

Pokeno Plan Change Consultation Strategy

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1 Introduction

Consultation is an integral part of a Plan Change process and provides principles for how growth should be guided. Consultation associated with the previous Pokeno Structure Plan process commenced in 2006 and has continued to involve many stakeholders ranging from Government organisations to residents of Pokeno throughout the development phase of the implementation of the Pokeno Structure Plan.

This document constitutes the Pokeno Consultation Strategy for the rezoning of the Graham Block from rural purpose to residential purpose. This consultation strategy builds on the previous consultation strategy and actions that have been undertaken since 2006.

2 Background

As noted above, consultation in relation to the Pokeno Structure Plan has been ongoing since 2006. The key stakeholders who were engaged in 2006 included:

- The local community and community groups;
- Tangata Whenua; in particular:
 - Ngati Naho Iwi Development Trust
 - Ngati Tamaoho
 - Huakina Development Trust
 - Ngati Te Ata
 - Ngati Karewa, Ngati Tahinga; and
 - Ngati Paoa
- Environment Waikato (EW)
- Auckland Regional Council (ARC)
- Auckland Regional Transport Authority (ARTA)
- Transit New Zealand
- OnTrack
- Ministry of Education (MoE)
- Ministry for the Environment (MfE)
- New Zealand Historic Places Trust (NZHPT)
- Counties Power
- Watercare Services Limited (WSL)

These stakeholders were consulted at a variety of levels and in numerous ways. Meetings, discussions, correspondence, site visits, newsletters, open days, and workshops were held. Conversations with these stakeholders have continued with resource consent applications as development has progressed.

This is relevant to the proposed Plan Change as it is important to demonstrate the relationships that have been developed between PVHL and the stakeholders over the years.

3 Identifying Stakeholders

For the purpose of this consultation strategy, the first stage is to identify who the relevant stakeholders are. The following stakeholders have been identified:

- (1) The local community and community groups;
- (2) Tangata Whenua; in particular:
 - (a) Ngati Tamaoho; and
 - (b) Ngati Te Ata;
- (3) Waikato Regional Council (WRC);
- (4) Waikato District Council (WDC);
- (5) NZ Transport Agency;
- (6) Counties Power; and
- (7) FutureProof.

3.1 Measuring Stakeholder Participation

The next stage of this consultation exercise is to define level of involvement required from each of the stakeholders. In this regard the standard of the International Association for Public Participation (IAP) Public Participation Spectrum was adopted:

Increasing Level of Public Impact 

Inform	Consult	Involve	Collaborate	Empower
To provide the stakeholder with balanced and objective information to assist them in understanding the issues, alternatives and/or solutions.	To obtain stakeholder feedback on analysis alternatives and/or decisions.	To work directly with the stakeholder throughout the process to ensure that the stakeholder issues and concerns are consistently understood and considered.	To partner with the stakeholder in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place decision making in the hands of the stakeholder.

(Source: IAP2, Techniques for Public Participation)

From this stage, consideration is given to what method of consultation is most appropriate for engaging with each of the stakeholders. Several consultation methods are utilised throughout the consultation process such as targeted consultation, workshops and open days.

Table 1-2: Consultation: Methodology Fitness for Purpose Assessment

Stakeholder	Level of Participation	Methodology
The local community and community groups	Involve	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits • Workshops
Tangata Whenua	Consult	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits
Waikato Regional Council	Consult	<ul style="list-style-type: none"> • Meetings, discussions, correspondence
Waikato District Council	Involve	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits • Workshops
NZ Transport Agency	Consult	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits
Counties Power	Consult	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits
FutureProof	Consult	<ul style="list-style-type: none"> • Meetings, discussions, correspondence • Site visits

3.2 Consultation Outcomes

The below table outlines the consultation undertaken to date and the responses (if any) from the stakeholders. It is important to note consultation has been occurring with the majority of these stakeholders about development in Pokeno since 2006 with the original Pokeno Structure Plan and consultation with these stakeholders is still ongoing.

Stakeholder	Date	Consultation undertaken	Response
Ngati Tamaoho	15 March 2017	<p>PVHL met with Lucille Rutherford of Ngati Tamaoho on site in Pokeno on 15 March 2017. PVHL provided an overview of the proposed plan change. The plan change proposal, maps and extracts from the 2008 Structure Plan Document, detailing the 4,000 hectare "study area", the 400 hectares that was rezoned in 2010, 24.8 hectares proposed to be rezoned, (hand written in purple) was subsequently emailed through to Lucille on 21 March 2017.</p>	Lucille is currently preparing a Cultural Impact Report.

