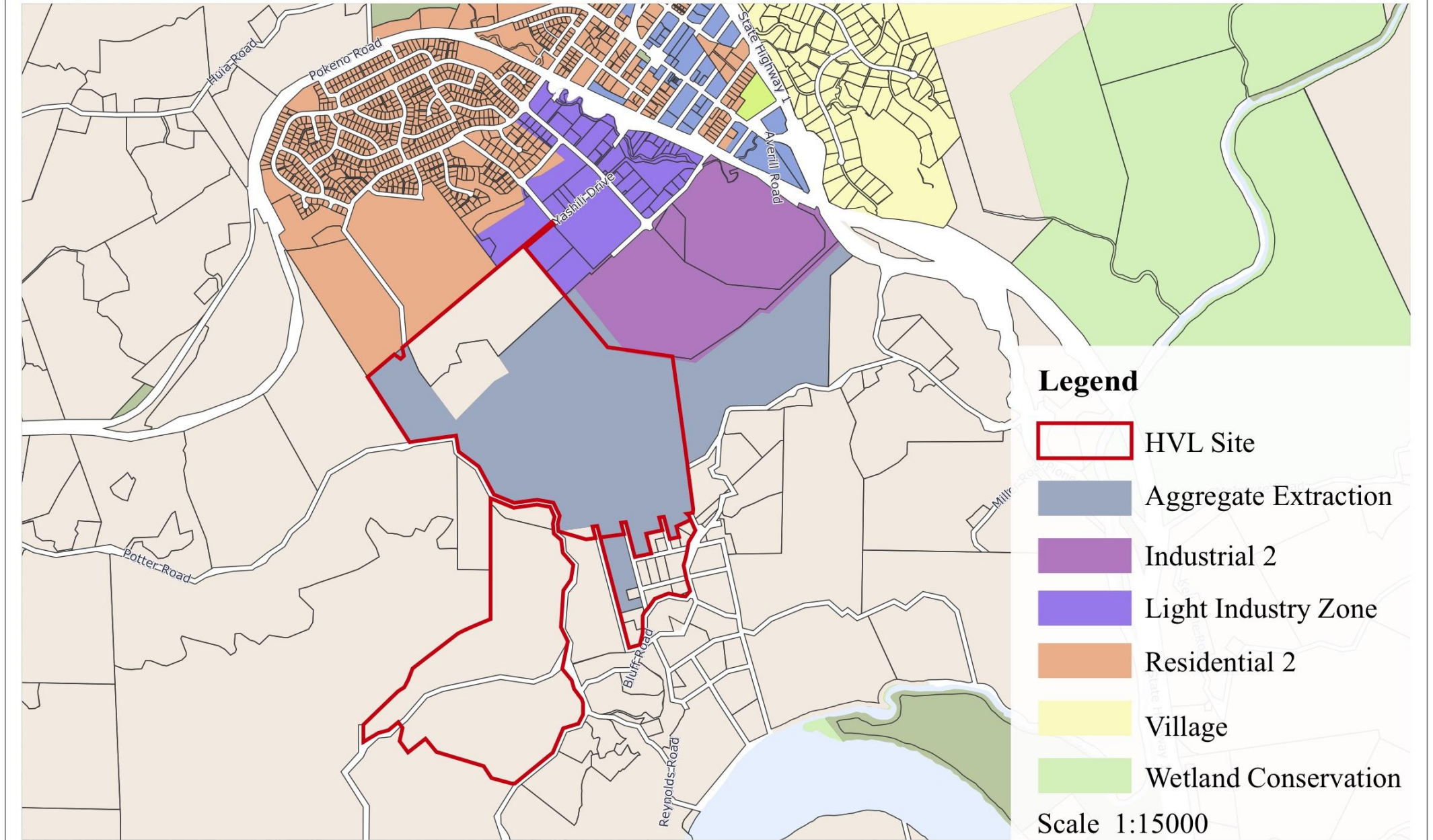


H A V E L O C K

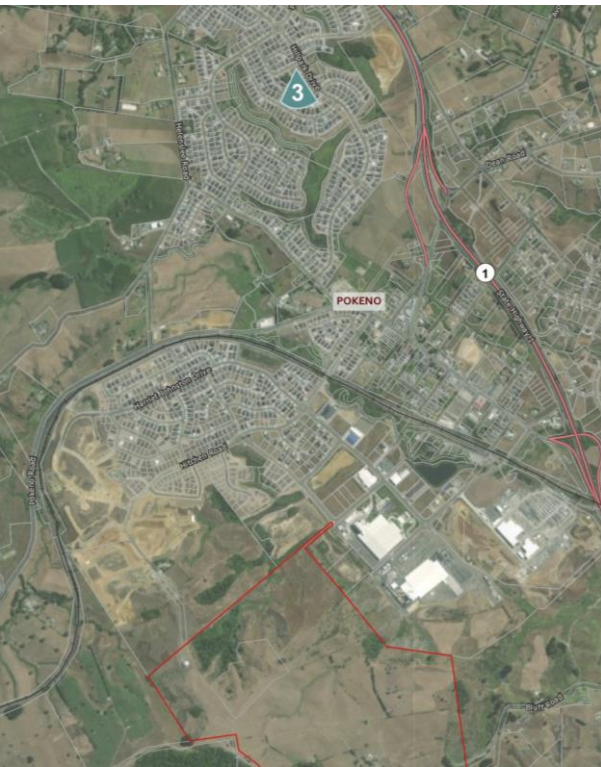
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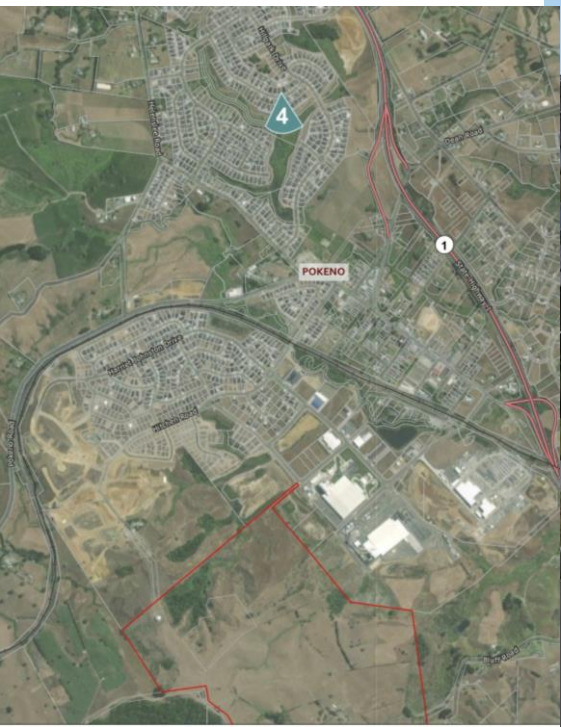




