

IN THE MATTER of the Resource Management Act 1991
("RMA" or "the Act")

AND

IN THE MATTER of a submission pursuant to Clause 6 of
Schedule 1 of the Act in respect of the
**PROPOSED WAIKATO DISTRICT
PLAN** by Pokeno Village Holdings
Limited (submitter no. 368 / further
submitter no. 1281)

SPEAKING NOTES - COLIN BOTICA (HEARING 25 – POKENO)

1. My name is Colin Botica. I am a Director and Project Manager of Pokeno Village Holdings Limited ("PVHL"). I have prepared a statement of evidence dated 10 March 2021 and a summary statement dated 12 May 2021.
2. PVHL is developing land at Pokeno, as the Pokeno Village Estate and the Pokeno Gateway Business Park, and I am familiar with and have been very involved with the urbanisation of Pokeno over many years.
3. Over the last 10 years, Pokeno has seen substantial growth:
 - (a) The total number of new residential dwellings in Pokeno since 2011 = **1,400** dwellings, equating to an average of **140 dwellings per year** over a 10 year period.
 - (b) There have been many new and varied forecasts of Pokeno and Waikato growth during the District Plan Review process; however, it is an undisputable fact that Pokeno has grown by an average of 140 dwellings per year, over the last 10 years.
 - (c) The spatial areas contained in the PC24, PC21 and PC14 land areas can accommodate **2,700** dwellings.
 - (d) There were approximately 150 existing dwellings in Pokeno as at June 2011. A total of **1,550** dwellings exist in Pokeno as at June 2021. This is depicted on the plan **attached** as **Appendix 1**.
 - (e) The spare capacity for future dwellings as at June 2021 equates to **1,150**.
 - (f) At a rate of 140 dwellings per year, this equates to 8.2 years supply.
4. In PVHL's opinion, if additional land was to be rezoned Residential, then Area 1 in Pokeno West, for example, (subject to mitigation of stormwater flooding risks that I understand will require attenuation to ensure post development flows to be 70% of predevelopment) would provide for an additional **665 lots**. Zoning of this land would be subject to the planning and infrastructure requirements set out below. This is demonstrated on the plan **attached** as **Appendix 2**.
5. The spatial areas contained in the PC24, PC21, PC14 land areas and Area 1 of Pokeno West are able to accommodate a total of 3,365 dwellings, of which 1,550 have been built. The balance of 1,815 dwellings provides for over 10 years of capacity at 168 dwellings per annum (20% above the 140 lot average to accommodate the NPSUD).

6. Future Urban areas could include the following subject to the planning and infrastructure requirements set out below:
 - (a) After Area 1 (Pokeno West), Area 2 (Pokeno West) could be considered for Future Urban zoning. Pokeno North-West has stormwater / contour / wetland / stream constraints; however, part of this area could be developed.
 - (b) There is also some merit in considering Pokeno East for Future Urban zoning (ahead of other proposed areas in Pokeno).
 - (c) The spatial areas contained in PC24, PC21, PC14, Pokeno West (1 & 2), Pokeno North-West and Pokeno East equate to approximately **20 years of dwelling capacity** (at a rate of 168 dwellings per annum).
7. The planning and infrastructure requirements for the Future Urban zoning would include:
 - (a) Visual impact, particularly with regard to the Bombay Hills and the Havelock land.
 - (b) Transport, particularly with regard to NZTA ramp /intersection upgrades, Pokeno/Tuakau traffic volumes and impact on internal traffic flows.
 - (c) Wastewater capacity.
 - (d) Water supply.
 - (e) Stormwater modelling/impact on the existing township.
 - (f) Iwi consultation.
 - (g) Reserves planning and maintenance.
 - (h) Lack of Commercial/Industrial land to balance the extraordinary increase in residential population proposed.
8. In PVHL's opinion, land that is inappropriate for rezoning includes the area sought for residential zoning by Havelock Village Limited. This land is totally inappropriate for development, from cultural, visual, reverse sensitivity (industrial), separation from Pokeno Village, urban design, infrastructure, construction and general town planning perspectives.

Colin Botica

11 June 2021

Appendix 1

Pokeno Dwellings at June 2021

Appendix 2

Pokeno West Areas 1 and 2

POKENO WEST AREAS 1 & 2



EXISTING DWELLING



FUTURE DWELLING



EX./ PROP RESERVE



EX./ PROP STORMWATER

