

**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

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**EVIDENCE OF LEO DONALD HILLS  
ON BEHALF OF HAVELOCK VILLAGE LIMITED [Submitter 105]  
FOR SUBSTANTIVE HEARING**

**TRANSPORTATION ENGINEERING**

**4 July 2023**

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**BUDDLE FINDLAY**

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## 1. INTRODUCTION

- 1.1 My full name is Leo Donald Hills. I am a Chartered Member of Engineering New Zealand.
- 1.2 I am providing Transport evidence in relation to the submission and further submissions by Havelock Village Limited (**HVL**).
- 1.3 I hold a Bachelor of Engineering with Honours (1996) and a Masters of Civil Engineering (2000), both from the University of Auckland.
- 1.4 I have over 25 years' experience as a specialist traffic and transportation engineer. During that time, I have been engaged by local authorities and private companies/individuals to advise on traffic and transportation development issues covering safety, management and planning matters of many kinds.
- 1.5 My previous involvement in the Site<sup>1</sup> includes:
- (a) Managing and reviewing the original Integrated Transportation Assessment for the Site (9 October 2018); and
  - (b) Providing expert witness evidence (dated 17 February 2021) regarding Transportation to support the development and proposed rezoning sought by HVL as part of the hearings on the Proposed Waikato District Plan (**PWDP**).

### Expert Witness Code of Conduct

- 1.6 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Consolidated Practice Note (2023) and I agree to comply with it. I can confirm that the issues addressed in this statement are within my area of expertise and that in preparing my evidence I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

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<sup>1</sup> Site means the land at 5 Yashili Drive, 88 Bluff Road, 242 (in part) and 278 Bluff Road, Pokeno.

## **2. VARIATION 3 ASSESSMENT**

- 2.1 As previously noted, I prepared evidence for the PWDP Topic 25 hearings (Pokeno).<sup>2</sup> My evidence was based on a yield of 600 lots/houses (inclusive of 55 lots in the Rural Lifestyle Zone) for the Site. I also reviewed a traffic report, by another consultancy, for the original Havelock submission to the PWDP which was based on a yield of 1,000 lots/houses for the Havelock Site.
- 2.2 I have been asked to review my previous evidence to assess whether my conclusions and recommendations would change based on the estimate of lots in the evidence of Mr Pitkethley in relation to Variation 3 to the PWDP.<sup>3</sup>
- 2.3 In his evidence, Mr Pitkethley estimates that applying HVL's proposal that implements the Waikato District Councils MDRZ2 on the Site will practically yield approximately 500 lots,<sup>4</sup> which is less than I previously assessed.
- 2.4 Based on Mr Pitkethley's estimate of approximately 500 lots, I consider that there is no change to the conclusions and recommendations I made in my previous evidence and the transportation discretions that apply to the Havelock Precinct standards in the PWDP.

### **Leo Hills**

4 July 2023

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<sup>2</sup> Statement of Evidence of Leo Donald Hills, dated 17 February 2021.

<sup>3</sup> Statement of evidence of Ryan Pitkethley, dated 4 July 2023.

<sup>4</sup>As above, paragraph 5.5.