View from Intersection of
Glenkirk Cres and Hillpark
Drive looking south



View from intersection of
Craighall Ct and Raithburn
Terrace looking south



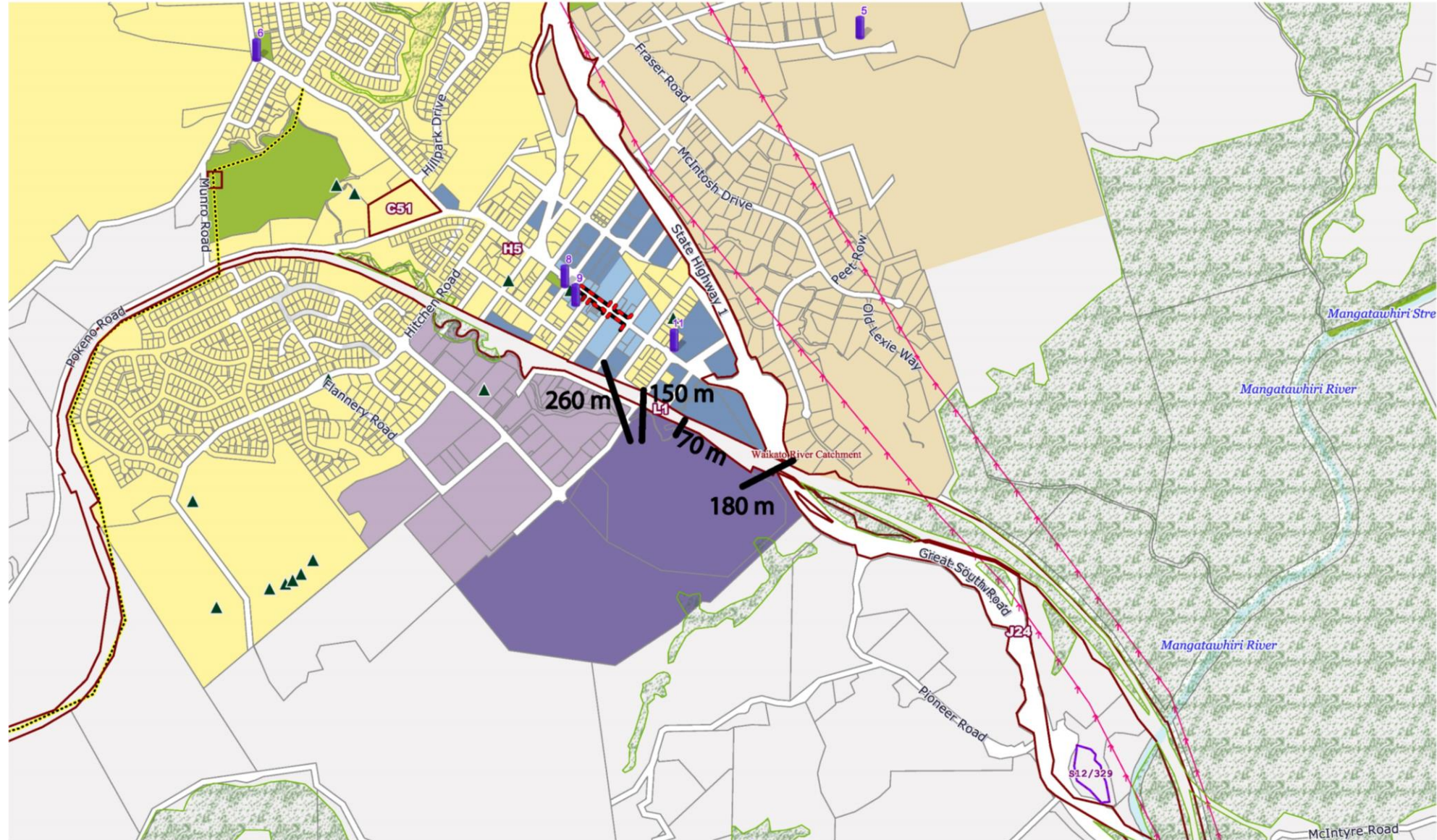


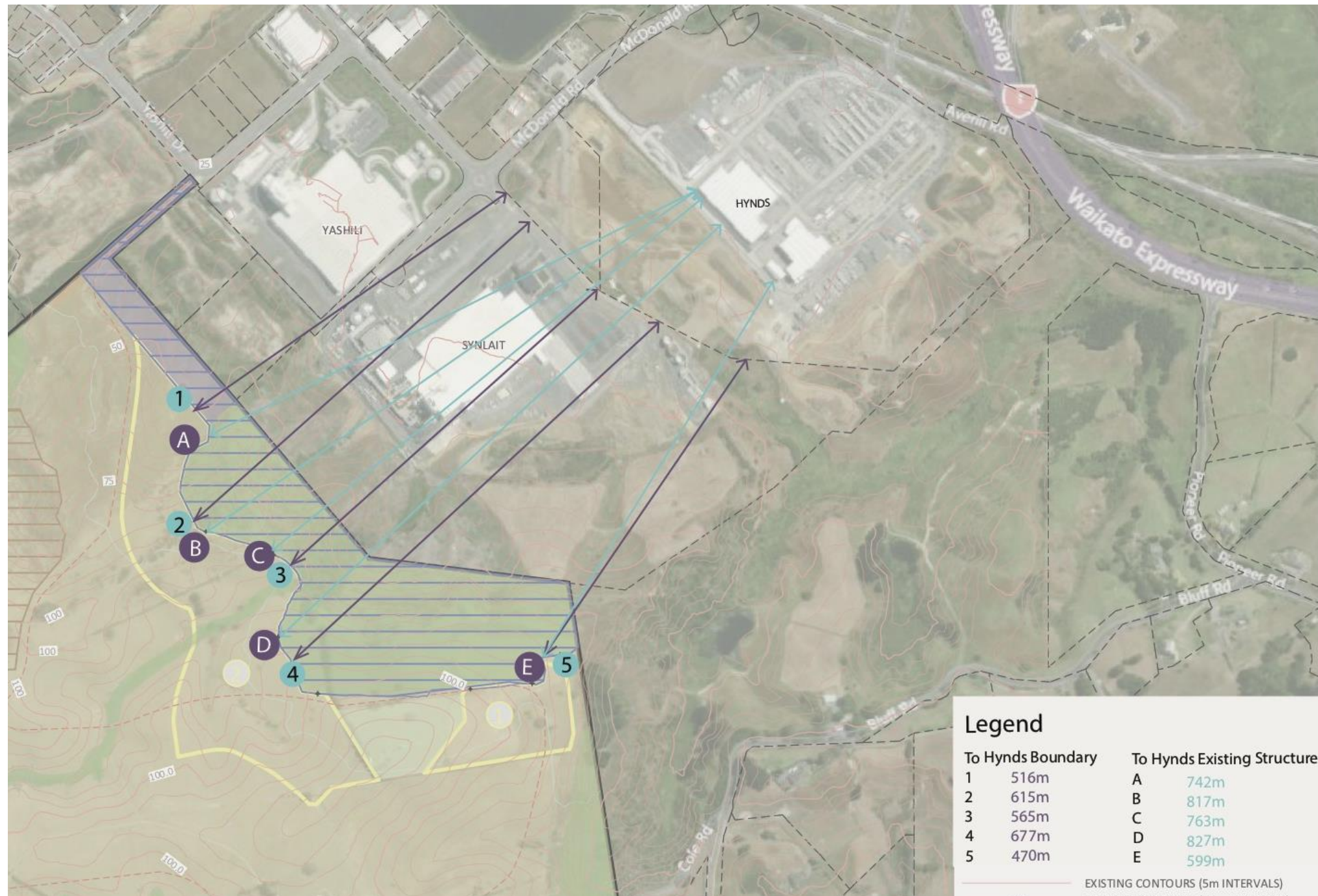
**View from intersection of
McDonald Road and William
McRobbie Rd looking southwest**

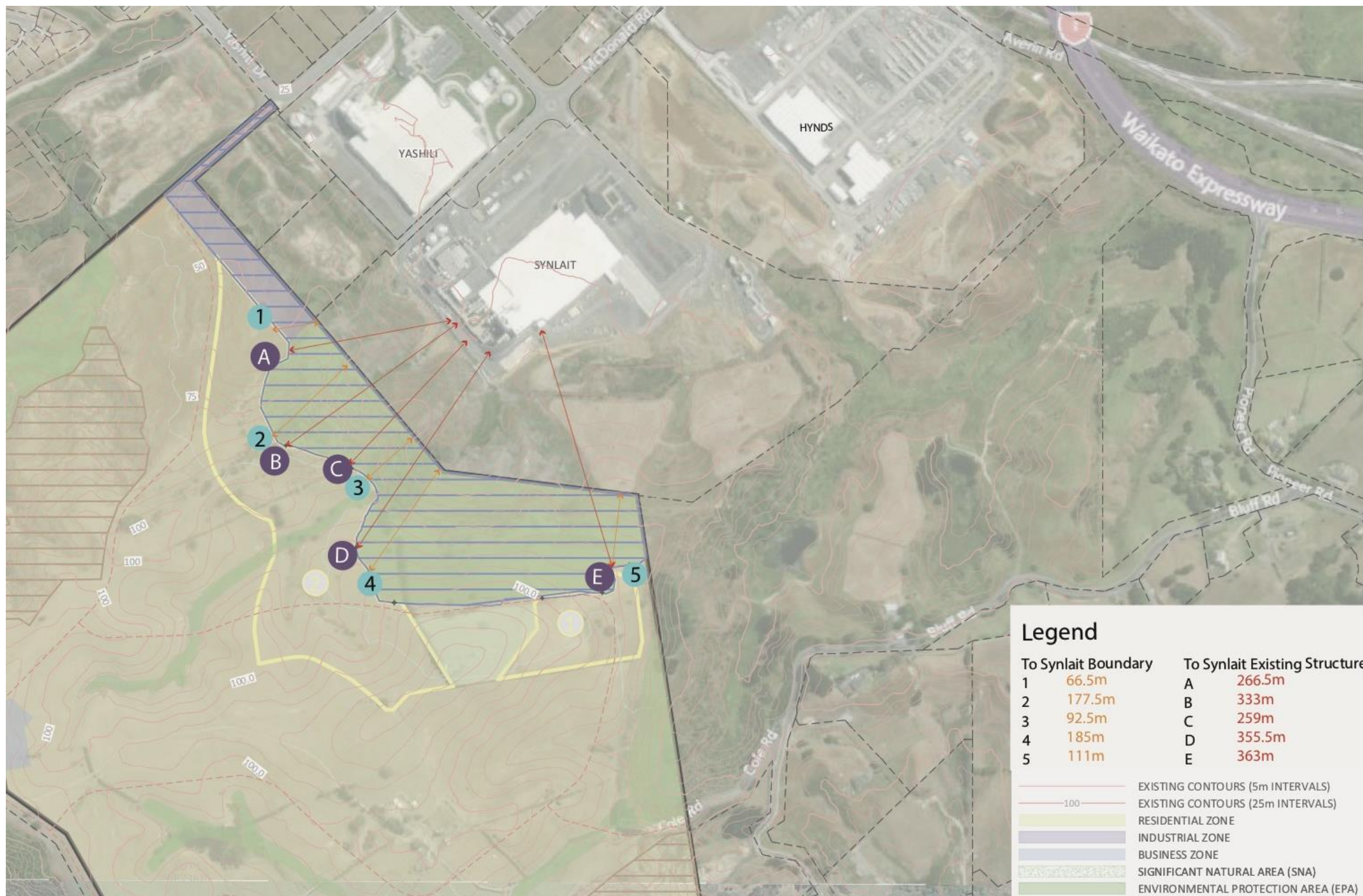




Waikato Proposed Plan

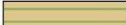










LAND USE LEGEND





DEVELOPMENT

	RESIDENTIAL 400m ² -900m ² +
	CENTRE (BUSINESS ZONE)
	INDUSTRIAL
	REMAIN RURAL
	RURAL LIFESTYLE
	SLOPE RESIDENTIAL




PUBLIC OPEN SPACE

	HILLTOP PARK
	RIPARIAN MARGINS
	PUBLIC ROADS
	PUBLIC WALKWAYS / CYCLEWAYS





PRIVATE OPEN SPACE

	EXISTING SNAS AND COVENANTS
	NEW PREDOMINANT NATIVE BUSH
	MANAGED LANDSCAPE AND ENHANCEMENT OPPORTUNITIES
	NATIVE BUSH - CLUSTER HOUSING





