Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

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

IN THE MATTER OF   hearing submissions and further submissions on the Proposed Waikato District Plan (Stage 1):
Topic 25 – Zone Extents

SUPPLEMENTARY REBUTTAL EVIDENCE OF ROBERT JAMES PRYOR ON BEHALF OF HAVELOCK VILLAGE LIMITED

(Landscape and Visual)

8 June 2021

BUDDLE FINDLAY

Barristers and Solicitors
Auckland
Solicitor Acting: **Vanessa Evitt / Mathew Gribben**
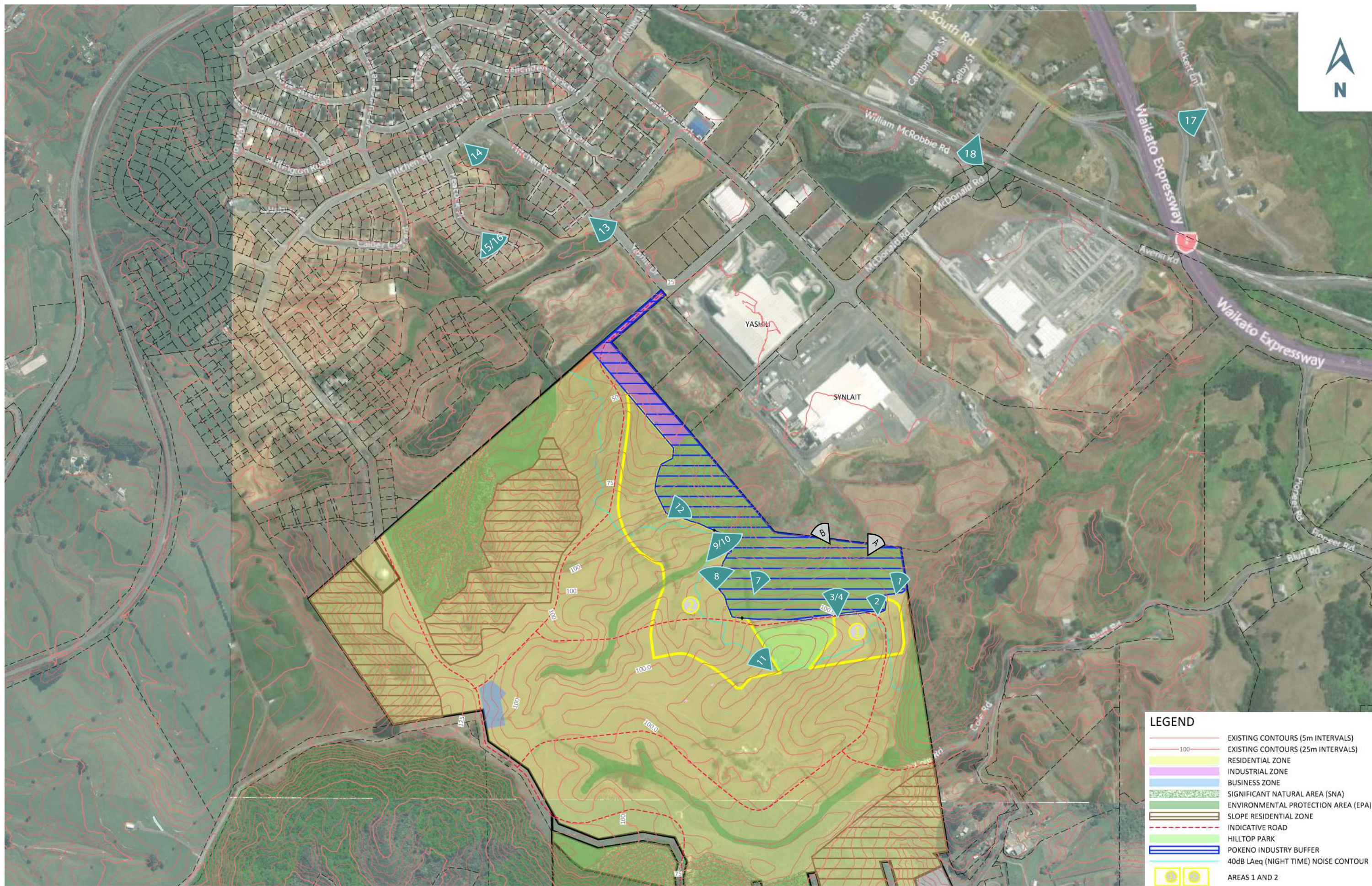Email: vanessa.evitt@buddlefindlay.com / mathew.gribben@buddlefindlay.com
Tel 64-9-358 2555 PO Box 1433 DX CP24024 Auckland 1140

1.1   This supplementary statement relates to photographs A and B provided in the graphic supplement to the rebuttal evidence , dated 4 May 2021, filed by Rachel de Lambert for Hynds Pipe Systems Ltd, the Hynds Foundation ('**Hynds**'), and Pokeno Village Holdings Limited ('**PVHL'**).