Stakeholder	Date	Consultation undertaken	Response
Ngati Te Ata	21 March 2017	PVHL met with Karl Flavell of Ngati Te Ata in March 2017. PVHL provided an overview of the proposed plan change. The plan change proposal, maps and extracts from the 2008 Structure Plan Document, detailing the 4,000 hectare "study area", the 400 hectares that was rezoned in 2010, 24.8 hectares proposed to be rezoned, (hand written in purple) was subsequently emailed through to Karl on 21 March 2017.	Karl will prepare a Cultural Impact Report.
Waikato Taiunui	13 April 2017	PVHL sent an email to Tim Manukau detailing the Plan Change and showing the existing and proposed zones, however they are still awaiting a response.	
Pokeno Community Committee Meeting	11 April 2017	PVHL presented at the Pokeno Community Committee on the proposed Plan Change. PVHL informed the committee that the intention is to rezone the Graham Block from rural to residential and uplift the large lot overlay. PVHL explained that this overlay was requested by the Grahams in the previous plan change process to address reverse sensitivity effects on the vineyard. The committee asked some questions regarding reserve land. PVHL responded by noting that areas of native bush will be protected through this plan change. It is anticipated that these areas of native bush will include some form of reserve. (Refer to the attached meeting minutes).	No response required.
Counties Power	13 April 2017	PVHL informed Counties Power of the proposed Plan Change. Counties Power confirmed that network connection points can be made available to the development within the road reserve (refer to the attached letter).	No response required.

Stakeholder	Date	Consultation undertaken	Response
Waikato District Council	6 June 2017	<p>PVHL presented to a Councilor workshop on the proposed Plan Change.</p> <p>Councilors were informed of the previous structure plan process, current development and the proposed Plan Change.</p> <p>Councilors had questions on the provision of social infrastructure, including the sports park and yields from current development. PVHL responded by providing further detail re: plans for the proposed park.</p> <p>The Councilors were receptive of the proposed Plan Change and WDC officers outlined the next steps with regard to processing the proposed Plan Change.</p>	No response required.
Waikato Regional Council	18 July 2017	<p>Chris Scrafton (Stantec) rang Leslie Vyfhuis and followed up with an email detailing the extent of the re-zoning of the Plan Change.</p> <p>Discussions are ongoing. Some questions were provided regarding future resource consent processes.</p>	Consultation is ongoing.
NZ Transport Agency		<p>NZ Transport Agency has been emailed with regard to the proposed Plan Change. A drawing showing the proposed zoning changes and Wes Edwards (Transport Engineer) ITA have been sent to them. During this email exchange the NZ Transport Agency asked a couple of questions, however they have not provided a formal response yet.</p> <p>NZ Transport Agency have been made aware of the Plan Change and have provided some initial comments, generally questioning why the rezoning was not delayed until the District Plan review.</p> <p>Given the negligible impact of the Plan Change on the State Highway Network and the consistency with the remainder</p>	Consultation is ongoing.

Stakeholder	Date	Consultation undertaken	Response
		of the Structure Plan, there are unlikely to be any issues raised by NZTA that would require significant changes to the transport provisions of the Plan Change.	
Noakes (Lot 2 DP 176205 refer to Map 1-1)	12 June 2017	<p>PVHL met and informed the Noakes of the proposed Plan Change for the Graham Block</p> <p>Advised that the Graham Block has been purchased by PVHL, with settlement next February and the intention is to rezone the block from Rural to Residential.</p> <p>Discussed the difficult topography of the block.</p> <p>The Noakes raised reverse sensitivity concerns, with regard to residential uses in proximity to their farming activities. Discussed the use of no complaints covenants on the land already zoned residential, adjoining their property.</p> <p>PVHL also discussed the location of a stormwater wetland adjoining their property (not part of this plan change).</p> <p>Discussed that the Plan Change is likely to be publically notified and anyone can make a submission through this process.</p>	No response required.
Glen and Debbie Hall - owners of 184 Hitchen Road (Lot 1 DP 321866 refer to Map 1-1)	12 June 2017	<p>PVHL met and informed the Halls of the proposed Plan Change for the Graham Block</p> <p>Advised that the Graham Block has been purchased by PVHL, with settlement next February and the intention is to rezone the block from Rural to Residential.</p> <p>Discussed the difficult topography of the block, and the intention to retain significant vegetation. Also discussed the reserve areas and potential walkways through the reserves.</p> <p>The Halls questioned the level (height/elevation) of dwellings within</p>	No response required.