BLUE NETWORK

	STREAM
	EXISTING POND / WETLAND
	STORMWATER FACILITY

OTHER

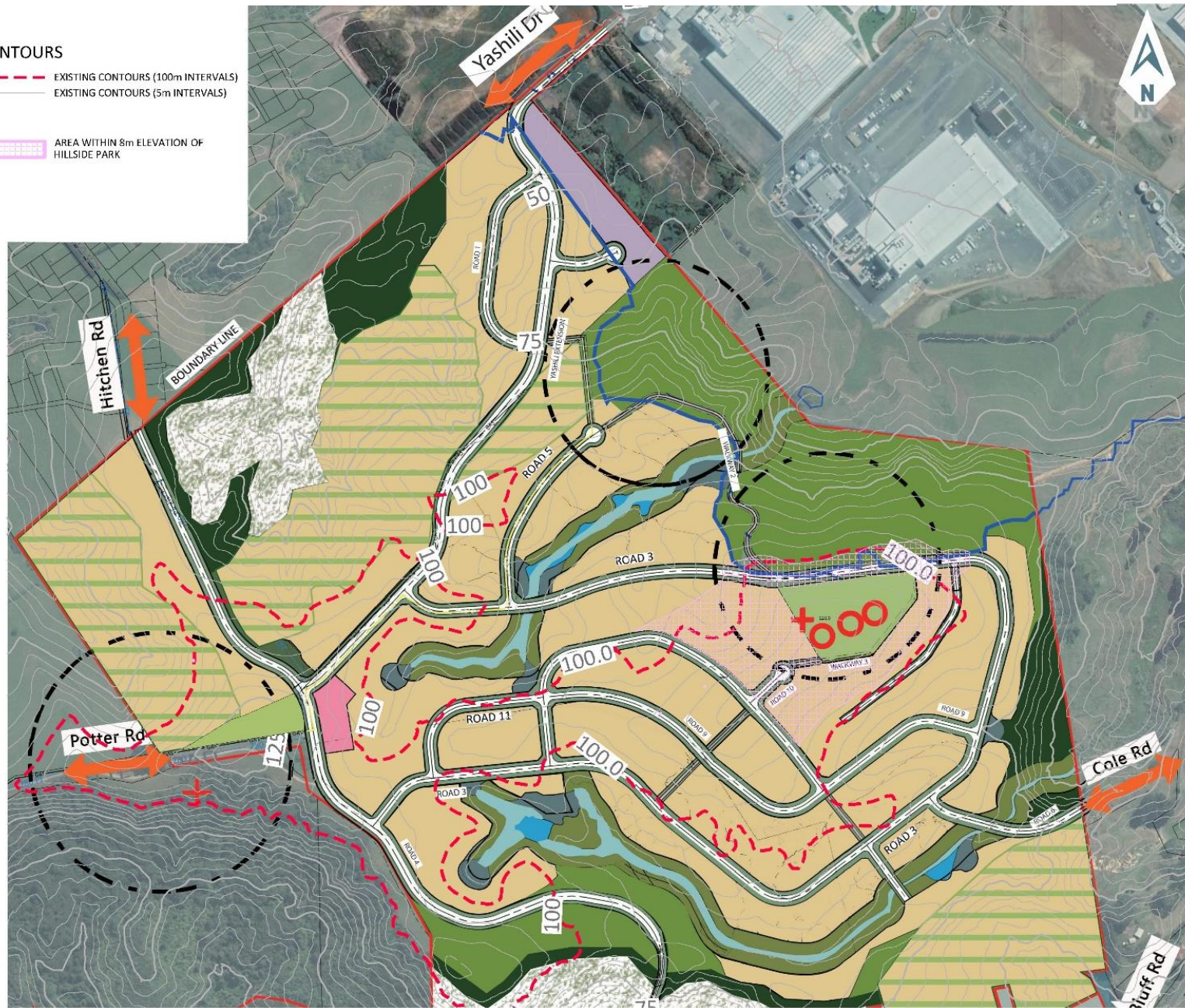
	EXTERNAL CONNECTIVITY
	RETAINED RIDGES
	WHIREMU TE WHEORO'S PA
	TELCOTRANSMISSION MAST

SERVICES LEGEND

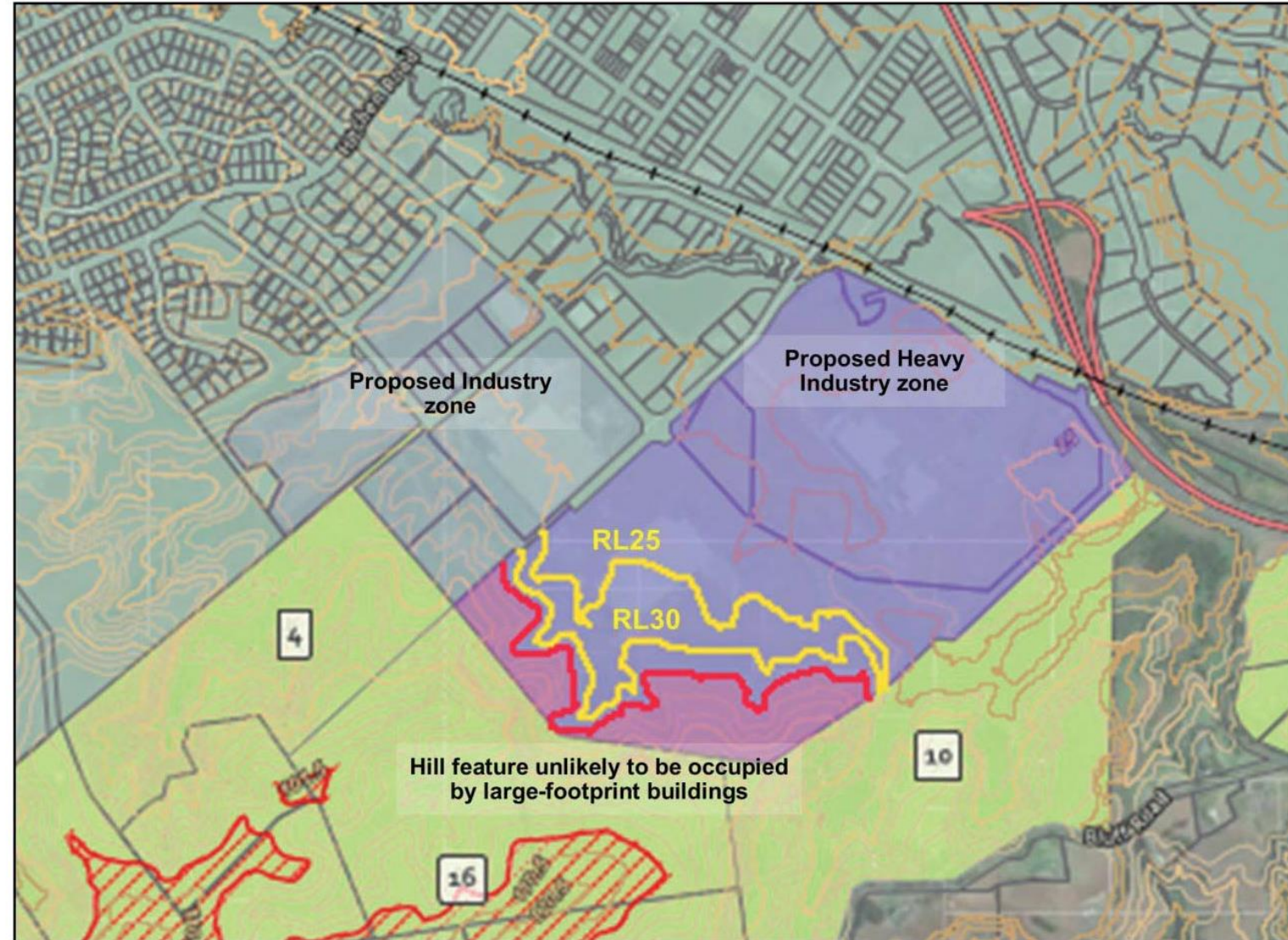
	45DB NOISE LINE
	EXISTING VECTOR GAS IP20 150mm ST
	PROPOSED VECTOR GAS RE ALIGNMENT
	280 PE EXISTING WATERCARE 280PE WM TRUNK

