

Rule 4.7 Major Facilities Zone

Rule Statement

This zone provides for the continued development and operation of major facilities in the City. It seeks to accommodate the special nature of the built environment of such facilities in which people need appropriate places to undertake the facility's core activities yet be able to meet their other needs. The major facilities are the University of Waikato's Hillcrest Campus, Waikato Polytechnic's Avalon Drive Campus, Health Waikato's Base Hospital Complex, the Claudelands Events Centre, the Te Rapa Racecourse, Waikato Stadium and Seddon Park. (refer Appendix 4.7-1).

These facilities are major focal points for the community and play a substantial role in promoting the wellbeing of people from Hamilton City, the Waikato Region and nationally.

The rule recognises the scale of the sites and buildings, the multiplicity of activities and the opportunity to enable their effects to be managed in an integrated manner by the respective institutions. The rule addresses the potential impact of these major facilities on the wider community and controls their development at the interface with adjoining activities.

Expected Outcome

The range of activities appropriate for each Major Facility are accommodated on the site in a coordinated manner while minimising adverse environmental impacts both internally and on the surrounding locality.

Means of Compliance

The following rules shall be read in conjunction with all other rules in the plan and in particular:

- The activity status and standards for this zone may be modified in accordance with the rules in [Rule Section 2.0](#) where the land is within an Overlay.
- The rules for city-wide activities in [Rule Section 3.0](#) apply in parallel to these rules.
- Any activity involving the subdivision and development of land shall be subject to the rules in [Rule Section 6.0](#).

The activity status of a Permitted or Controlled Activity may be altered from the activity list below where the activity cannot meet one or more of the standards specified in this rule or the city-wide standards in [Rule Section 5.0](#). For clarification of activity status see [Rule 4.7.1 - Failure to Meet Standards](#).

Regard must be had to all Objectives and Policies which may be relevant to any proposed activity subject to this Rule. This includes, but shall not be limited to, Policy Section 5.4 Major Facilities.

4.7.1 Activities

a) Permitted Activities

The following activities are Permitted Activities provided they comply with Rule 4.7.2 and the standards in Rule 4.7.3 and Rule 4.7.4.

- Relocated Buildings.

In the case of Waikato Stadium and Seddon Park:

- Informal recreation and ancillary buildings;
- General recreation;
- Catering activities and refreshment facilities, including the sale of liquor;
- Restaurants;
- Places of assembly;
- Accessory buildings.

b) Controlled Activities

The following activities are Controlled Activities provided they comply with Rule 4.7.2 and the standards in Rule 4.7.3 and will be controlled with respect to the matters identified:

- building size and configuration, vehicular provision, and site layout, development, landscaping.
- i) Within the Hillcrest University Campus and the Avalon Drive Polytechnic Campus:
 - Education and Training Facilities
 - Places of Assembly
 - Libraries
 - Research and Development Facilities including manufacturing (*but only where ancillary to education, training and research and development, and excluding any noxious or offensive activity*)
 - Farming and associated activities (*for the Avalon Drive Polytechnic Campus only*).
- ii) Within the Waikato Hospital Complex:
 - Hospitals
 - Research Laboratories.
- iii) Within the Claudelands Events Centre and the Te Rapa Racecourse:
 - General Recreation
 - Places of Assembly
 - Events (*provided that any special events shall be subject to Rule 3.5*).
- iv) Within the sites of Waikato Stadium and Seddon Park;
 - Multi-purpose facilities for international sports, events and functions