Stakeholder	Date	Consultation undertaken	Response
		<p>both the plan change area and consented development (to the north/northwest of their property). PVHL confirmed that the majority of development would be one storey, and that the Halls property is elevated with regard to the surrounding development. Therefore it is unlikely that the Halls will “look directly into” adjoining development. PVHL will provide the Halls a contour plan to confirm this.</p> <p>The Halls discussed current development (not part of this plan change), particularly maintenance of Hitchen Road, dust, noise, culverts and vermin.</p> <p>The Halls were interested in the staging of current and future development, and questioned when servicing (draining) would reach their property. The Halls were also interested in social infrastructure such as reserves and the location of neighbourhood centres and whether a tutoring service could locate in the neighbourhood centre.</p> <p>Also discussed that the proposed Plan Change is likely to be publically notified at which point submissions will be called for.</p>	
Charlie and Mel Harris (refer to Map 1-1)	20 June 2017	<p>PVHL met with the Harris's to talk through the proposed Plan Change and re-zoning for the Graham Block from rural to residential.</p> <p>Mentioned that the land has been purchased and is due to settle by February 2018.</p> <p>PVHL spoke about the current Structure Plan and gave an overview of the current zoning boundaries. There was a positive response from the community during the original Masterplan consultation, people were supportive of growth in Pokeno, but wanted to keep density low.</p>	No response required.