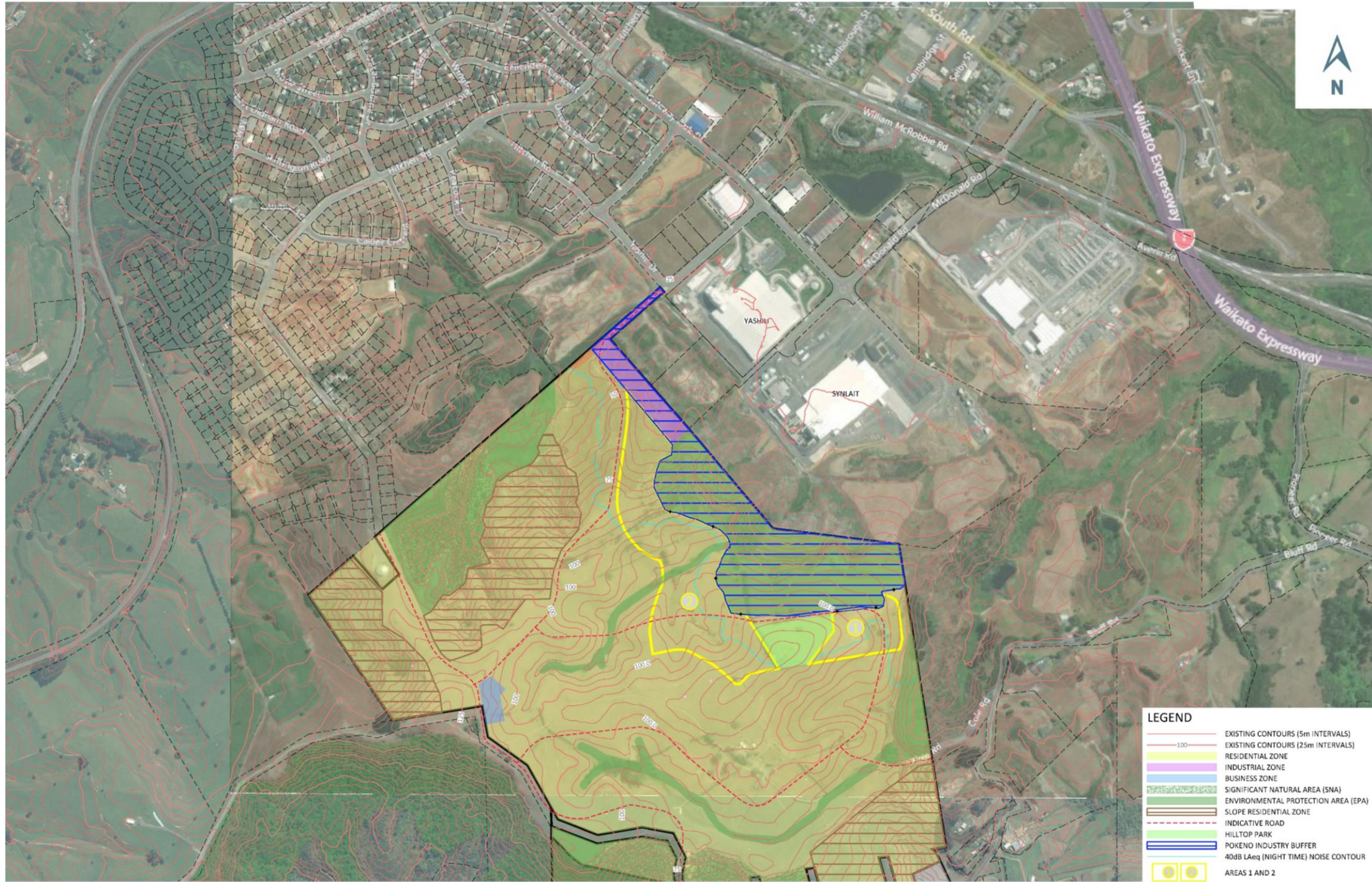
CONTOURS

	EXISTING CONTOURS (100m INTERVALS)
	EXISTING CONTOURS (5m INTERVALS)
	AREA WITHIN 8m ELEVATION OF HILLSIDE PARK

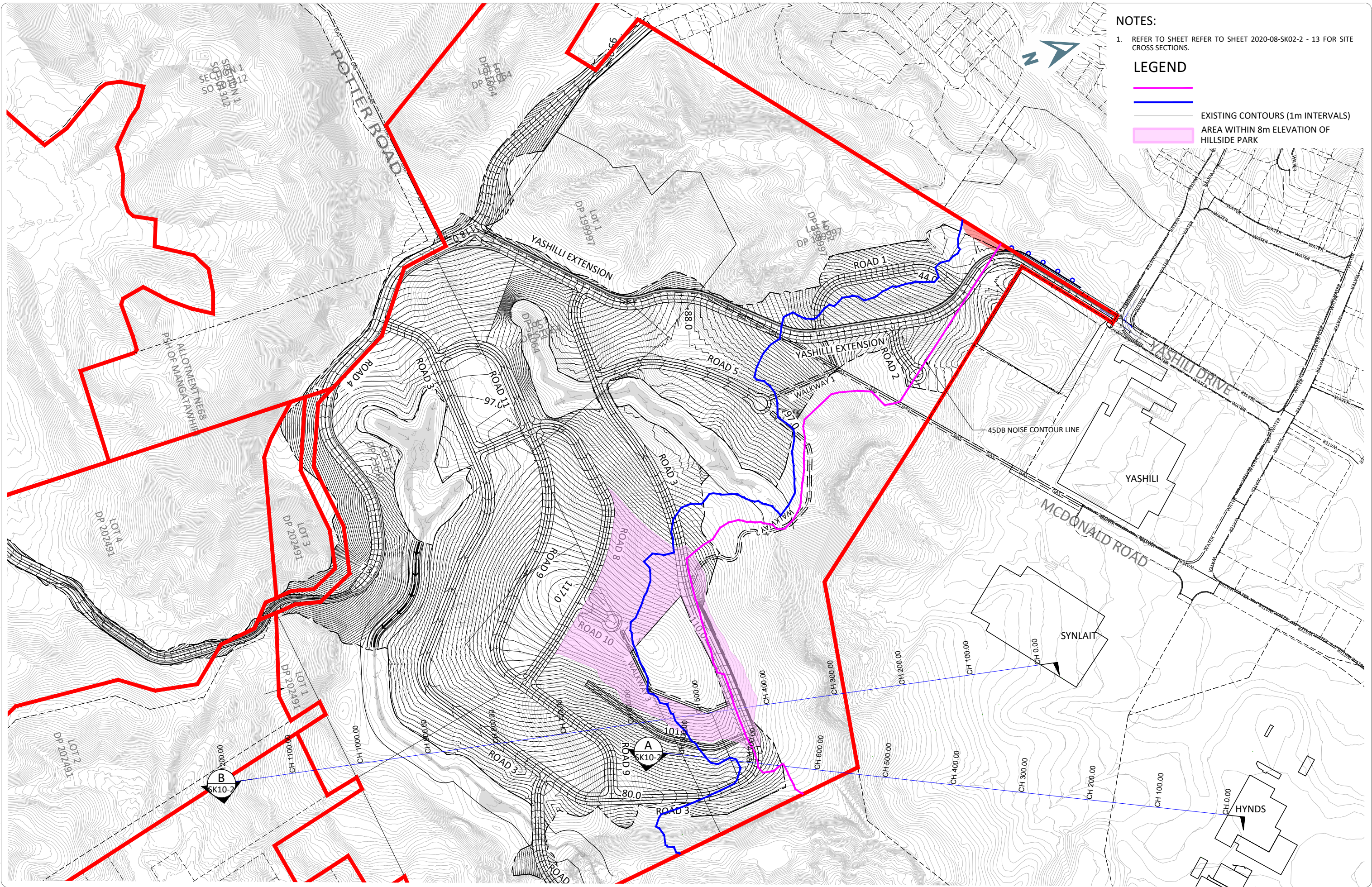


ATTACHMENT 2 – ELEVATION OF PROPOSED INDUSTRIAL AND HEAVY INDUSTRIAL ZONED LAND ADJACENT TO HVL LAND (SOURCE: FIGURE 5, EVIDENCE OF RACHEL DE LAMBERT ON BEHALF OF HYNDS PIPES SYSTEMS LTD AND POKENO VILLAGE HOLDINGS LTD), NO SCALE.





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NOTES:

1. REFER TO SHEET 2020-08-SK02-2 - 13 FOR SITE CROSS SECTIONS.

LEGEND

- EXISTING CONTOURS (1m INTERVALS)
- AREA WITHIN 8m ELEVATION OF HILLSIDE PARK

1	FOR INFORMATION	RJP	30.06.21
REV	REVISION DETAILS	BY	DATE

DRAWN:	DATE:	
AJH	06.2021	
CHECKED:	DATE:	
RJP	30.06.21	
APPROVED:	DATE:	
RJP	30.06.21	
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PROJECT TITLE:
**HAVELOCK VILLAGE
POKENO**

SHEET TITLE:
SITE CROSS SECTIONS PLAN

ISSUE STATUS: **INFORMATION**
SCALE: (A1/A3) **1:2500 / 1:5000**
SCALE BAR: 0 50 100 150 200 250m
DRAWING NUMBER: **2020-08-SK10-1** REV: **1**

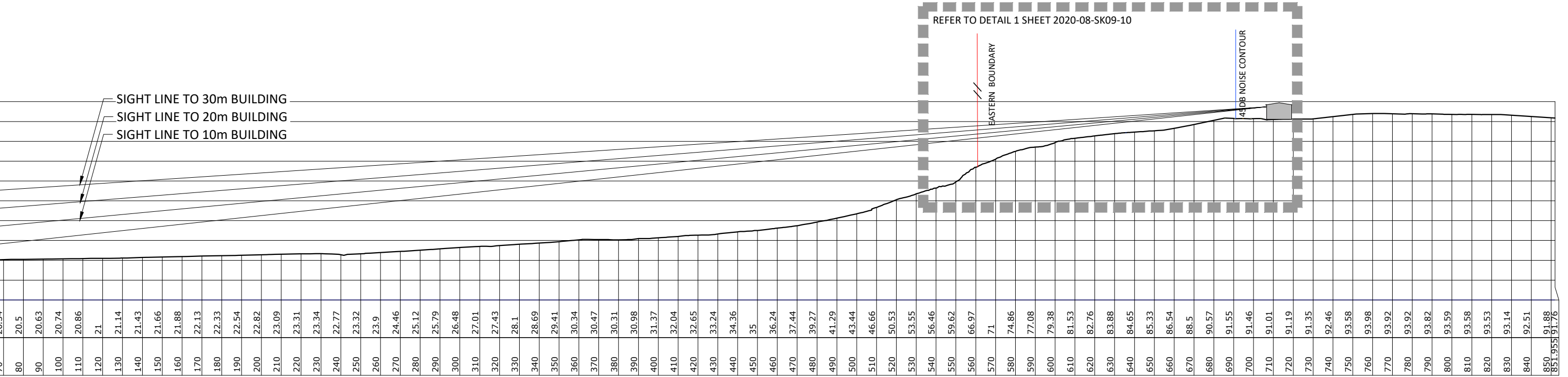
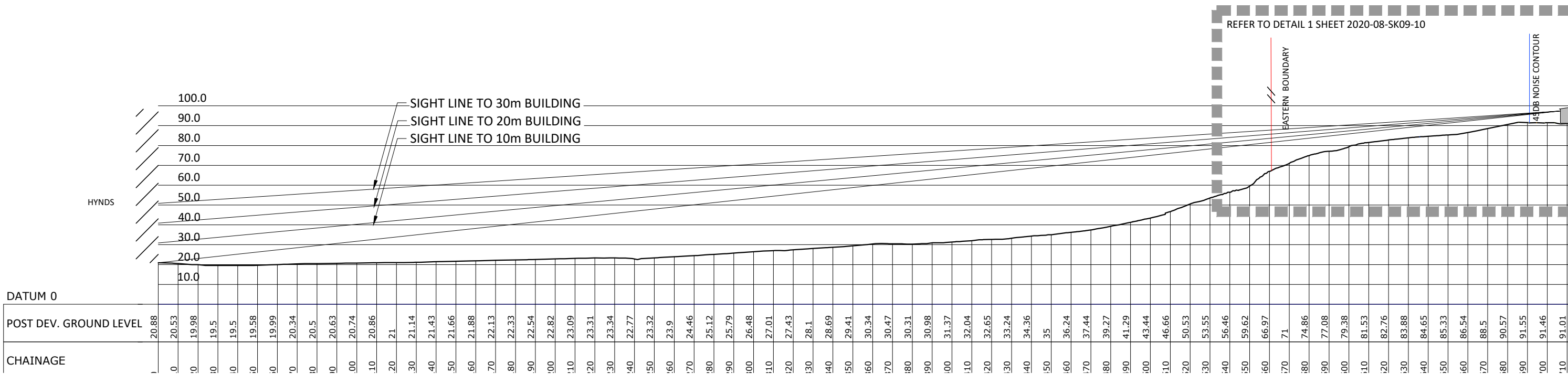
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NOTES:

1. REFER TO SHEET 2020-08-SK02-1 FOR SECTION LAYOUT.

LEGEND

PROPOSED GROUND LINE



A CROSS SECTION A
SK02-1 SCALE: (A1/A3) 1:1000/1:2000

3	EPA VEGETATION ADDED	AJH	25.06.21
2	FOR INFORMATION - TSC SECTIONS OVERLAID FOR COMPARISON	RJP	14.06.21
1	FOR INFORMATION	RJP	03.05.21
REV	REVISION DETAILS	BY	DATE

DRAWN:	DATE:
RJP	12.2020
CHECKED:	DATE:
RJP	14.06.21
APPROVED:	DATE:
RJP	14.06.21
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PROJECT TITLE:

HAVELOCK VILLAGE
POKENO

SHEET TITLE:

SITE CROSS SECTIONS
SHEET 1

ISSUE STATUS:

1:1000 / 1:2000

SCALE BAR 0 20 40 60 80 100m

DRAWING NUMBER: 2020-08-SK02-2

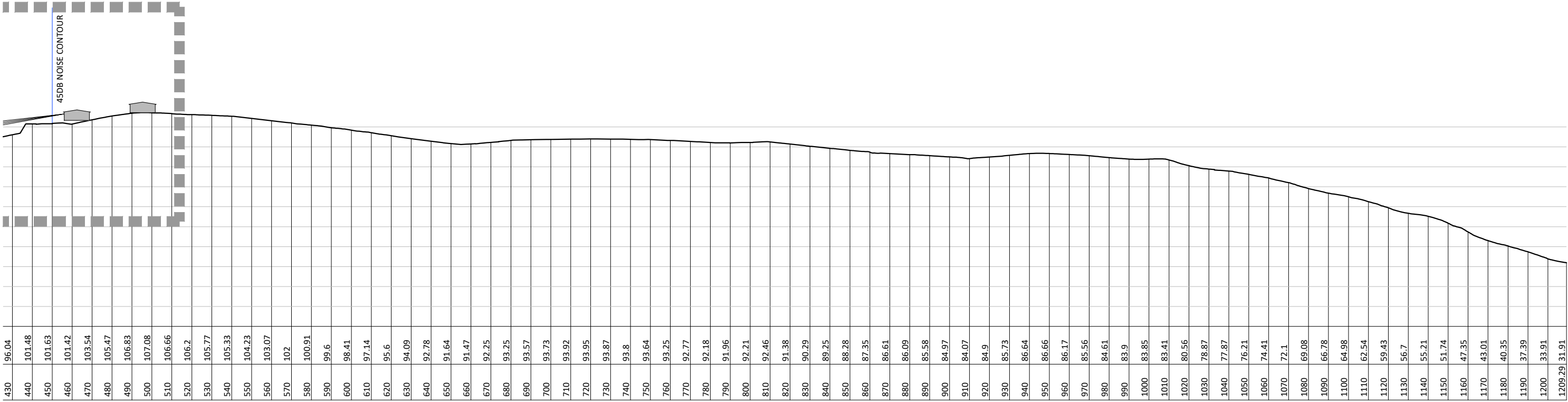
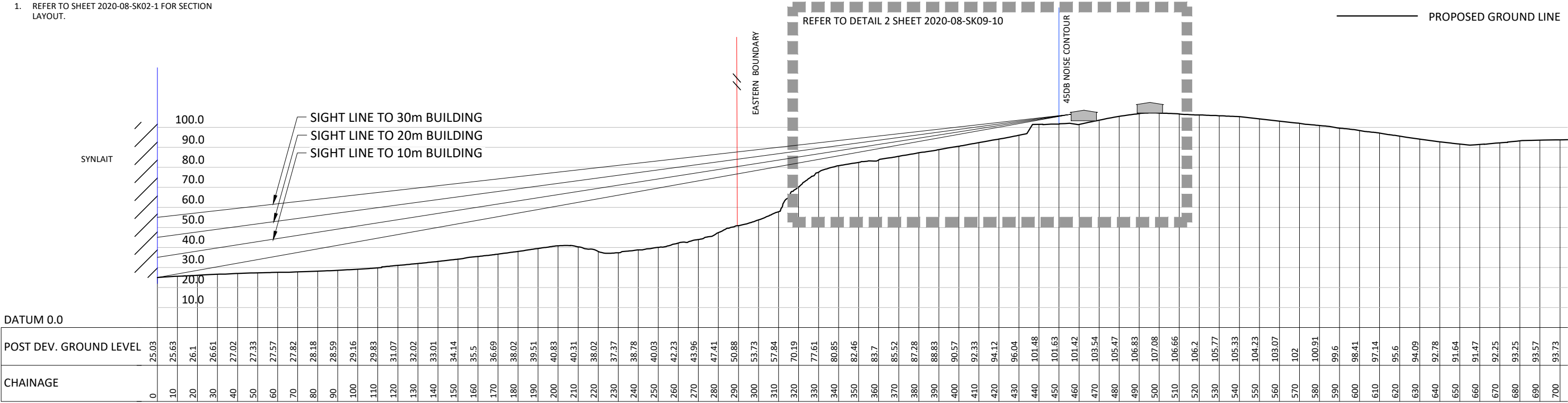
REV: 3

NOTES:

1. REFER TO SHEET 2020-08-SK02-1 FOR SECTION LAYOUT.

LEGEND

PROPOSED GROUND LINE



B CROSS SECTION B
SCALE: (A1/A3) 1:1000/1:2000

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3	EPA VEGETATION ADDED	AJH	25.06.21
2	FOR INFORMATION - TSC SECTIONS OVERLAID FOR COMPARISON	RJP	14.06.21
1	FOR INFORMATION	RJP	03.05.21
REV	REVISION DETAILS	BY	DATE

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RJP	12.2020
CHECKED:	DATE:
RJP	14.06.21
APPROVED:	DATE:
RJP	14.06.21
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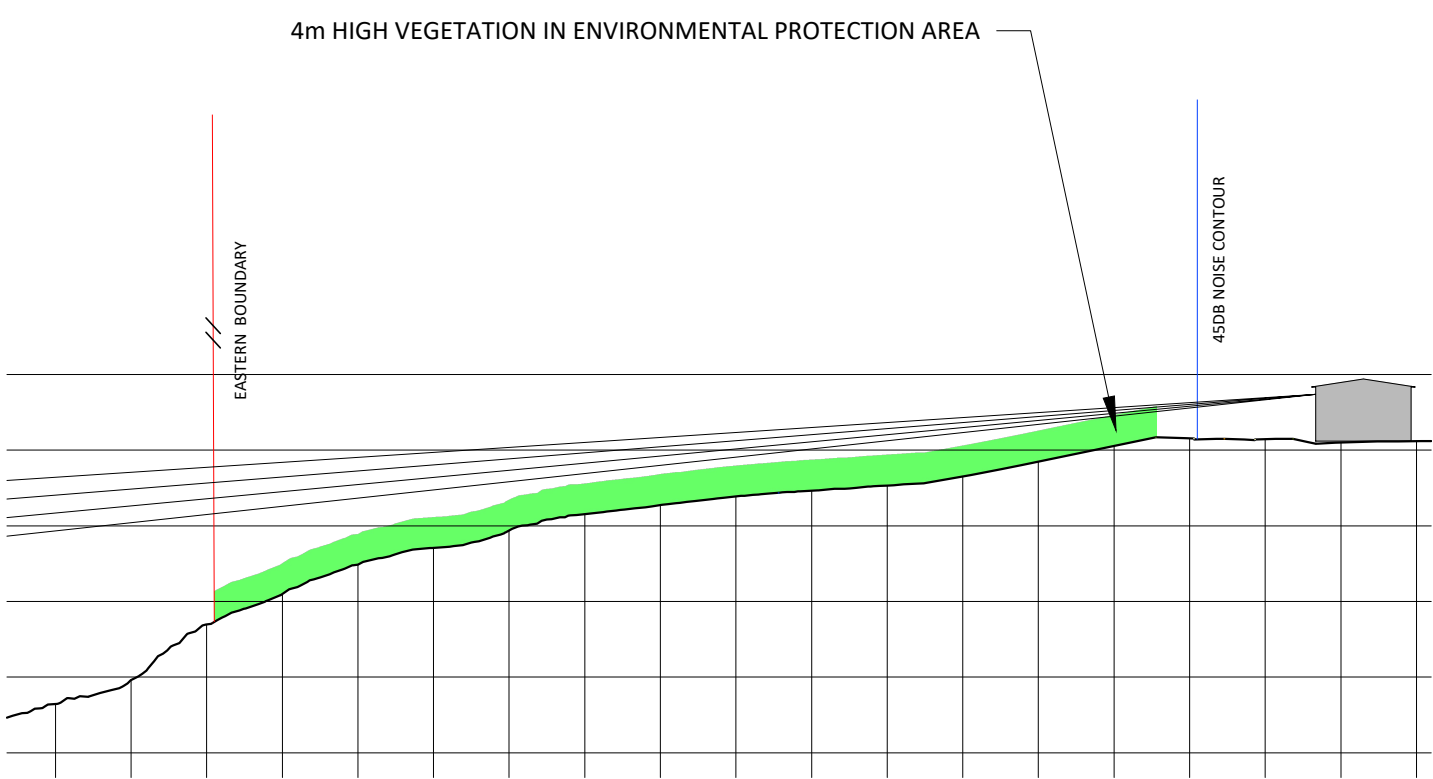
PROJECT TITLE:
**HAVELOCK VILLAGE
POKENO**

SHEET TITLE:
**SITE CROSS SECTIONS
SHEET 2**

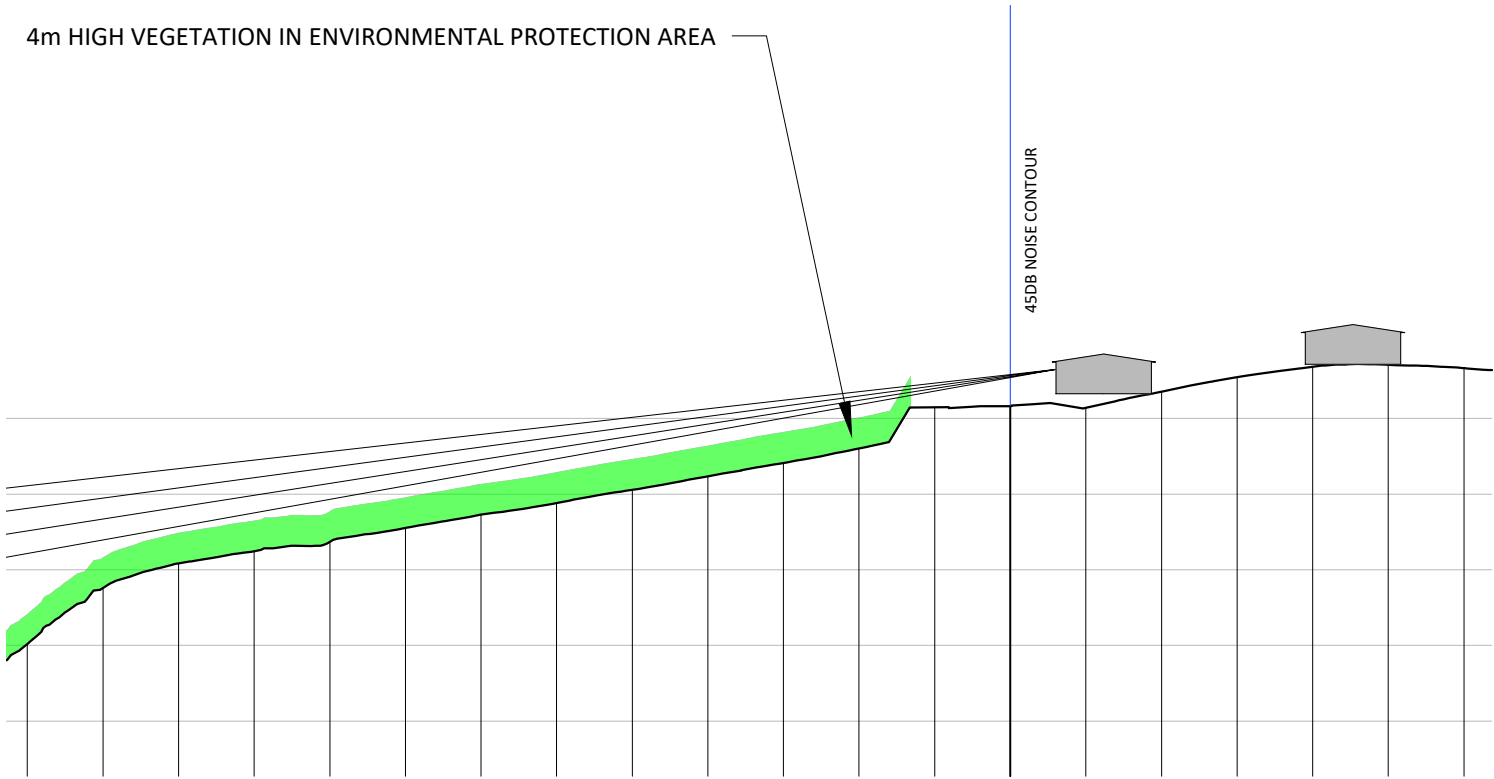
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DRAWING NUMBER: **2020-08-SK02-3** REV: **3**