- Signage
- v) Within any Major Facility, provided they are ancillary to the principal activities specified for that facility in the above subclauses:
 - Residential Buildings and Accommodation, including Residential Centres, Managed Care Facilities, Rest Homes, Apartment Buildings, Detached Dwellings and Visitor Accommodation
 - Retail Activities
 - Offices
 - Health Care Services
 - Community Centres (except at Waikato Stadium)
 - Marae (except at Waikato Stadium)
 - Restaurants
 - Licensed Premises
 - Education and Training Facilities (except childcare facilities, schools and tertiary education facilities at Waikato Stadium)
 - Places of Assembly
 - Informal Recreation and Ancillary Buildings
 - Recreation Grounds
 - Parking Buildings (except at Waikato Stadium)
 - Support Services, including workshops, plant and vehicle depots, heating and power stations, laundries, printing and publishing, telecommunications and broadcasting
 - A Heliport, (*but only for the provision of emergency services and confined to the Waikato Hospital Complex*).
 - Accessory Buildings

c) Discretionary Activities

The following are Discretionary Activities:

- Fire Stations
- Any activity not otherwise provided for (*but excluding any Noxious or Offensive Activity*)
- Those activities not provided for as a Controlled Activity at Waikato Stadium except as listed under Rule 4.7.1d).

d) Non-Complying Activities

The following are Non-Complying Activities:

- Any Noxious or Offensive Activity (*Refer Appendix 4.5-1*).

At Waikato Stadium

- Supermarket activities offering for sale products, goods and services to the general public. For the purpose of interpreting this term for this site only, 'supermarket' is defined to be a self-service store selling grocery, food, meat and produce, and household goods.
- Light industry or service industry.

4.7.2 Concept Plans

a) Provision of Concept Plans

- i) The organisation responsible for the management of any Major Facility zoned in this District Plan shall prepare and maintain a concept plan for the total site as a guide to its development.
- ii) Any such concept plan shall show diagrammatically, in the form of precincts:
 - The general distribution of activities, buildings, open space and parking facilities
 - Provision for access to and movement within the site for vehicles, pedestrians and cyclists
 - The interrelationships with the surrounding locality including buffer areas, linkages to local centres and access to public transport
 - Future development areas, major framework landscaping and protected natural heritage and cultural features
 - The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings
 - Such other information as may be needed to give effect to the intentions of the zone.
 - In the case of Waikato Stadium a shading diagram showing the extent and duration of shading resulting from new development proposals over any neighbouring properties.
- iii) Any concept plan shall be formulated in accordance with the standards in [Rule 4.7.3](#).

b) Effect of Concept Plans

- i) Application may be made in accordance with Rule Section 1.0 for overall approval as a **Controlled Activity** of those developments and activities provided for in the concept plan prepared in accordance with [Rule 4.7.2 a\)](#) and listed in [Rule 4.7.1](#).
- ii) Approval in accordance with [Rule 4.7.2 b\) i\)](#) of those developments and activities provided for in the concept plan shall constitute approval as a controlled activity of any individual development or activity where it is in accordance with the provisions of the concept plan and subject to compliance with the standards specified in [Rule 4.7.3](#).
- iii) Where any development or activity is not in accordance with the provisions of the concept plan then subject to [Rule 4.7.5](#), a separate resource consent for a **Controlled Activity** will be required for that development or activity.

4.7.3 General Standards

The following general standards apply to all Permitted and Controlled Activities.

a) Intensity of Development

- i) Maximum Coverage:
 - 45% of the net zone area for the Hillcrest University Campus and the Waikato Hospital Complex
 - 25% of the net zone area for the Avalon Drive Polytechnic Campus, the Claudelands Events Centre, the Te Rapa Racecourse, Waikato Stadium and Seddon Park.

b) Building Height

- i) Maximum Height - None specified, except at Seddon Park, where 20 metres shall be the maximum
- ii) Height Control Plane - no part of any building shall penetrate a plane rising at an angle of 45° at an elevation measured at any point on the zone or road frontage boundary as follows:
 - 3m for that part of the site immediately adjoining a site in a Residential, Community Facility or Future Urban Zone
 - 20m for that part of the Hillcrest University Campus fronting Hillcrest Road or for that part of the Waikato Hospital Complex fronting the east side of Pembroke Street north of the brow of the hill
 - 20m for those parts of the Waikato Stadium site and the Seddon Park site fronting Seddon Road and Tristram Street, and excluding lighting towers on both these sites
 - 10m in every other case.