1.2   I confirm that I have the qualifications and expertise previously set out in paragraphs 2.1 – 2.6 of my primary evidence dated 17 February 2021. I repeat the confirmation given in my primary evidence that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014 and that my evidence has been prepared in accordance with that Code.

1.3   I was unable to visit the Havelock site and take photographs to respond to that evidence at the time due to undergoing ongoing chemotherapy treatment.

1.4   As signalled in the summary planning statement of Mr Tollemache for Havelock, it appears from Ms de Lambert's photographs A and B that she has misunderstood the location and spatial extent of the proposed Pokeno Industry Buffer Area as between the existing industrial activities and the proposed Havelock residential lots.

1.5   To rectify this misunderstanding, HVL has arranged for the Pokeno Industry Buffer Area (demarcated by the 45dba noise contour line) to be surveyed and pegged out by a professional surveyor and I have subsequently visited the site to take the **attached** series of photographs. These photographs more accurately represent the proposed separation distances and outlook between the proposed activities.   Photographs 1-4 also illustrate the potential outlook from the residential land in Area 1. An approx. 3m height has been illustrated adjoining the fenceline to indicate potential screening in the vicinity with the proposed Environmental Protection Area ('**EPA**') planting in place. Given that the majority of the land in the foreground is within the EPA, planting between here and the fenceline will significantly screen the industrial area to a far greater extent than shown by the photographs taken by Ms de Lambert on the property boundary.

1.6   For comparison purposes I have also included photographs of existing residential houses in Flannery Road, Te Ara Aukati Road, Peacock Place and Walter Rodgers Road that currently overlook the industrial area in Pokeno.

Robert James Pryor

8 June 2021

LEGEND

	EXISTING CONTOURS (5m INTERVALS)
—100—	EXISTING CONTOURS (25m INTERVALS)
	RESIDENTIAL ZONE
	INDUSTRIAL ZONE
	BUSINESS ZONE
	SIGNIFICANT NATURAL AREA (SNA)
	ENVIRONMENTAL PROTECTION AREA (EPA)
	SLOPE RESIDENTIAL ZONE
– – –	INDICATIVE ROAD
	HILLTOP PARK
	POKENO INDUSTRY BUFFER
	40dB LAeq (NIGHT TIME) NOISE CONTOUR
	AREAS 1 AND 2

YASHILI

SYNLAIT

DRAWN: AJH	DATE: 04.2021
CHECKED:	DATE:
APPROVED:	DATE:

1	FOR INFORMATION	AJH	04.06.21
REV	REVISION DETAILS	BY	DATE

CIVILPLAN
CONSULTANTS

Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
HAVELOCK VILLAGE
POKENO

SHEET TITLE:
LOCATION OF SITE PHOTOS

ISSUE STATUS:
INFORMATION

SCALE: (A1/A3)
1:3750 / 1:7500

SCALE BAR
N.T.S.

DRAWING NUMBER:
2020-08-SK09-1   REV: 1

— 3m

— 1m

LA4   Havelock Village - **Photo 1** : Area 1 EPA Buffer

LA4 Havelock Village - **Photo 2** : Area 1 EPA Buffer

3m
1m

LA4 Havelock Village - **Photo 3** : Area 1 EPA Buffer

LA4   Havelock Village - **Photo 4** : Area 1 EPA Buffer

LA4   Havelock Village - **Photo 7** : EPA and Hilltop Park

LA4 Havelock Village - **Photo 8** : Area 2 EPA Buffer

LA4 Havelock Village - **Photo 9** : Area 2

LA4 Havelock Village - **Photo 10** : EPA Buffer and Hilltop Park

LA4   Havelock Village - **Photo** 12 : Area 2 EPA Buffer

LA4   Havelock Village - Photo 13 : Flannery Road Residential

LA4   Havelock Village - Photo 14 : Flannery Road Park

![LA4 logo]

LA4 Havelock Village - Photo 15 : Peacock Place Residential

LA4   Havelock Village - Photo 16 : Peacock Place Residential

LA4

Havelock Village - Photo 17 : Te Ara Aukati Terrace Residential

LA4   Havelock Village - **Photo** 18 : Walter Rodgers Road Residential

PHOTOGRAPH A

Panorama from the lower buffer area to the north-west of Buffer Area 1 overlooking the Heavy Industrial zoned land – Hynds and Synlait The brighter green paddock in the close middle ground of the view is Industrial zoned land proposed for the Synlait stage 2 development.

PHOTOGRAPH B

Panorama looking north-west from the buffer toward Buffer Area 2, showing the direct, elevated relationship between this land and the Industrial zoned land as well as the nature of direct overlooking particularly down onto Synlait.