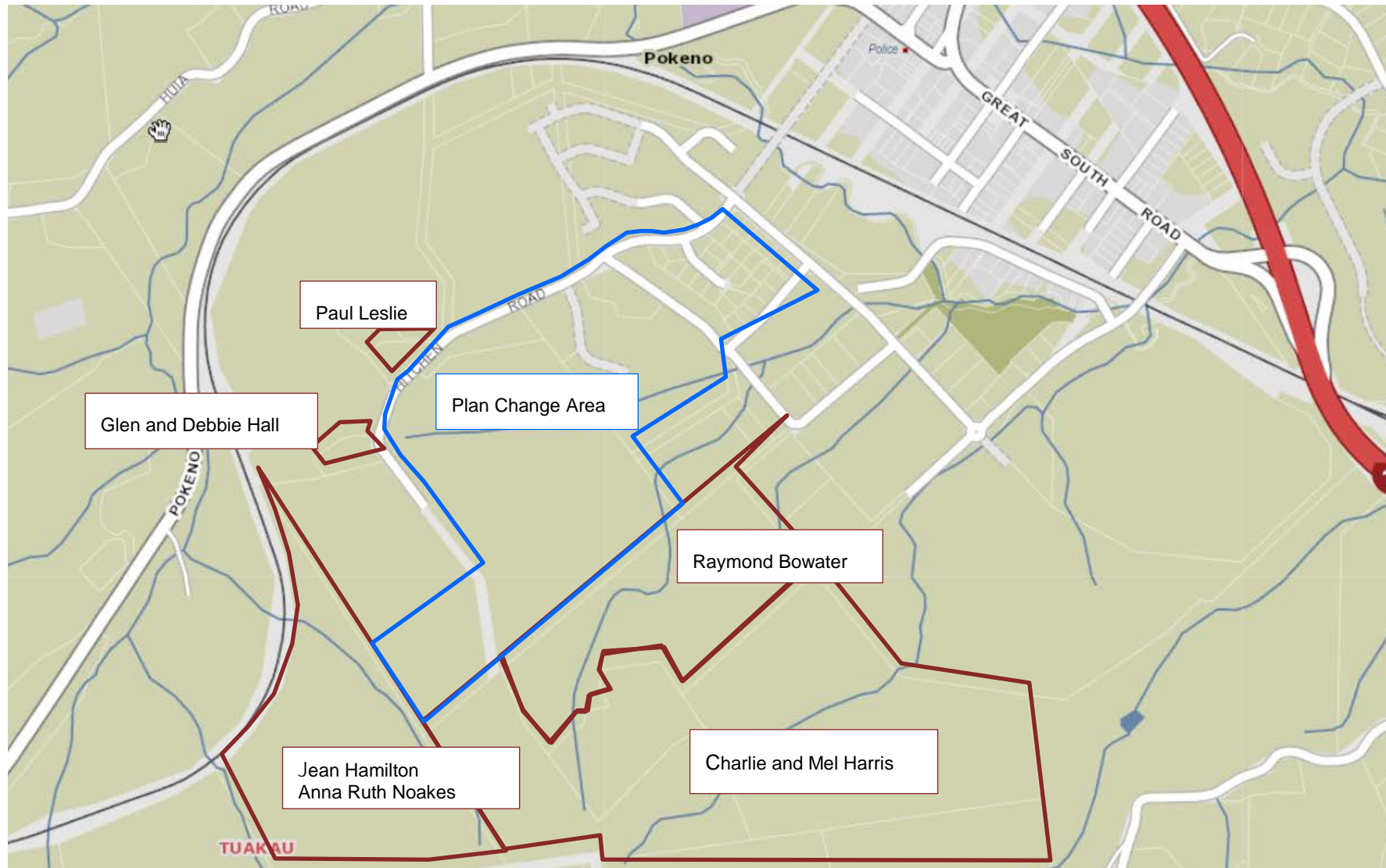
Stakeholder	Date	Consultation undertaken	Response
		<p>Mr Harris was fine with the proposals. He would like to see access retained from the south end of Hitchen Road. While there are four entrances to the property, this would be a preferred one if there was to be any sub-division to occur at some point in the future. PVHL explained that they may be able to assist with the alignment of the road (along with Waikato DC).</p> <p>Mr Harris discussed some of the reverse sensitivity conveyances that apply to surrounding properties (because of the zoning of the quarry).</p> <p>Mr Harris inquired about the need for someone to graze the land once it is purchased – in the short-term prior to it being developed. He would be happy to talk more about this.</p>	
Raymond Bowater (refer to Map 1-1 Lot 2 DP 199997)	20 July 2017	PVHL has made contact with Raymond and explained the Plan Change. Further discussion will take place in the future.	Consultation ongoing.
Paul Leslie (refer Map 1-1 Lot 1 Section 10 of Allotment 16 Parish of Mangatawhiri)	20 July 2017	PVHL has contacted Paul and outlined the Plan Change. Further discussion will take place in the future.	Consultation ongoing.
Heritage NZ	26 June 2017	Chris Scrafton (Stantec) has contacted Heritage NZ on behalf of PVHL detailing the Plan Change and showing the existing and proposed zones, however they are still awaiting a formal response.	Consultation ongoing.
Future Proof	6 July, 2017	<p>Chris Scrafton (Stantec) met with Ken Tremaine (FutureProof) to discuss the plan change. Chris provided Ken with an outline of the plan, anticipated residential yield and background of the previous structure planning process.</p> <p>Ken provided an outline of the review of Futureproof and indicated that the proposed rezoning was consistent with Futureproof.</p>	No response required.

Stakeholder	Date	Consultation undertaken	Response
		Ken was satisfied with the information provided and the process described to date. Indicated that Futureproof would be supportive of the project moving forward.	

4 Next steps

Overall feedback received to date has been either neutral or supportive. There are no consultation queries or concerns raised that require a significant response or change to the Project. However, we note that consultation is ongoing with a number of stakeholders and that this strategy will be updated to reflect feedback received as the plan change progresses.

Map 1-1 of Consulted Parties



Attachments

1. Emails to Ngati Tamaoho
2. Emails to Ngati Te Ata
3. Email to Waikato Tainui
4. Email to Heritage NZ
5. Emails to the NZ Transport Agency
6. Pokeno Community Committee Meeting Minutes
7. Letter from Counties Power
8. WDC Councillors Workshop PowerPoint Presentation

1. Emails to Ngati Tamaoho

From: Colin Botica
To: [Chris Scrafton](#); [Jellie Adam](#); [Couture Megan](#)
Cc: J.Colbert@harrisingrierson.com
Subject: FW: 2017 Pokeno Plan Change - Iwi Consultation - Ngati Tamaoho
Date: Thursday, 13 April 2017 3:05:58 p.m.
Attachments: [2017 Pokeno Plan Change Summary - DRAFT.pdf](#)
[PVH-003-PROPOSED ZONES.pdf](#)
[PVH-001-EX-ZONES.pdf](#)
[2008 Structure Plan Study Area - Context.pdf](#)

From: Colin Botica
Sent: Tuesday, 21 March 2017 4:15 p.m.
To: Lucille Rutherford
Cc: dennis@tamaoho.maori.nz; Hero Potini
Subject: 2017 Pokeno Plan Change

Lucie,

Thank you for the on-site meeting in Pokeno last Wednesday.