c) Building Setback

- i) Minimum Setback from a front boundary: 5m
- ii) Minimum Setback from any other boundary: 5m but only where adjoining another zone.

d) Service and Outdoor Areas

- i) Any building shall be provided with a service area as follows:
 - The service area shall be not less than 10m² or 1% of the gross floor area of the building whichever is the greater and with a minimum dimension of 2.5m
 - Alternatively a common service area may be provided for each precinct as defined on the approved concept plan for the facility
 - Any service area shall be maintained with an all-weather dust free surface.
- ii) A minimum of 10% of the net zone area shall be set aside as outdoor recreation and amenity space.

e) Noise

Activities shall comply with Rule 5.1, except for Waikato Stadium and Seddon Park, where the following additional standards shall apply:

- i) Pyrotechnics may be deployed in association with any activity on no more than twenty five days in any calendar year at Waikato Stadium. On a minimum of ten days the pyrotechnics shall not be deployed after 10pm on any day of the week. All pyrotechnic displays that occur after 10pm on any day of the week shall conclude no later than 12 midnight.
- ii) Pyrotechnics may be deployed in association with any activity on no more than five days in any calendar year at Seddon Park.
- iii) Special Events shall be limited to six per calendar year (or twelve month period) at each venue and shall comply with Rule 5.1.1g — Noise from Special Events, except that on any two of the nominated special event days the Special Event itself shall be limited to running for up to 7 continuous hours inclusive of practice, sound checks and the event itself, subject to the following restrictions:
 - 75dBA (L10);
 - Lmax is not to exceed 85dBA measured over any 15 minute period during the event;
 - An event specific Noise management plan is to be prepared and approved at least one month prior to the event covering matters such as the public notification of the event fourteen days prior to the event (outlining the nature of the event, date, start and finish times, contact details prior to and during the event), methods to ensure noise levels at residential locations do not exceed these noise standards, and procedures for receiving, investigating and reporting back on complaints,

f) Parking, Loading and Access

- i) Provision for parking, loading and access shall be in accordance with Rule 5.2 but such provision shall be for the site as a whole and in accordance with the proposals set out in the approved concept plan for the facility.
- ii) Where any site has frontage to an arterial road vehicular entry/exit to that road shall be restricted as follows:
 - Only one vehicular entry/exit may be provided to Avalon Drive for the Avalon Drive Polytechnic Campus
 - Only one vehicular entry/exit may be provided to Lorne Street and none to Ohaupo Road for the Waikato Hospital Complex
 - Only one vehicular entry/exit may be provided to Boundary Road for the Claudelands Events Centre
 - Only one vehicular entry/exit may be provided to Te Rapa Road from the Te Rapa Racecourse.
 - Only one vehicular entry/exit may be provided to Tristram Street from Seddon Park.
 - No vehicular entry/exit may be provided to Waikato Stadium from Mill Street.

g) Planting and Screening

Activities shall comply with [Rule 5.3](#).

h) Lighting and Glare

Activities shall comply with [Rule 5.4](#), except for Waikato Stadium and Seddon Park where the following standards shall apply:

i) The use of the towers for lighting at Waikato Stadium shall be restricted to thirty-five night-time events and the use of the lighting towers at Seddon Park shall be restricted to twenty-nine night-time events per year.

ii) The lights on the lighting towers at Waikato Stadium and Seddon Park shall not be used after:

10.30pm Monday — Thursday

11.00pm Friday — Sunday.

