

**Before the Hearings Panel**

**In the Matter** of the Resource Management Act 1991 (**Act**)

**And**

**In the Matter** Hearing 25: Zone Extents for the Proposed District Plan (the 'PDP')

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**Summary Statement of Campbell James McGregor on behalf of Thorntree Orchards, Cindy and Tony Young and Parkmere Farms**

**Dated 12 May 2021**

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## **Overview of key conclusions of my evidence**

1. This statement provides a summary of the key points of my primary statement dated 17 February 2021.
2. The Submitters are all landowners within an area that is defined by State Highway 1, Avon Road and State Highway 2 ('Pokeno East'). This roughly triangular area of land comprises some 63ha and is split between 24 different landowners.
3. I have reviewed and assessed the Indicative Masterplan that has been prepared to support the proposed rezoning and the existing three waters infrastructure and supporting reports. Accordingly, my assessment is effectively of a residential zoning. With reference to the proposed Future Urban Zone provisions as described in Mr Grala's primary evidence, I note that no infrastructure or capacity issues arise because a Future Urban Zone does not of itself provide for urban development.
4. While no detailed analysis of stormwater discharge has been conducted at this time, I do not consider stormwater within this catchment represents a constraint and that a solution in accordance with the WDC district plan is feasible. This in my opinion should be conducted in the form of a catchment management plan for Pokeno East and the wider catchment area as part of a plan change or resource consent process.
5. There are both wastewater and potable water constraints, neither of which are insurmountable, given adequate time and planning to allow for the intended growth proposed by the submitters. The question then turns to timing, which will be dependent on the required infrastructure upgrades, a decision which will ultimately reside with Watercare.
6. I met with Watercare with respect to both water and wastewater in early April 2021 (after I prepared my primary statement of evidence). Watercare have confirmed that Pokeno East will be serviced for both water and wastewater within the next 10 years. I have provided a summary of what is involved for both services below but note this documentation is provided in full in the

evidence of other submitters (Mr Ryan Pitkethley on behalf of HVL).

### Wastewater

7. The W&WW Planning memorandum prepared by GHD dated October assesses the LTP period out to 2045 and indicates a future growth allowance has been made for the development area. From the catchment overview the development area falls within the Pokeno East – Bairds catchment and at Figure 4 of the memo is identified as a Future Urban Zone.