Herein attached is the DRAFT 2017 Pokeno Plan Change Summary, together with appendices 1 & 2 – existing zones & proposed zones.

Also attached are extracts from the 2008 Structure Plan Document, (pages 218 and 219), detailing the 4,000 hectare “study area”, the 400 hectares that was rezoned in 2010, the 24.8 hectares proposed to be rezoned, (hand written in purple).

We look forward to continuing our consultation process next Tuesday afternoon.

Regards,
Colin Botica.

From: Colin Botica
Sent: Monday, 1 May 2017 2:20 p.m.
To: Lucille Rutherford
Subject: Re: Pokeno Plan Change 2017 and ongoing stormwater discussions - Uenuku Room - 28th March 2017

2.00pm this Wednesday would be perfect !
See you at the Pokeno Cafe?
Thanks
Colin

Sent from my iPhone

On 1/05/2017, at 2:07 PM, Lucille Rutherford <lucierutherford@gmail.com> wrote:

Kia ora Colin

Shall we leave for another day ?

I have another onsite to organise for wednesday
alternatively we are meeting Kelvin Back at Kowhai downs thursday at

12.30..... could see you at 2pm ?

Nga mihi
Lucie

On Sat, Apr 29, 2017 at 1:40 PM, Lucille Rutherford
<lucierutherford@gmail.com> wrote:

Hopefully at 1pm...? havnt had our water policy hui confirmed..... let
me know if this suits

Nga mihi
Lucie

On Fri, Apr 28, 2017 at 9:31 AM, Colin Botica <ColinB@dinesgroup.co.nz>
wrote:
Lucie,

What time do you think you will be in Pokeno next Wednesday?

Cheers,
Colin.

From: Lucille Rutherford [mailto:lucierutherford@gmail.com]
Sent: Wednesday, 26 April 2017 4:33 p.m.
To: Colin Botica
Cc: Mike Smith; hero@tamaoho.maori.nz
Subject: Re: Pokeno Plan Change 2017 and ongoing stormwater discussions - Uenuku Room - 28th March 2017

Kia ora Colin

Thank you for getting back to me re the plans

i have a meeting in Hamilton on wednesday next week..... and could meet you way back at Pokeno if it suits
if not let me know i will have other dates

Nga mihi
Lucie

On Thu, Apr 13, 2017 at 3:31 PM, Colin Botica <ColinB@dinesgroup.co.nz> wrote:
Lucie,

Thanks for meeting on the 28th March.

Herein attached are a couple of plans as presented and discussed.

Plan Change – once we have completed the various assessment of effects reports we would like the opportunity to sit down with you again and go through the detail? How are you placed for a catch-up in the month of May?

Stormwater – thanks for your input into the detailed design concepts – Mike & Russell are completing some draft wetland designs for catchments E1 and E2, and again, we would like the opportunity to present these draft designs – May would be good timing for us.

Have a great Easter.

Cheers,
Colin.

From: Colin Botica
Sent: Wednesday, 10 May 2017 12:53 p.m.
To: 'Lucille Rutherford'; Hero Potini
Subject: 2017 Pokeno Plan Change - Graham Block

Lucie / Hero,

Thanks for meeting last week to continue our Plan Change consultation.

As discussed and presented, we submitted the Private Plan Change application to WDC

– Tuesday 2nd May 2017.

The application was prepared by MWH Consultants and included a number of technical reports, (most of which were included in the Eastlight Ring Binder supplied to you); however I may have forgotten to include the Geotechnical and Contamination Assessments – Geotech attached to this email; Contam to follow shortly.

Cheers,
Colin.