Except for the purpose of crowd dispersal for a period of up to one hour after the event or one hour after the time specified above (whichever is the earlier).

iii) The level of lighting from Waikato Stadium measured on the vertical plane at a height of 1.5 metres on residential buildings in any residential area, shall not exceed 50 lux, except that the maximum level of illuminance shall be 100lux at the following properties: 450 Tristram Street (Lot 10 DP 16609), 456 Tristram Street (Lot 9 DP 16609), 462 Tristram Street (Lot 8 DP 16609), and 468 Tristram Street (Lot 7 DP 16609)

iv) The level of lighting from Seddon Park measured on the vertical plane at a height of 1.5 metres on residential buildings in any residential area, shall not exceed 50 lux, except that the maximum level of illuminance shall be 100lux at the following properties: 21 Seddon Road (Lot 2 DP 32535), 25 Seddon Road (Lot 1 DP 32535), 29 Seddon Road (Lot 1 Deeds 194), 31 Seddon Road (Lot 2 DP 31166), 37 Seddon Road (Lot 1 DPS 22354) and 43 Seddon Road (Lot 14 Deeds C 45).

i) Smoke, Fumes, Dust and Odour

Activities shall comply with [Rule 5.5](#).

j) Building Restrictions along Roads

Activities shall comply with [Rule 5.6](#).

k) Signage in Waikato Stadium and Seddon Park Only

Signs located in the Waikato Stadium and Seddon Park sites only shall comply with the following standards:

- i) Signs located in the site that are intended to be visible from any public place or near by site:
- Signage 'inset' or attached to the exterior of a building to provide naming rights, shall not exceed 40m² per building. This signage may be back lit or surface lit.
 - Signage relating to activities within each building, shall not exceed 20m² per building.

- And in either of the above circumstances all signage shall be limited to less than 10m² on any building with frontage to Seddon Road that is directly opposite dwellings in the Residential Zone.
 - Signage on the Mill Street, Seddon Road and Tristram Street frontages of Waikato Stadium and the Seddon Road, Tristram Street, London Street and Bryce Street frontages to Seddon Park to present event advertising signs and city happenings, shall be limited to a total of four signs at each venue, located on any of the frontages, and each sign shall be up to a maximum total area of 6m².
- ii) Signs located in the site that are directed primarily at patrons attending the venues including signs on the perimeter of playing arenas (painted, illuminated, static, electronic scrolling) — no limit.

I) Hours of Operation at Waikato Stadium

- No restaurants and licensed premises (which includes cafes and bars and the like) providing services (food, entertainment, alcohol and other beverages) to the general public shall operate after 1.00am. The general public does not include inhouse guests, being visitors staying onsite overnight and patrons attending events at Waikato Stadium.
- No retail activities that provide foods and services to the general public shall operate after 1.00am. the general public does not include inhouse guests, being visitors staying on site overnight and patrons attending events at Waikato Stadium.
- No office activities shall operate after 1.00am; for example but not limited to call centre operations.

4.7.4 Specific Standards

The following standards apply to the activities specified below.

a) Residential Accommodation

i) Separation Distances and Privacy

- Where two or more buildings, excluding accessory buildings, are located on the one site, no eave of a building shall be located closer than 3m from the eave of another building.
- A balcony or window of a habitable room at upper-floor level shall be set back 5m from any boundary, excluding the road boundary or adjoining an accessway. (See Figure 4.1-4)
- Where buildings are attached, no setback is required between those buildings.
- Separation distances may be reduced where:
 - windows are at an angle of 60° or greater to the boundary; or
 - window sill height from the finished upper-floor level is 1.7m; or
 - written consent from the owners and occupiers of the adjoining property is obtained.

ii) Outdoor Living Area

- Each residential unit shall be provided with an outdoor living area which:

- shall be for the exclusive use of the residential unit
 - shall be readily accessible from a living area of a unit
 - shall be free of driveways, maneuvering areas, parking spaces accessory buildings and service areas.
- Each residential unit shall be provided with an outdoor living area with a minimum area and dimensions as follows:

Activities	Minimum area (per unit)	Minimum dimensions
Detached Dwellings, Relocated Dwellings and Comprehensive Residential Development	40m ²	Capable of containing a 6m diameter circle
Ancillary Flats	12m ²	2.5m width
Apartment Buildings	12m ²	2.5m width

- Where there are four or more Residential Units on a site, the outdoor living space may be combined to provide a communal outdoor living area. The communal area:
 - shall be accessible to all units
 - shall have a minimum dimension of not less than 4m
 - shall be capable of containing a circle of not less than 8m in diameter.
- The Communal Outdoor Living Area shall have a minimum area which shall be equal to the required area of outdoor living areas as follows: (e.g. 4 x 40m² = 160m²)

Activity	4-10 units	11-20 units	21+ units
Detached Dwellings, Relocated Dwellings and Comprehensive Residential Development	40m ² per unit	30m ² per unit	25m ² per unit
Apartment Buildings	12m ² per unit	12m ² per unit	12m ² per unit

- Where any Residential Accommodation does not constitute a Residential Unit (e.g. student/staff hostels and halls of residence) a Communal Outdoor Living Area for each building shall be provided:
 - at a rate of 12 m² per area of exclusive occupancy
 - with a minimum dimension of not less than 4 m

The outdoor living area shall be:

- capable of containing a circle of not less than 8 m in diameter
 - readily accessible to the building.
- The maximum density for Apartment Buildings, Residential Centres and Visitor Accommodation shall be one person per 25 m² of the net site area of a residential precinct defined on the approved concept plan for the facility.

b) Relocated Buildings

External reinstatement of any relocated building shall be carried out and completed within six months of the date of placement of the relocated building on its new site.

4.7.5 Failure to Meet Standards

- a) Activities which do not comply with one or two standards in [Rule 4.7.3](#) and Rule 4.7.4 are **Restricted Discretionary Activities** with discretion restricted to the subject matter of the standard that can not be met.
- b) Activities which do not comply with three or more standards in [Rule 4.7.3](#) and Rule 4.7.4 are **Discretionary Activities**.
- c) Buildings that exceed a maximum building height of 20 metres shall be a Discretionary Activity at Seddon Park.

Performance Assessment

In determining any resource consent under the above, Council shall have regard to the expected outcome for this rule, to any related objectives and policies, and to the following.

4.7.6 Performance Outcomes - Controlled Activities

In assessing a resource consent for a Controlled Activity, including any concept plan prepared under [Rule 4.7.2](#), Council can impose conditions on the following matters.

a) Building Size and Configuration

The beneficial implications of dominant large buildings associated with Major Facilities for the visual amenity values of the wider neighbourhood should be taken into account.

b) Site Layout

- i) Activities with hours of operation between 2230hr and 0700hr hours and involving significant concentrations of people or the consumption of liquor, should not be located adjacent to any Residential zone.
- ii) Any Retail Activities, Restaurants or Licensed premises, should be grouped away from the street frontages of the site to facilitate the concept of a campus and to minimise potential conflicts at the periphery of the site.

- iii) Commercial, social and intensive recreational facilities and large scale buildings should be grouped away from neighbouring residential zones to minimise adverse effects on adjoining residential amenity values.

c) Vehicular Provision

- i) Any carparking facilities be sited and grouped and any vehicular entry/exit should be located to appropriately serve the facility while minimising any conflict with the arterial road system and any detraction from residential amenity values.
- ii) Provision should be made for the internal circulation of vehicles, pedestrians and cyclists throughout the site in a safe and convenient manner.

d) Site Development and Landscaping

- i) Any outdoor space and setbacks from roads should be appropriately landscaped.
- ii) Suitable screening should be provided to protect amenity values, wherever carparking areas and service yards adjoin any residential zone.
- iii) Significant natural features on the site and any heritage features should be protected and enhanced.
- iv) Site development should facilitate stormwater management systems, which seek to avoid substantial changes to natural hydrological conditions in the locality, and which limit contamination of natural water.
- v) Regard will be had to any relevant performance assessment in [Rule 5.3](#).

