**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of the hearing submissions and further submissions on the proposed Waikato District Plan

**PARTIES REPRESENTED** Thorntree Orchards Ltd and others (Original submission 54)

**OPENING SUBMISSIONS**

**DATED Tuesday 1 October 2019**

**MAY IT PLEASE THE PANEL**

## **SUMMARY**

## This opening submission covers the further submission #1054 on behalf of the Thorntree Orchards Ltd. and others.

## When we submitted our request to the Panel for the submitters to make an opening submission, we advanced a number of Issues that we would like the Panel to be aware of as they considered the overview presented by the Council.

## These issues include the following:

## The submitters are keen to provide an overview of their concern that their land on the eastern side of the Auckland Hamilton Motorway is part of historic Pokeno that was physically separated from the western side when the old Great South Road was formally constituted as a motorway

## This land on the eastern side of the motorway includes a significant recreation reserve and St. Mary’s Church surrounded by smaller lifestyle blocks that need to be again integrated with the rest of the community

## The planning to improve the connectivity between the two parts of Pokeno and for the extension of services such as waste water and bulk water supply need to be part of the review of the District Plan and taken into account by the Panel.

## The Council in its Operative District Plan has previously recognised that the original village limits extended beyond the Auckland /Hamilton Motorway and zoned much of the land to the south of Gulland road as Village Zone.

## The submitters believe that the village zone on the proposed Plan should be extend to SH 2 consistent with the concept plan which is part of their submissions. The concept plan provides for an internal roading pattern to avoid direct access to State Highway 2 and evidence in respect of this matter will be presented to the Panel by Leo Hills of Commute at the appropriate time.

## The provisions of the Village Zone have a minimum Lot size of 3000m2 and have been drafted to encourage more intensive development when waste water and other services are available.

## Further consideration is required to make the Village Zone standards work for Pokeno so as to encourage increased density when services are available. A similar proposal to that provided for the intensification for Tuakau Village Zone is also appropriate for Pokeno in that as services become available further intensification into smaller lots is permitted. This matter will be covered by our planner on behalf of the submitters under the appropriate topic

## The submitters believe that the District Plan review provides a one and only opportunity for the Council and the Panel to again integrate the eastern and western sides of Pokeno.

## National Policy Statements. The proposals in the recent National Policy Statements that have implications for the management of Highly Productive Soils, Freshwater Management and Biodiversity all have implications for these submitters and it is proposed that Pat Dobson, Director of Thorntree Orchards will comment on these implications in his evidence on the appropriate topic.

## **2.0 SETTING THE SCENE**

## 2.1Evidence outline – At this early stage the submitters believe that it is helpful to the Panel and the process to identify the technical evidence they intend to present to be able to receive any questions from the Panel to assist their preparations for the hearing. The following technical evidence is proposed

## Planning evidence on the need to integrate more efficiently the eastern and western parts of Pokeno. This evidence will also cover infrastructure issues, restricting access to SH 2 and the need to address the expansion and performance standards in the Village Zone.

## A Traffic assessment will be provided by Leo Hills of Commute and this will address the need for greater connectivity between the two sides of Pokeno as well as general connectivity and traffic issues

## Land Use issues and particularly the proposed National Policy Statements loom large in the consideration of the expansion of Pokeno. The submitters felt that evidence on the implications of these documents on the property owners affected in East Pokeno would be helpful to the Panel and Pat Dobson, director of Thorntree Orchards will share his experience in a brief statement prepared for the Panel.

# CONCLUSION

## 3.1 The overall issue of re-integrating the eastern and western parts of Pokeno is important to the future of this fast-growing urban area and the submitters believe that the Opening Submissions provided the appropriate opportunity to alert the Panel to the need for this to be addressed as a priority for Pokeno during the Review of the District Plan.

## **DATED at PUKEKOHE** this 25th day of September 2019

## **THORNTREE ORCHARDS LTD**. By their duly authorised agent

## Sir William Birch

## **Attached;**

## **Concept Plan of Development**

## **Zoning map – Proposed Plan**