NOTES:

1. REFER TO SHEET 2020-08-SK02-1 FOR SECTION LAYOUT.



1 CROSS SECTION A ENLARGEMENT
SK02-8 SCALE: (A1/A3) 1:500/1:1000



2 CROSS SECTION B ENLARGEMENT
SK02-3 SCALE: (A1/A3) 1:500/1:1000

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REV	FOR INFORMATION	BY	DATE
1	FOR INFORMATION	RJP	30.06.21
2	REVISION DETAILS		

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CHECKED: RJP	DATE: 30.06.21
APPROVED: RJP	DATE: 30.06.21
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PROJECT TITLE:

HAVELOCK VILLAGE
POKENO

SHEET TITLE:

SITE CROSS SECTIONS
ENLARGEMENTS
SHEET 1

ISSUE STATUS: INFORMATION

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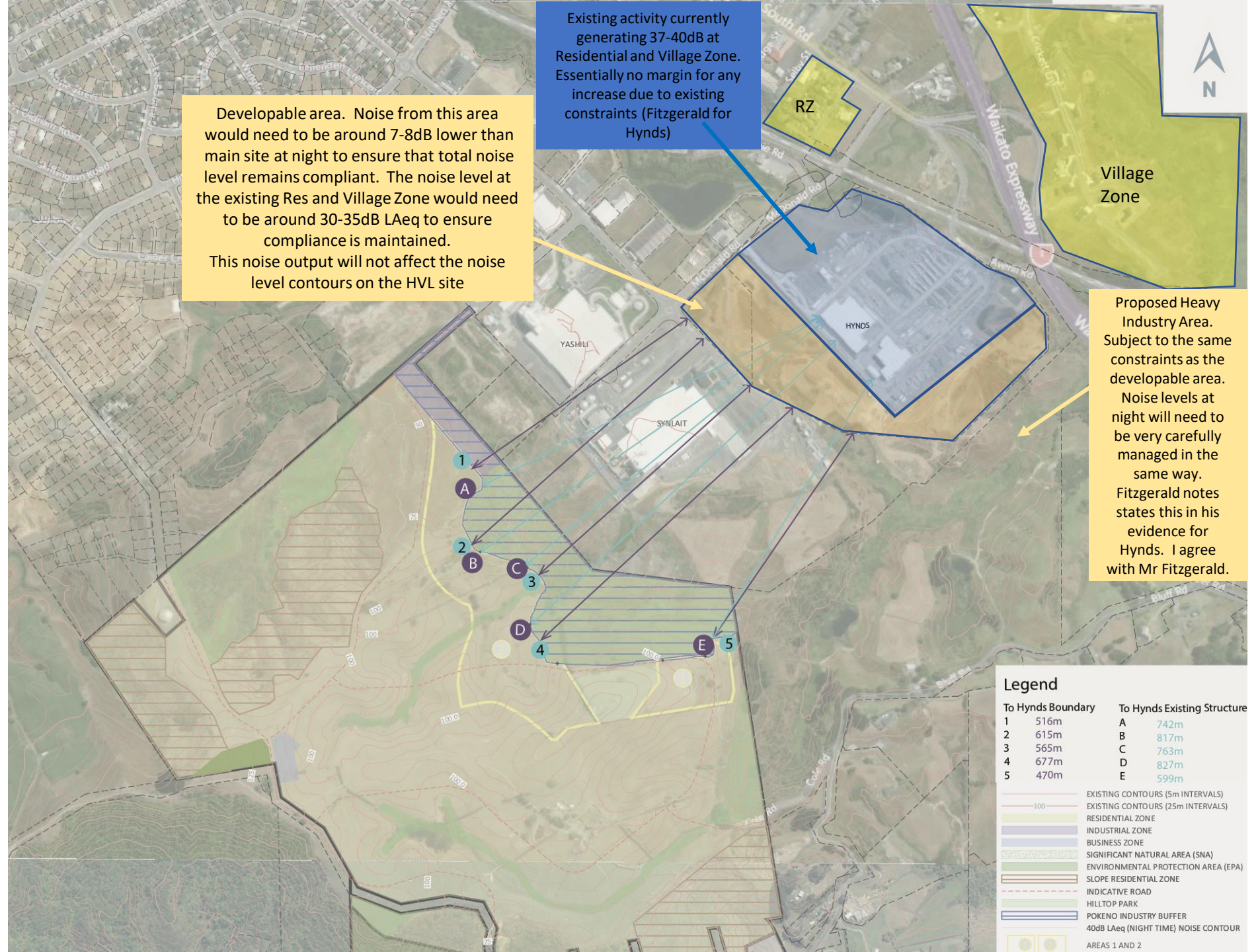
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DRAWING NUMBER: 2020-08-SK10-2 REV: 1

Diagram prepared
by Jon Styles for
hearing
presentation.

Marked up zones
and site boundaries
are approximate

1 July 2021



Havelock Village Ltd amendments to Chapter 16 Residential Zone, Chapter 23 Rural Lifestyle Zone and Consequential Amendments

30 June 2021

HVL amendments dated 17 February in [blue track changes](#).

HVL amendments dated 3 May responding to Evidence and Section 42A Report in [green track changes](#).

Yashili boundary amended rules dated 12 May (Tollemache / Jones) in [orange track changes](#)

Response to Mr Mead's Reply dated 12 May in [purple track changes](#)

Amendments 15 June in [dark blue track changes](#)

Amendments 27 June in [blue highlight track changes](#)

Other amendments ([red track changes](#)) are recommendations from s42A reports for Topics 10 and 12.

Amendments to Chapter 16 Residential Zone

16.3.9.2 Building setback – Sensitive land use

P1	(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of: (i) 5m from the designated boundary of the railway corridor; (ii) 15m from the boundary of a national route or regional arterial; (iii) 25m from the designated boundary of the Waikato Expressway; (iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; and (v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and . (vi) <u>300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaruawahia.</u>
<u>P2</u>	(a) <u>Any new building or alteration to an existing building for a Sensitive land use must be located outside the Pokeno Industry Buffer illustrated on the planning maps.</u>
D1	Any building for a sensitive land use that does not comply with Rule 16.3.9.2. P1 or <u>P2</u> .
<u>NC1</u>	<u>Any building for a Sensitive land use that does not comply with Rule 16.3.9.2. P2.</u>

16.3.9.3 Building Design – Sensitive land use – Havelock Precinct Plan Area

<p><u>P1</u></p>	<p>(b) <u>Any new building or alteration to an existing building for a sensitive land use located outside the Pokeno Industrial Buffer but within the 40 dB LAeq noise contour illustrated on the planning maps must:</u></p> <p><u>(i) be designed and constructed so that internal noise levels do not exceed 25 dB LAeq in all habitable rooms;</u></p> <p><u>(ii) where compliance with clause (a)(i) above requires all external doors of the building and all windows of these rooms to be closed, the design and construction as a minimum must:</u></p> <ul style="list-style-type: none"> • <u>Be 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. Mechanical cooling must be available for all habitable rooms provided that at least one mechanical cooling system shall service every level of a dwelling that contains a habitable room; or</u> • <u>Provide a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</u> <ul style="list-style-type: none"> - <u>6 air changes per hour for rooms less than 30% of the façade area glazed;</u> - <u>15 air changes per hour for rooms with greater than 30% of the façade area glazed;</u> - <u>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.</u> • <u>Shall be provided with relief for equivalent volumes of spill air.</u> • <u>Where mechanical ventilation and / or cooling systems are installed, they must be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system.</u> <p><u>(iii) be certified by a suitably qualified and experienced person as meeting that standard prior to its construction; and</u></p> <p><u>(b) Compliance with (a) shall be confirmed as part of any building consent application.</u></p>
<p><u>D1</u></p>	<p><u>Any building or alteration to an existing building for a sensitive land use that does not comply with Rule 16.3.9.3. P1</u></p>

16.3.3.5 Height – Buildings or structures adjoining Hilltop parks – Havelock Precinct Plan Area

<u>P1</u>	<u>The maximum height of a building or structure must not exceed 5m above ground level where it is located within 50m (horizontal distance) of the boundary of the Hilltop parks identified on the Havelock Precinct Plan.</u>
<u>D1</u>	<u>A building or structure that does not comply with Rule 16.3.3.5 P1.</u>

16.3.9.5 Setback and Buildings – Hilltop parks – Havelock Precinct Plan Area

<u>P1</u>	<u>A building must be set back a minimum of 9m from the boundary of the Hilltop parks identified on the Havelock Precinct Plan.</u>
<u>D1</u>	<u>A building that does not comply with Rule 16.3.9.5 P1.</u>
<u>NC</u>	<u>A residential activity within the Hilltop parks identified on the Havelock Precinct Plan.</u>

16.4 Subdivision

(1) Rule 16.4.1 provides for subdivision ~~density and apply across~~ within the Residential Zone, subject to compliance with the following:

- (a) Rule 16.4.7 Subdivision – Title boundaries – contaminated land, notable trees, intensive farming and aggregate extraction areas;
- (b) Rule 16.4.8 Title boundaries – Significant Natural Areas;
- (c) Rule 16.4.9 Title boundaries – Maaori sites and Maaori areas of Significance;
- (d) Rule 16.4.10 Subdivision of land containing heritage items;
- (e) Rule 16.4.11 Subdivision – Road Frontage;
- (f) Rule 16.4.12 Subdivision – Building Platform;
- (g) Rule 16.4.3 Subdivision creating reserves;
- (h) Rule 16.4.14 Subdivision of esplanade reserves and esplanade strips;
- (i) Rule 16.4.15 Subdivision of land containing mapped off-road walkways; and
- (j) Rule 16.4.16 Subdivision of land containing an Environmental Protection Area.