e) Residential and Visitor Accommodation

- i) The development should be designed to minimise any adverse effects on adjoining residential activities, especially visual privacy, access to sunlight and daylight.
- ii) Residential developments should create a high standard of amenity and privacy for residents through the design and location of outdoor living areas on the site or communal outdoor living areas.

f) Hillcrest University Campus

- i) The open space character of the northwest sector of the site should be maintained as much as is practicable.
- ii) High rise buildings should preferably be concentrated on the Hillcrest Road ridge.

g) Avalon Drive Polytechnic Campus

- i) Development of the site should have regard to the future development of the Rotokauri Area and the relationship of the site with Horseshoe Lake and Lake Rotokauri.
- ii) Intensive development on areas of peat more than 1.3m deep should be avoided.
- iii) Farming activities should be adequately buffered from neighbouring residential zones.

h) Waikato Hospital Complex

- i) High rise buildings should be concentrated towards the centre of the site.
- ii) Activities of an industrial nature and the heliport should be grouped in the southwestern sector of the site.

i) Claudelands Events Centre

- i) The open space character of the eastern part of the site should be maintained and in particular a suitable buffer must be provided adjoining Jubilee Park.
- ii) Facilities intended to accommodate special events should not be sited in close proximity to residential zones.
- iii) Provision for vehicular access and circulation should facilitate ready dispersal of cars from large events.

j) Te Rapa Racecourse

- i) The open space character of the bulk of the site should be maintained particularly where adjoining Minogue Park.
- ii) Provision for vehicular access and circulation should facilitate ready dispersal of cars from large events.

k) Waikato Stadium and Seddon Park

- i) Development and landscaping proposals should provide for the retention of the existing kahikatea trees to the Seddon Road frontage of the Waikato stadium and the existing mature trees on the Norton Road and Tristram Street frontages of Seddon Park.
- ii) Future buildings and the enhancement of facilities including any provision for office, retail and visitor accommodation activities should ensure a high degree of visual cohesion and functional integration within the sites.
- iii) The design and appearance of the WEL Networks Grandstand ('Old' Stand) and any proposed Grandstands at Seddon Park should aim to create an enduring statement and identity that reflects the pre-eminent role of these sites in hosting international events. Additionally, recognition should be provided for the cultural heritage of the Whatanoa Gateway.
- iv) The Mill Street frontage of the Waikato Stadium, including No 2 Field be maintained as open space to continue the historical association with the West Town Belt, to provide an attractive vista, to enhance links with the central city area and to highlight the iconic status of the Stadium building.
- v) Security fencing to either Stadium while safeguarding the security of the venues as 'charge grounds' should be unobtrusive and maintain views of the Stadia grounds from surrounding streets, accepting that no views will be available of the principal playing surfaces themselves.
- vi) Provision for vehicular and pedestrian access and circulation should prioritise pedestrian safety. Appropriate, convenient provision should be made for public transport to service the sites, recognising the need for such services to directly access the central city area.

- vii) Signage within the sites of the Waikato Stadium and Seddon Park should be directed primarily at the patrons attending the venues and television audiences and should have limited visibility from any public place or near by site, except for signage associated with the naming of the Parks and major facilities within the sites and signs that advertise coming events to the sites or City happenings which may be visible from any public place or near by site.
- viii) In all other circumstances, signage should not adversely affect the amenity values of the immediate Residential Zone.
- ix) The bulk and location of additional buildings at Waikato Stadium and Seddon Park should be designed and constructed to minimize the extent and duration of shading cast over residential sites. Shadow diagrams shall be produced with consent applications to demonstrate the predicted shading effects.

