

BEFORE THE HEARINGS COMMISSIONERS FOR THE WAIKATO DISTRICT COUNCIL

UNDER the Resource Management Act 1991

AND
IN THE MATTER of hearing submissions and further submissions on the
Proposed Waikato District Plan

Hearing 25 – Zone Extents

PARTIES REPRESENTED **POKENO WEST LIMITED (97)**

CSL TRUST AND TOP END PROPERTIES (89)

**SUMMARY STATEMENT OF WILLIAM MOORE
FOR POKENO WEST LIMITED, CSL TRUST AND TOP END PROPERTIES**

12 May 2021

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1. INTRODUCTION

- 1.1 My full name is William Edwin Lewis Moore. I am a Chartered professional engineer and a Director of Maven Associates Ltd.
- 1.2 I have outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my evidence in chief (“EIC”).
- 1.3 I am providing Civil Engineering evidence in relation to the proposed rezoning sought by Pokeno West Limited at 53 Munro Road, CSL Trust and Top End Properties.
- 1.4 I can confirm based upon our investigation and reports to date that servicing for the Plan Change zonings requested can be provided and would enable development as proposed by the District Plan review.
- 1.5 WDC and WRC have confirmed that stormwater, wastewater, water supply servicing can be provided with the necessary upgrades being implemented as and when required for the development of the Pokeno West area.
- 1.6 The area West of Helenslee Road will become live residential, and country living zones, should the relief sought be granted. In total the residential redevelopment of the Munro block, and its master plan area will provide for approximately 1350 new houses.
- 1.7 The development of the master plan area, and the wider catchment, will require a comprehensive stormwater management plan (SMP) providing stormwater quality treatment and stormwater attenuation to restrict any potential downstream flooding effects.
- 1.8 The development of the Pokeno West area will require a new comprehensive wastewater and water supply network design including the installation of new infrastructure connecting the live zoned area to the existing network.
- 1.9 Future development of the land to the West of Helenslee Road will maintain the entry/exit points and the capacity of existing OLFPs and not cause an increase in risk or hazard to any upstream or downstream properties.
- 1.10 Future development will maintain the function of OLFPs to safely convey flood waters and not increase the risk of flooding to any downstream property.
- 1.11 Future development of the Pokeno West area will not be within the 1% AEP floodplain, with all development will be located outside of this flood plain.

- 1.12 New structures and buildings adjacent to the 1% AEP floodplain will be constructed with minimum floor levels (“MFL’s”) above freeboard requirements.
- 1.13 A new Stormwater Management Plan (‘SMP’) will be required to facilitate future development of the area which will determine stormwater management requirements. As is usual practice, this will be prepared as part of the application for subdivision and landuse consents, and the plan will become a binding condition of consent.
- 1.14 The new SMP will set out recommendations for the long-term stormwater management within the catchment which will form the basis for a stormwater discharge consent in support of the future development.
- 1.15 Subject to the development complying with the overarching stormwater principles, stormwater management (mitigating downstream flooding effects) can be achieved within the proposed Pokeno West plan change area (Munro block, CSL and Top End properties), thus enabling the land to be developed for residential activities, and ensuring no downstream effects.
- 1.16 I concur with the section 42A report - that the catchment management planning can occur once the overall consideration of the extent of the Residential Zoning of the western edge of Pokeno has been settled and that the catchment management plan can be addressed through the subdivision and development process.
- 1.17 The stormwater management plan will enable proposed residential development whilst ensuring there are no downstream effects.
- 1.18 WDC and WRC have confirmed that stormwater management information provided to date demonstrates that the proposed Pokeno West area can facilitate future residential development without having adverse effects on downstream properties.
- 1.19 Waikato District Council has commissioned GHD to develop a Wastewater Servicing Strategy (‘WSS’) for the Pokeno area. The WSS outlines the long-term wastewater strategy for Pokeno and provides guidance around the required upgrades to support the growth of Pokeno, including the areas being sought for rezoning.
- 1.20 The WSS will facilitate future development of the Pokeno area by providing wastewater infrastructure to cater for the projected growth of Pokeno. Projected population growth and

the resulting wastewater flows from the Pokeno catchment are documented in GHD's 'Tech Memo – Growth: Population and Flows', October 2018.

- 1.21 The proposed 'upgrade packages' and the sequencing of these upgrades, have been selected based on ensuring that sufficient capacity is available in the wastewater network at the right time period, to enable residential, commercial and industrial growth in Pokeno Village.
- 1.22 For the purpose of this evidence, it is anticipated that the wastewater upgrades will be completed as the development of the area West of Helenslee Road occurs. Otherwise, the landowners will simply have to wait until the network infrastructure catches up. This is often the case with development and there are large areas of Auckland that are zoned or upzoned, for which development will only occur when adequate servicing becomes available.
- 1.23 From a network planning certainty perspective, it is not until live zoning has been confirmed that the final design and planning for services infrastructure can be undertaken. It would not be prudent to plan to service rural areas on the mere prospect of being urban at some stage in the future. Even with a Future Urban Zone there is usually uncertainty as to the final form of development e.g. type of centre, residential, business, light industrial, or heavy industry, and different activities, have different servicing requirements.
- 1.24 In my view there are no infrastructure servicing constraints, for the land West of Helenslee Road, that cannot be addressed at the development/subdivision stage (including adopting BPOs). Therefore, from an engineering services perspective the land can be rezoned for residential/country living purposes, as requested.

Will Moore

BE (Civil), MIPENZ, CPEng, IntPE(NZ)

12 May 2021