(2) Rule 16.4.1 Subdivision – General does not apply where the following specific areas and/or activities rules apply:~~The following rules apply to specific areas and/or activities:~~

- (a) Rule 16.4.2 - Subdivision - Te Kauwhata Ecological Residential Area;
- (b) Rule 16.4.3 - Subdivision - Te Kauwhata West Residential Area); and
- (c) Rule 16.4.4 (Subdivision – Multi-Unit development);
- (d) Rule 16.4.5 Subdivision – Boundary adjustments; and
- (e) Rule 16.4.6 Subdivision – Amendments and updates to cross lease flats plans and conversion to freehold.

[\(f\) Rule 16.4.17 – Subdivision – Havelock Slope Residential Area](#)

(3) The following rules apply to specific areas and/or activities:

- (a) Rule 16.4.2 Subdivision – Te Kauwhata Ecological Residential Area (refer to Rule 16.4(4)):
- (b) Rule 16.4.3 Subdivision – Te Kauwhata West Residential Area (refer to Rule 16.4(4)):
- (c) Rule 16.4.4 Subdivision – Multi-unit development;
- (d) Rule 16.4.5 Subdivision – Boundary adjustments;
- (e) Rule 16.4.6 Subdivision – Amendments and updates to cross lease flats plans and conversion to freehold;
- (f) Rule 16.4.7 Subdivision – Title boundaries natural hazard area, contaminated land, Significant Amenity Landscape, notable trees, intensive farming and aggregate extraction areas;
- (g) Rule 16.4.8 Title boundaries - Significant Natura Areas, heritage items, archaeological sites, sites of significance to Maaori;
- (h) Rule 16.4.9 Title boundaries – Maaori sites and Maaori areas of significance;
- (i) Rule 16.4.10 Subdivision of land containing heritage items;
- (j) Rule 16.4.13 – Subdivision reserves;
- (k) Rule 16.4.14 – Subdivision esplanade reserves and esplanade strips;
- (l) Rule 16.4.15 – Subdivision of land containing mapped off-road walkways; and
- (m) Rule 16.4.16 – Subdivision of land containing Environmental Protection Area
- (n) [Rule 16.4.17– Subdivision – Havelock Slope Residential Area](#)
- (o) [Rule 16.4.18 – Subdivision Havelock Precinct Plan area](#)

(4) Rule 16.4.4 Subdivision – Multi-unit development does not apply in the following areas:

- (a) Rule 16.4.2 – Subdivision – Te Kauwhata Ecological Area; and
- (b) Rule 16.4.3 – Subdivision – Te Kauwhata West Residential Area.
- (c) [Rule 16.4.17 – Subdivision – Havelock Slope Residential Area](#)

16.4.12 Subdivision - Building platform

RD1	<p>(a) Every proposed lot, other than one designed specifically for access, <u>or is a</u> utility allotment must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within either of the following dimensions:</p> <p>(i) a circle with a diameter of at least 18m exclusive of yards; or</p>
-----	--

	<p>(ii) a rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards.</p> <p>(b) Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Subdivision layout; (ii) Shape of allotments; (iii) Ability of allotments to accommodate a practical building platform; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Geotechnical suitability for building; and (vii) Ponding areas and primary overland flow paths.
<u>RD 2</u>	<p>(a) <u>Every proposed lot, other than one designed specifically for access, or is a utility allotment must be capable of containing a building platform complying with Rule 16.4.12 RD1 located outside the Pokeno Industry Buffer illustrated on the planning maps.</u></p> <p>(b) <u>The Council discretion shall be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <u>(i) The discretions of Rule 16.4.12 RD1</u>
D1	Subdivision that does not comply with Rule 16.4.12 RD1.
<u>NC1</u>	<u>Subdivision that does not comply with Rule 16.4.12 RD2.</u>

16.4.17 Subdivision of land in the Havelock Slope Residential Area

<u>RD1</u>	<p>(a) <u>Proposed lots, except where the proposed lot is an access allotment, utility allotment or reserve to vest, within the Havelock Slope Residential Area must comply with all of the following conditions:</u></p> <ul style="list-style-type: none"> <u>(i) Be a minimum net site area of 2500m²;</u> <u>(ii) Be connected to public-reticulated water supply and wastewater;</u> <p>(b) <u>Council's discretion shall be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <u>(i) Ability of lots to accommodate a practical building platform, including geotechnical stability for building;</u> <u>(ii) Likely location of future buildings and their potential effects on the environment;</u> <u>(iii) Avoidance or mitigation of natural hazards;</u> <u>(iv) Amenity values and streetscape landscaping;</u> <u>(v) Landscaping of steeper slopes to manage erosion and stability;</u> <u>(vi) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Design Guidelines);</u> <u>(vii) Vehicle and pedestrian networks;</u>
------------	--

	(viii) <u>Consistency with the Havelock Precinct Plan; and</u> (ix) <u>Provision of infrastructure, including water supply for firefighting purposes.</u>
<u>D1</u>	<u>Subdivision that does not comply with 16.4.17 RD1</u>

16.4.18 Subdivision: Havelock Precinct Plan Area

<u>RD1</u>	<p>(a) <u>All subdivision within the Havelock Precinct Plan area (Appendix XX), must comply with all of the following conditions:</u></p> <p>(i) <u>The first subdivision to create residential lots must include the indicative road connections as a road to vest, from Hitchen Road and Yashili Drive.</u></p> <p>(ii) <u>The proposal must include the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</u></p> <p>(iii) <u>The proposal must include the provision of the Hilltop Parks and the creation of the Pokeno Industry Buffer / Environmental Protection area (as identified on the planning maps).</u></p> <p>(iv) <u>Either prior to or concurrent with subdivision in Lot 2 DP199997, an acoustic barrier (being a bund, building (including its roof) or structure, or any combination thereof) must be constructed within the Havelock Precinct Plan's General Industry Zone to mitigate potential noise from the adjoining Light Industry Zone (Lots 3 and 4 DP 492007) to achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the Havelock Precinct Residential Zone. The specification of the acoustic barrier must be at a height of no less than that illustrated on figure 16.4.18A 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 Precinct Plan and 5m front yard setback – Rule 20.3.4.1). The application shall be accompanied by an acoustic design report to ensure that the acoustic barrier will meet the requirements listed in this rule and that it will perform as an effective acoustic barrier. The design and effectiveness of the acoustic barrier shall be based on the requirement to reduce the extent of the unmitigated 45 dB L_{Aeq} noise contour illustrated on figure 16.4.18B below. The Pokeno Industry Buffer illustrated on Lot 2 DP199997 is based on compliance with and implementation of this rule.</u></p>
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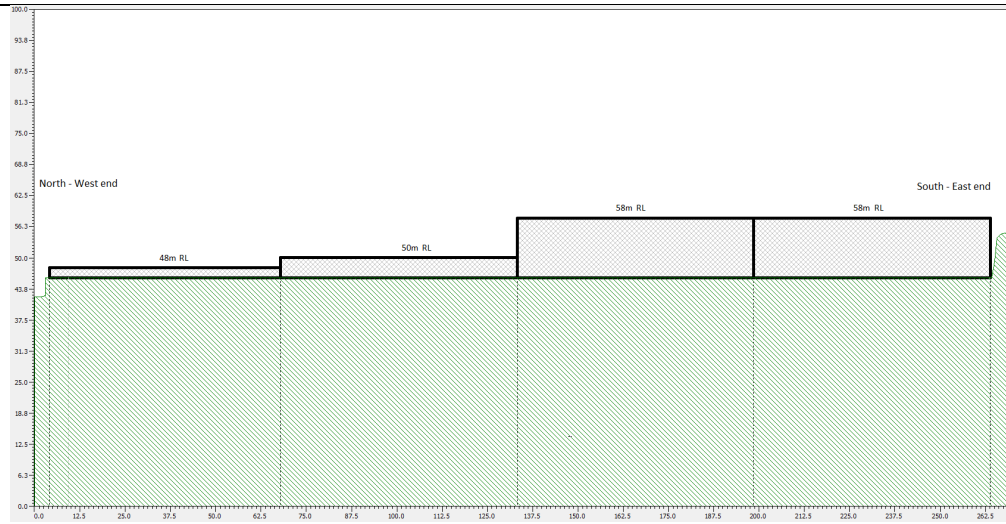


Figure 16.4.18A

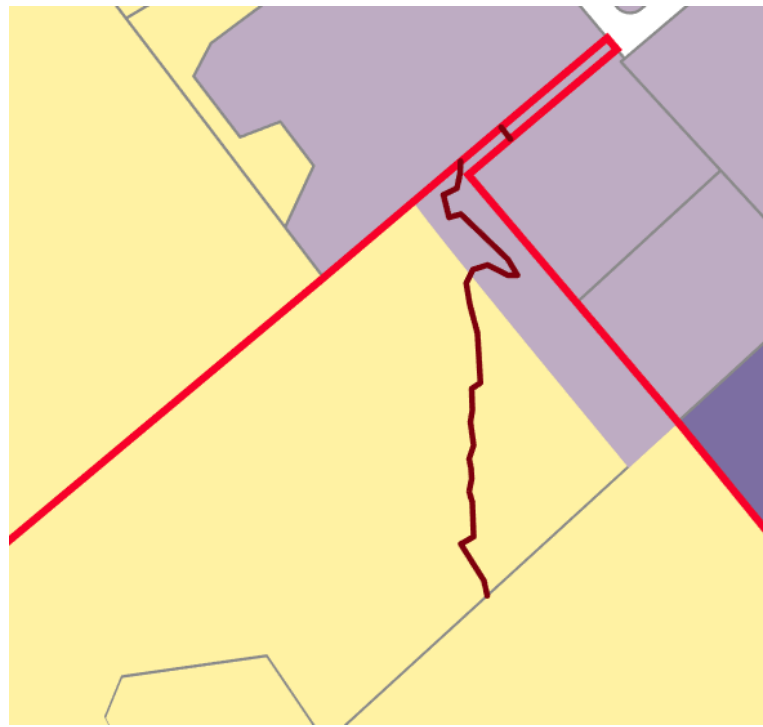


Figure 16.4.18B

(b) Council's discretion is restricted to the following matters:

- (i) Consistency with the Havelock Precinct Plan;
- (ii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Design Guidelines);
- (iii) Design and construction of the indicative roads and pedestrian networks;
- (iv) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct Plan's General Industry Zone.