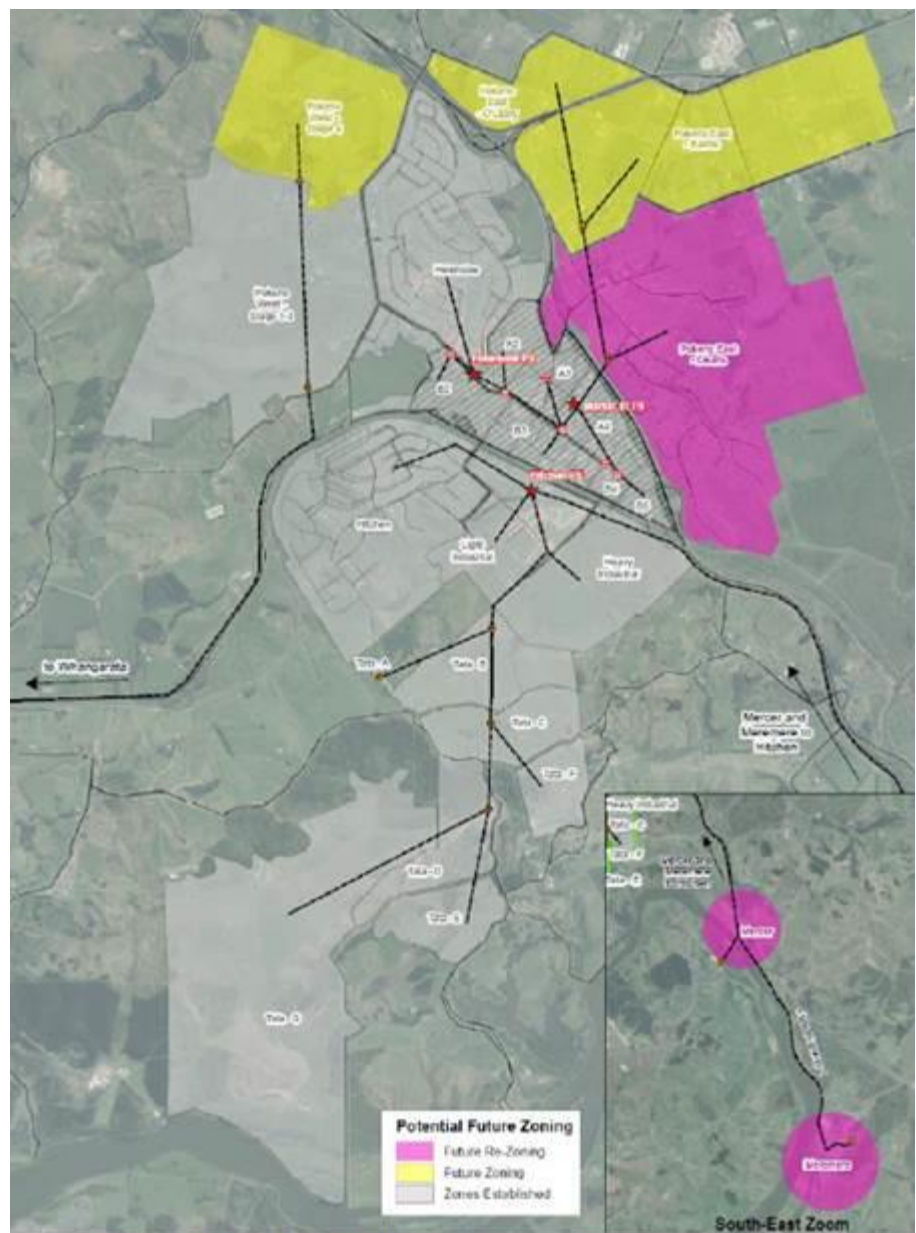


Figure 4 Potential Future Urban Zones

8. The following population projections are provided at Table 2 and includes

projected growth from 2030 within the Pokeno East catchment.

**Table 2 Summary of Pokeno Population Projections**

Sub-catchment	2018	2022	2026	2030	2034
Pokeno Township	53	567	1216	1558	1558
Helenslee Block	1972	2041	2041	2041	2041
Hitchen Block	384	1736	2449	2449	2449
Tata Valley	0	1016	3374	5974	6912
Pokeno West	0	398	2743	3843	3843
Pokeno East	0	0	0	1829	4301
Mercer & Meremere	0	0	900	1700	2800
Connected Population (at 2.65 p per HHU)	2048	5756	12722	19392	23902
Total Predicted HHU	909	2172	4801	7318	9020

9. The catchment area of Pokeno East is identified as approximately 209ha. The report notes the growth model allows for development to contribute flows from 2029 but could occur up to 5 years (2024) earlier should a trunk sewer connection from Market Street be provided.
10. I consider an alternative connection could also be provided at Dean Road should the Bairds Road catchment development precede that within the Dean Road catchment utilising the existing SH1 underpass.
11. While a pump station would likely be required within the development to collect and discharge to the Watercare network, there are no constraints from a wastewater perspective which would prevent the rezoning of the Pokeno East area as residential.
12. Watercare also noted the sensitivity of the network to flow increases from residential development is generally low, with the key contributors of demand being the industrial developments and proposed extensions of these facilities.

### **Potable Water**

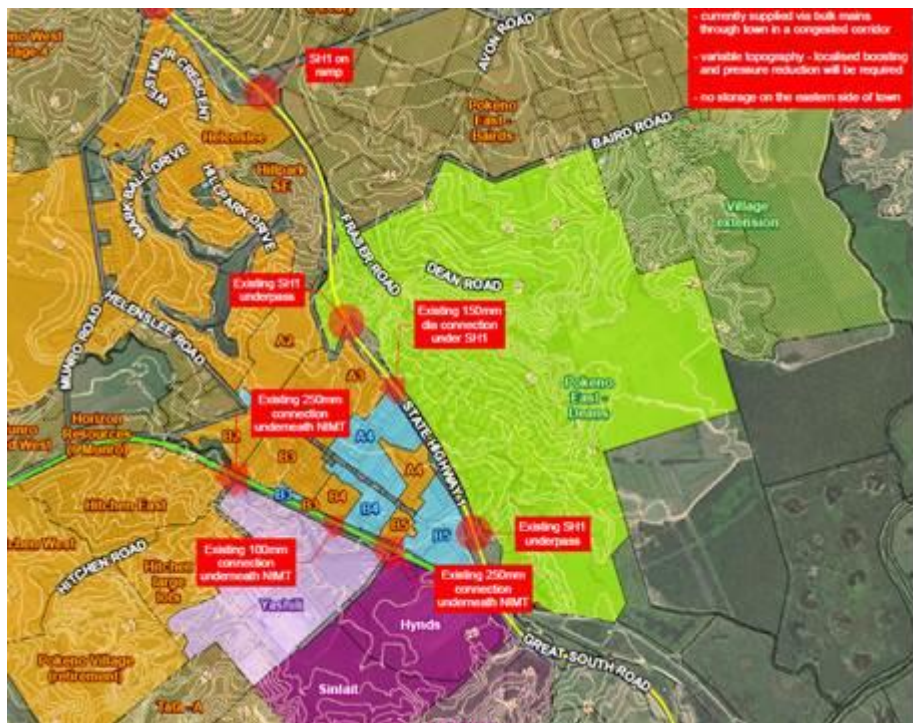
13. GHD on behalf of Watercare completed a network model masterplan update for Pokeno in February 2020. The completed modelling allowed for the same population growth as indicated by the 2018 memorandum referenced above.
14. Plans in the report again identify the development resides within the