4.7.7 Assessment Criteria - Restricted Discretionary and Discretionary Activities

Restricted Discretionary Activities will be measured only in respect of the subject matter of the standard with which the activity was unable to comply.

Discretionary Activities will be assessed against, but not limited to, the assessment criteria below.

a) General Criteria

- i) Regard shall be had to any relevant performance assessment for a Controlled Activity and for general rules.
- ii) The extent to which other relevant standards are complied with.
- iii) The extent to which the activity may have adverse effects on the environment, including water discharges, air pollution, noise and other emissions.
- iv) Whether any adverse effects or cumulative effects will occur from the activity or non-compliance and whether they can be avoided or mitigated.
- v) Whether the site, given its size, shape, frontage, topography and existing development, can adequately accommodate the activity, plus off-street parking, landscaping and other requirements.
- vi) The extent to which impacts on the amenity values of the surrounding residential neighbourhood can be minimised and any compromising of the open space character of the locality can be avoided.
- vii) Regard will be had to the approved Concept Plan for the Major Facility.

b) Specific Criteria

- i) Whether there is reasonable compatibility with the principal activity and any residential accommodation on the site and with any adjacent residential activities.
- ii) Whether the effects of overheight buildings on daylight, sunlight and visual impact, with respect to adjoining residential properties can be minimised.
- iii) Whether parking demand can be met on-site and overspill parking in surrounding streets kept to a minimum except in special cases.
- iv) Whether the impacts of traffic on surrounding residential streets and on the efficient operation of adjacent arterial streets can be minimised.
- v) The extent to which open space is maintained to enhance visual amenities and help offset the impact of intensive and large-scale development.
- vi) The extent to which building development at Seddon Park would impact on the operational performance of the microwave telecommunications link between Mt Te Aroha and Hamilton Rail/Fraser Street facilities.
- vii) The extent to which additional buildings at Waikato Stadium and Seddon Park cast shading over residential sites.

Appendix 4.7-I Schedule of Major Facilities

a) **The University of Waikato's Hillcrest Campus**

Address: Hillcrest Road

Legal Description: Part Lots 15, 15A, 16, 21, 22, 23 and 24 DP 3544 and part Allotment 414 Parish of Kirikiriroa, part Allotment 413 Parish of Kirikiriroa, part Lot 16 DP 3544 and part Allotments 414 Parish of Kirikiriroa, and Lot 9 DP 3733, Lot 6 DP 4568, Lot 3 DP 24712, Lots 1 and 2 DPS 1251, Lot 2 and 3 DPS 7576, part Lot 10 DP 3733 being all the land on Plan 17882 described as Lot 5 DP 4568.

b) **The Waikato Polytechnic's Avalon Drive Campus**

Address: Avalon Drive

Legal Description: Lot 1 DPS 16911, Lot 1 DPS 34875, Lot 1 DPS 15678

c) **The Health Waikato's Base Hospital Complex**

Address: Pembroke Road

Legal Description: Sec 25 Te Rapa, Pt Sec 24 Te Rapa, Lot 1 DP 30769, Lot 14 DP 18271, Lots 1, 2, 3 & 4 DP 32479, Lots 1 & 2 DP 26719, Lots 2 & 3 DP 22033, Lot 3 DP 17055, Lots 11, 12 & 14 DP 4097, Lot 3 DP 13590, Lot 1 DP 31435, Lot 1 SO 6009

d) **The Claudelands Events Centre**

Address: Heaphy Terrace

Legal Description: Lot 2 DP 15061, Lot 2 DP 23241

e) **The Te Rapa Racecourse**

Address: Te Rapa Road

Legal Description: Part Lot 1 DPS 81545, Part Lot 4 DPS 192, Part Allotment 209 Pukete.

f) **Waikato Stadium**

Address: 128 Seddon Road

Legal Description: Sec 1 SO57621, Sec 72

g) **Seddon Park**

Address: 50 Seddon Road

Legal Description: Pt Sec 1 SO 57555