	<p>(v) <u>The design of, and potential effects on the safe and efficient operation of the intersection of the Havelock Precinct Plan's Collector Road and Yashili Drive, including the design to accommodate safe vehicle access and egress for activities in the adjacent General Industrial Zone.</u></p> <p>(vi) <u>Design of the Hilltop Parks and adjoining park edge roads. Road design and alignments should avoid where possible and otherwise minimise visual and physical disturbance or mitigate through plantings within the Environmental Protection Area, of the upper flanks of Transmission and Potters Hills identified within the hilltop parks and the Environmental Protection Area.</u></p> <p>(vii) <u>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.</u></p> <p>(viii) <u>The design of, and potential effects on, the safe and efficient operation of the intersections of:</u></p> <ol style="list-style-type: none"> <u>Yashili Drive and Gateway Park Drive;</u> <u>Gateway Park Drive and Hitchen Road; and</u> <u>Gateway Park Drive and McDonald Road.</u> <p>(ix) <u>Potential effects on the safe and efficient operation of the McDonald Road railway crossing.</u></p> <p>(x) <u>Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities.</u></p> <p>(xi) <u>Provision within the Precinct design for future public transport.</u></p> <p>(xii) <u>Ownership and ongoing management of the Environmental Protection Area</u> <u>Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area. Legal mechanisms to retain in perpetuity Environmental Protection Areas and prevent further subdivision of them (such as appropriate covenants, consent notice or vesting in Council).</u></p> <p>(xiii) <u>Design of earthworks (contours and aspect), lot orientation and landscape treatment between the 40 dba noise contour and the Pokeno Industry Buffer on the planning maps to minimise possible reverse sensitivity effects on nearby Heavy Industrial Zoned activities. Landscape design, plant selection and implementation of plantings (including planting with initial stages of subdivision) within the Pokeno Industry Buffer / Environmental Protection Area to screen or</u></p>
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	<p><u>otherwise minimise views from future dwellings between the 40 dba noise contour and the Pokeno Industry Buffer to the Heavy Industry Zone.</u></p> <p>(xiv) <u>The provision of cultural impact or cultural values assessments and the manner which subdivision respond to those assessments in respect to the design of subdivisions, the hilltop parks and enhancements achieved within the Environmental Protection Area and Significant Natural Areas.</u></p>
<u>D1</u>	<u>Subdivision that does not comply with Rule 16.4.18(a)(i) – (iii) RD1.</u>
<u>NC1</u>	<u>Subdivision that does not comply with Rule 16.4.18(a)(iv) RD1.</u>

Consequential amendment to Rules 20.2.2.1A.P2.(b) and Rule 21.2.2.1A P2.(b) from the Council Section 42A Report Reply Version from Hearing 7:

(b) Noise measured within any site in any zone, other than the General Industrial and Heavy Industrial Zone, that does not exceed the permitted noise limits for that zone. For sites adjoining the Havelock Precinct (Appendix XX), the noise rating level from any activity must not exceed:

- i. 55dB L_{Aeq} from 7am to 10pm every day, 45 dB L_{Aeq} from 10pm to 7am the following day and 75 dB L_{AFmax} from 10pm to 7am the following day measured from any site outside of the Pokeno Industry Buffer illustrated on the planning maps (compliance with the noise standard must not be measured from the Residential Zone boundary for this Precinct).
- ii. Until the acoustic barrier has been constructed and made acoustically effective in accordance with Rule 16.4.18 RD1 (a)(iv), the noise rating level from activities on Lots 3 and 4 DP 492007 must not exceed 55dB L_{Aeq} from 7am to 10pm every day, 45 dB L_{Aeq} from 10pm to 7am the following day and 75 dB L_{AFmax} from 10pm to 7am the following day measured from the unmitigated 45 dB L_{Aeq} noise contour illustrated on figure 16.4.18B. When Rule 16.4.18 RD1 (a)(iv) has been satisfied, clause (b)(i) above applies.

Insert new Policy in Chapter 4 as follows:

Policy 4.1.11 Policy - Pokeno

(iv) Subdivision and development shall minimise the potential for reverse sensitivity effects to arise on the Havelock Precinct's eastern boundary with Heavy and Industrial zoned land through a combination of physical separation, orientation, landscape treatment and building design.

Amendments to Chapter 23 Rural Lifestyle Zone

23.4 Subdivision rules

~~(I) Rule 23.4.1 lists Prohibited Subdivision in the Country Living Zone.~~

(I) Rule 23.4.2 provides for General Subdivision in the ~~Country Living~~ Rural Lifestyle Zone and is subject to the following specific rules:

- (i) Rule 23.4.3 - Subdivision within identified areas
- (ii) Rule 23.4.4 - Title Boundaries – contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities and aggregate extraction areas
- (iii) Rule 23.4.5 - Site boundaries – Significant Natural Areas, heritage items, archaeological sites, sites of significance to Maaori
- (iv) Rule 23.4.6 - Subdivision of land containing heritage items
- (v) Rule 23.4.6B- Subdivision of land within the National Grid Corridor
- (vi) ¹Rule 23.4.7 - Subdivision - Road frontage
- (vii) Rule 23.4.8 - Subdivision Building platform
- (viii) Rule 23.4.9 – Subdivision for a Reserve
- (ix) Rule 23.4.10 - Subdivision of land containing mapped off-road walkways
- (x) Rule 23.4.11 - Subdivision of land containing all or part of an Environmental Protection Area
- (xi) Rule 23.4.12 - Esplanade reserves and esplanade strips

In the Havelock Rural Lifestyle Precinct Plan area, subdivision is subject to Rule 23.4.2A (as a replacement to the General Subdivision standards in 23.4.12) and is subject to the specific rules in 23.4.3 to 23.4.12 (as identified above), with the exception that Rule 23.4.8 – Building Platform has a specific standard for the Havelock Rural Lifestyle Precinct Plan (RD2).

23.4.2A Subdivision: Havelock Rural Lifestyle Precinct Plan

RD1	<p><u>(a) Subdivision within the Havelock Rural Lifestyle Precinct Plan area (Appendix XX) must comply with all of the following conditions:</u></p> <p><u>(i) The number of lots, whether in a single or several applications, must not exceed a total of 55 and must not exceed the maximum number identified in each cluster (Appendix XX).</u></p>
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	<p>(ii) <u>All proposed lots must have a net site area of at least 2500m² (which may include land within the Environmental Protection Area) and the building platform located entirely within the cluster (Appendix XX).</u></p> <p>(iii) <u>The proposal must include the indicative road as a road to vest, provided that this can be constructed and vested in stages to provide the connection to Bluff Road.</u></p> <p>(iv) <u>The proposal must offer the provision of the walkway (complying with Rule 23.4.10), provided that this can be constructed in stages.</u></p> <p>(v) <u>The proposal must include a 5m planted landscape yard adjoining any road or indicative road.</u></p> <p>(b) <u>Council's discretion is restricted to the following matters:</u></p> <p>(xv) <u>Consistency with the Precinct Plan</u></p> <p>(xvi) <u>Adverse effects on amenity values;</u></p> <p>(xvii) <u>The provision of infrastructure, including water supply for firefighting where practicable;</u></p> <p>(xviii) <u>Standard of design and construction of the walkway;</u></p> <p>(xix) <u>Standard of design and construction of the indicative road;</u></p> <p>(xx) <u>Measures proposed for planting and management. Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area.</u></p> <p>(xxi) <u>Provision of planting and management plans to mitigate and offset the landscape and ecological effects of earthworks and vegetation removal associated with road construction.</u></p> <p>(xxii) <u>Legal mechanisms to retain in perpetuity Environmental Protection Areas and prevent further subdivision of them (such as appropriate covenants, consent notice or vesting in Council)</u></p>
<u>D1</u>	<u>Subdivision that does not comply with Rule 23.4.2A(a)(iv) and (v) RD1.</u>
<u>NC1</u>	<u>Subdivision that does not comply with Rule 23.4.2A(a)(i) to (iii) RD1.</u>

23.4.8 Subdivision - Building platform

RD1	<p>(a) Subdivision, other than an access allotment or utility allotment, must provide a building platform on every the proposed lot that: <u>The building platform must meet all of the following conditions:</u></p> <p>(i) has an area of 1000m² exclusive of boundary setbacks;</p>
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	<ul style="list-style-type: none"> (ii) has an average gradient no steeper than 1:8; (iii) has vehicular access in accordance with Rule 14.12.1 P1; (iv) is certified by a geotechnical engineer as geotechnically stable; <u>and suitable for a building platform;</u> (v) is not subject to inundation in a 2% AEP storm or flood event; (vi) a dwelling could be built on as a permitted activity in accordance with Rule 23.3. <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Earthworks and fill material required for building platform and access; (ii) Geotechnical suitability for a building; (iii) Avoidance or mitigation of natural hazards; (iv) Effects on landscape and amenity; (v) Measures to avoid storm or flood events.
RD2	<p>(a) <u>Subdivision in the Havelock Rural Lifestyle Precinct Plan area, other than an access allotment or utility allotment, must provide a building platform on every proposed lot. The building platform must meet all of the following conditions:</u></p> <ul style="list-style-type: none"> (i) <u>has an area of 500m² exclusive of boundary setbacks;</u> (ii) <u>has an average gradient no steeper than 1:8;</u> (iii) <u>has vehicular access in accordance with Rule 14.12.1 P1;</u> (iv) <u>is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform;</u> (v) <u>is not subject to inundation in a 2% AEP storm or flood event;</u> (vi) <u>a dwelling could be built on as a permitted activity in accordance with Rule 23.3.</u> <p>(b) <u>Council's discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (i) <u>Earthworks and fill material required for building platform and access;</u> (ii) <u>Geotechnical suitability for a building;</u> (iii) <u>Avoidance or mitigation of natural hazards;</u> (iv) <u>Effects on landscape and amenity;</u> (v) <u>Measures to avoid storm or flood events.</u>
D1	Subdivision that does not comply with Rule 23.4.8 RD1 <u>and RD2.</u>



HAVELOCK

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