catchment identified as Pokeno East – Bairds and as Future Urban Zone.

- The summary at Table 1 indicates Pokeno East – Bairds would be serviced by 2035.

**Table 1 Summary of timing and scale of future growth**

Future growth areas	Growth sector	2019			2025			2035			2045		
		cumulative new dwelling	average day average demand (L/s)	peak day, average demand (L/s)	cumulative new dwelling	average day average demand (L/s)	peak day, average demand (L/s)	cumulative new dwelling	average day average demand (L/s)	peak day, average demand (L/s)	cumulative new dwelling	average day average demand (L/s)	peak day, average demand (L/s)
Helenslee	NW	767	5.86	5.94	770	5.88	8.82	770	5.88	8.82	770	5.88	8.82
A2	NW	30	0.23	0.34	102	0.78	1.17	102	0.78	1.17	102	0.78	1.17
A3	NW	0	0.00	0.00	50	0.38	0.57	50	0.38	0.57	50	0.38	0.57
A4	NW	0	0.00	0.00	0	0.46	0.46	0	0.46	0.46	0	0.46	0.46
Munro/Pokeno/Helenslee triangle	NW	5	0.04	0.05	15	0.11	0.17	50	0.38	0.57	134	1.02	1.54
B3	NW	20	0.15	0.05	20	0.15	0.23	119	0.91	1.36	119	0.91	1.36
B5	NW	0	0.00	0.00	0	0.42	0.42	0	0.42	0.42	0	0.42	0.42
B4	NW	0	0.00	0.00	0	0.20	0.20	0	0.20	0.20	0	0.20	0.20
Pokeno Village (retirement)	S	0	0.00	0.00	98	0.75	1.12	98	0.75	1.12	98	0.75	1.12
Pokeno East - Deans	E	0	0.00	0.00	0	0.00	0.00	500	3.82	3.82	500	3.82	3.82
Pokeno West - Stage 1-3	NW	0	0.00	0.00	550	4.20	6.30	900	6.88	10.31	1150	8.78	13.18
A4	NW	0	0.00	0.00	22	0.17	0.25	102	0.78	1.17	102	0.78	1.17
B3	NW	0	0.00	0.00	0	0.03	0.03	0	0.03	0.03	0	0.03	0.03
Pokeno East - Bairds	E	0	0.00	0.00	0	0.00	0.00	1243	9.50	14.24	1375	10.50	15.76



- While a booster pump will likely be required due to the elevated topography of the development area, there are no other supply constraints to extending

the existing Watercare infrastructure to service the development area. While other external upgrades are required these are already identified as part of the current LTP and will be progressed in line with other development in the region and do not limit the ability to service the proposed development area within the next 5 years.

17. I note while the development sits within a Future Growth area, the allowed for growth within Pokeno East – Deans is less likely to occur given the currently proposed Village Zone (essentially a large lot rural residential zone which is serviced onsite) and absence of any plan appeals to modify the zone in this area.
18. Overall, following these discussions with Watercare I consider that potable water and wastewater provision could be provided to service Pokeno East within the next 5 years. Therefore, in my opinion the provision of three waters infrastructure is no longer the limiting constraint as to when Pokeno East can be urbanised.

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**Campbell McGregor**

Date: 12 May 2021