

**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**

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**HEARING SUMMARY  
SHANE GARETH LANDER ON BEHALF OF HAVELOCK VILLAGE LIMITED**

**12 May 2021**

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**BUDDLE FINDLAY**

Barristers and Solicitors  
Auckland

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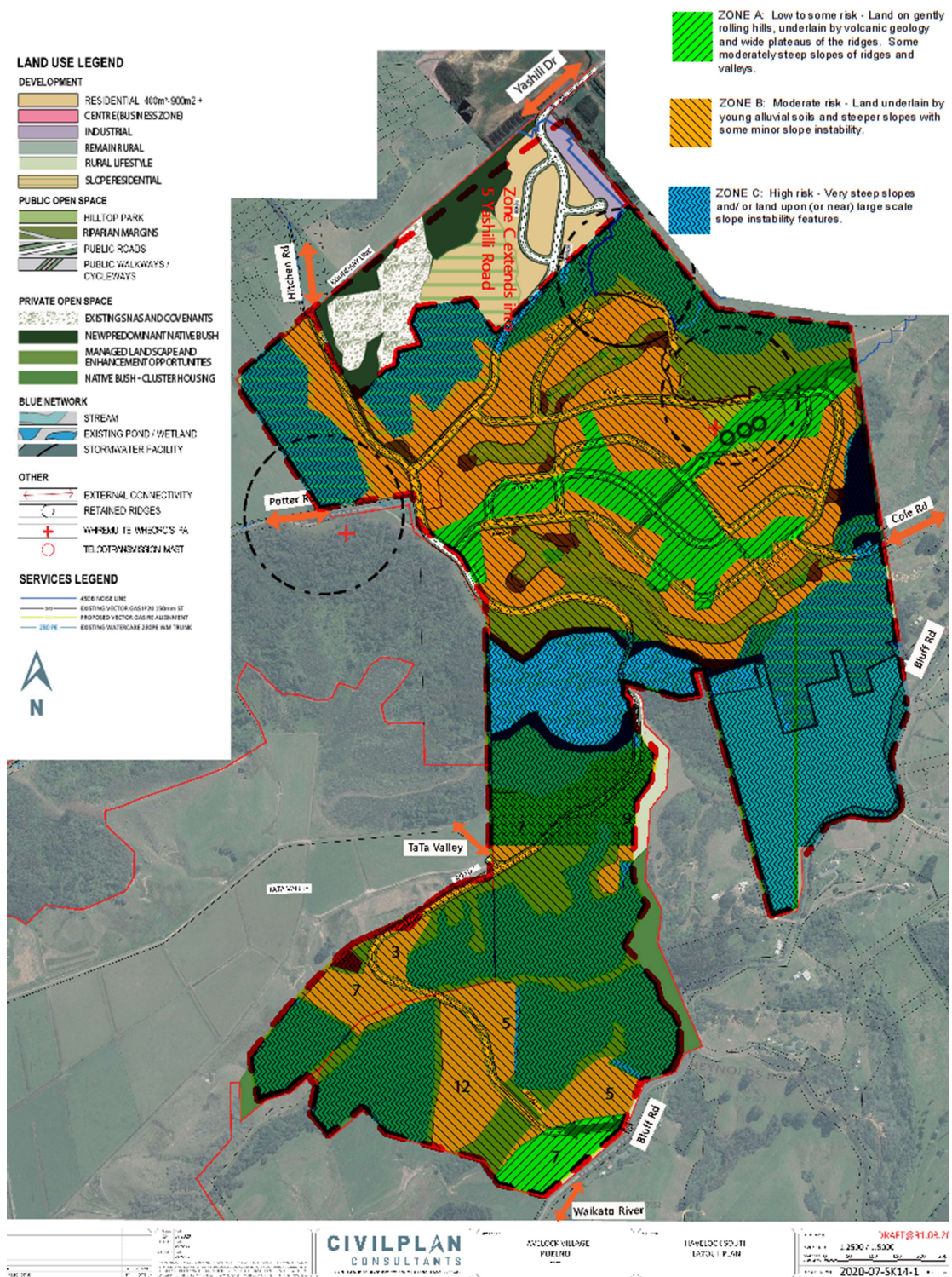
## 1. SUMMARY OF EVIDENCE

- 1.1 My full name is Shane Gareth Lander. I am the owner and Principal Geotechnical Engineer at Lander Geotechnical Consultants Limited.
- 1.2 I am providing Geotechnical and Geological evidence in relation to proposed rezoning sought by Havelock Village Ltd ("**HVL**")<sup>1</sup> of land at 5 Yashili Drive, 88 Bluff Road, 242 (in part) and 278 Bluff Road, Pokeno (the "**Site**").
- 1.3 I have prepared an initial geotechnical overview to inform precinct design and planning processes and highlighted potential geotechnical constraints. In due course earthworks and construction plans to treat any areas requiring ground stability remediation will be developed for resource consent applications.
- 1.4 Once the ground model is proven commensurate with a development scheme, engineering solution concepts can be established. A range of geotechnical solutions (dependant on ground proving results) to treat perceived slope stability constraints are illustrated in my evidence **below**.
- 1.5 In summary, the site comprises topography and ground conditions that is steep in places and shows evidence of slope instability (refer Inset A **below**), and maybe prone to settlement and/or liquefaction related issues in other places such as the low-lying areas and inverts of watercourses. Notwithstanding these constraints, I consider that the geotechnical characteristics of the Site are similar to others study areas nearby, such as the recently approved rezoning at the neighbouring Graham Block<sup>2</sup> (to the north–west, part of the overall Hitchen Road area under development by Dines Fulton Hogan Joint Venture).
- 1.6 In addition to the Graham Block there has been significant land modifications and development to the north and east of the Site over the past few years within the Pokeno township. This indicates to me that it is practical to develop the Site and address the relevant geotechnical risks at the time of Resource Consent. As with those sites, provided prevailing or perceived geotechnical issues are addressed during detailed site investigations for Resource Consent the Site is suitable for re-zoning to Residential use generally in accordance with the Havelock zone plans and provisions.

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<sup>1</sup> Submitter 862 and further submitter 1291.

<sup>2</sup> Plan Change 24 to the Operative District Plan.



Inset A: Geotechnical slope stability constraints map (extracted from Figure 5 of evidence).

**Shane Lander**

12 May 2021