

**SUMMARY STATEMENT OF EVIDENCE OF COLIN BOTICA ON BEHALF OF
POKENO VILLAGE HOLDINGS LIMITED (SUBMITTER NO. 368 / FURTHER
SUBMITTER NO. 1281)**

CORPORATE

PVHL involvement in development of Pokeno

1. Pokeno Village Holdings Limited ("PVHL") is developing land at Pokeno as the Pokeno Village Estate and the Pokeno Gateway Business Park. PVHL's vision for Pokeno is to:
 - (a) Create an urban village to thrive within a rural backdrop, offering a mix of residential, employment and recreational opportunities; and
 - (b) Give businesses the benefit of a town that is growing alongside their needs, where employees can live and work in Pokeno.

2. PVHL anticipates that it will have concluded the spatial development of its land at Pokeno within the next 2 to 5 years after which there is no intention to undertake further subdivision and development. Pokeno is fully alert to the aspirations of the Waikato District Council ("WDC"), Futureproof and other parties to further grow and expand Pokeno. There is no opposition in principle from PVHL but PVHL considers that development should occur in a manner that does not undermine the vision for Pokeno as identified in the Pokeno Structure Plan ("PSP").

Failure to include Pokeno Structure Plan in the PWDP

3. The PSP has not been carried over into the PWDP. I consider this is a major flaw, given the detailed work which was carried out over many years and thoroughly tested to deliver the vision for Pokeno. The PSP was drafted with the intention that it would guide the development of Pokeno to 2028. Implementation of the PSP is ongoing.

4. Extensive consultation was undertaken with various stakeholders during the Pokeno structure planning processes, and this consultation has been ongoing during the implementation phase. In my opinion the cornerstones of the vision for the growth of Pokeno, as identified in the PSP, remain relevant in the current planning environment.

5. The exclusion of the PSP from the PWDP together with the "live" zoning of additional greenfield land on the edge of the Pokeno urban area on an ad hoc basis is dubious because:

- (a) The PSP took a holistic approach to the transformation of Pokeno;
 - (b) The PSP took into account short-comings and risks associated with some development options such as flooding, erosion, visual impacts, iwi considerations;
 - (c) The PSP provides for community infrastructure that has been carefully considered in consultation with the community and other stakeholders. The exclusion of the PSP from the PWDP has the potential to undermine this, as illustrated by the proposal to use the Pokeno Sports Park as a stormwater attenuation device.
6. In summary, the PSP provides the proven framework for the growth and development of Pokeno and should be reflected in the PWDP.