2. Emails to Ngati Te Ata

From: Colin Botica
To: [Chris Scrafton](#); [Jellie Adam](#); [Couture, Megan](#)
Cc: J.Colbert@harrisingrierson.com
Subject: FW: 2017 Pokeno Plan Change - Ngati Te Ata - Iwi Consultation
Date: Thursday, 13 April 2017 3:07:54 p.m.
Attachments: [2017 Pokeno Plan Change Summary - DRAFT.pdf](#)
[PVH-003-PROPOSED ZONES.pdf](#)
[PVH-001-EX-ZONES.pdf](#)
[2008 Structure Plan Study Area - Context.pdf](#)

From: Colin Botica Momi
Sent: Tuesday, 21 March 2017 4:40 p.m.
To: 'Karl Flavell'
Subject: 2017 Pokeno Plan Change

Karl,

Thank you for meeting last week.

Herein attached is the DRAFT 2017 Pokeno Plan Change Summary, together with appendices 1 & 2 – existing zones & proposed zones.

Also attached are extracts from the 2008 Structure Plan Document, (pages 218 and 219), detailing the 4,000 hectare “study area”, the 400 hectares that was rezoned in 2010, the 24.8 hectares proposed to be rezoned, (hand written in purple).

We look forward to continuing our consultation process soon.

Regards,
Colin Botica.

3. Email to Waikato Tainui

From: [Scrafton, Chris](#)
To: [Swanberg, Annika](#)
Subject: FW: Pokeno - Proposed Private Plan Change - 26 hectare extension to current Pokeno zoning - residential - Iwi Consultation
Date: Friday, 7 July 2017 9:38:27 a.m.
Attachments: [img-522143654.pdf](#)
[PVH-001-EX-ZONES.pdf](#)
[PVH-003-PROPOSED ZONES.pdf](#)

From: Colin Botica Moml
Sent: Monday, 22 May 2017 1:41 p.m.
To: 'timM@tainui.co.nz'; 'Raymond Kumar'
Subject: Pokeno - Proposed Private Plan Change - 26 hectare extension to current Pokeno zoning - residential

Tim / Moko,

Hope this email finds you both well.

We would like to set out a new proposed private plan change, (extension), in relation to Pokeno.

The proposed plan change is intending to rezone 26 hectares of land in Pokeno from rural to residential. The land is immediately adjacent to existing residentially zoned land. A draft summary of the proposed plan change is attached for your information, (plans/maps included).

If appropriate, we would be happy to sit down and discuss the proposed plan change further.

For your information, we have on-going consultation with Karl Flavell and Lucie Rutherford, relating to the proposed plan change.

Regards,
Colin Botica,
027 221 4417.

4. Email to Heritage NZ

From: Carolyn McAlley [mailto:CMcAlley@heritage.org.nz]

Sent: Tuesday, 27 June 2017 8:42 a.m.

To: Scrafton, Chris <Chris.Scrafton@stantec.com>

Cc: Colin Botica <ColinB@dinesgroup.co.nz>

Subject: RE: Pokeno Plan Change

Hi Chris

Thanks for your email.

I will send the report that you have attached to the archaeologist in the Tauranga office. Most likely she will need to talk to the Auckland archaeologists as the last time this was discussed processed it was most likely within the Auckland office i.e before the super city was created.

It would be helpful to also have a copy of the plan change, to send her as a package as any archaeological authority discussion is in direct relationship to the proposed works.

The archaeologist works part time, so I will have to check on her current hours of work, prior to planning a meeting.

Regards

Carolyn

From: Scrafton, Chris [Chris.Scrafton@stantec.com]

Sent: Monday, 26 June 2017 10:14 p.m.

To: Carolyn McAlley

Cc: Colin Botica

Subject: Pokeno Plan Change

Hi Carolyn,

Apologies for contacting you out of the blue. Your name has been passed on to me by Waikato District Council.

I am currently assisting a private sector client (Colin the project manager is cc'd to this email) to apply for a private plan change for the residential development of land at Pokeno.

I am unsure how much you know about Pokeno, but to give you a bit of history, a plan change (PC24) for Pokeno was approved back in 2009 to enable the growth of Pokeno from a township of around 500 people to an area of around 5,000 people. To support this plan change process, an archaeological investigation was undertaken by Russell Foster. Through this analysis it was identified that remains of the Selby Homestead may be located within the plan change area but outside of the area proposed (at that time) to be developed.

As part of this new plan change process, the developers are looking at developing the area where the Selby Homestead was identified as potentially being located. As such, Clough and Associates have undertaken an updated study of the relevant area and this investigation is

attached to this email.

The purpose of this email is to enquire whether you would be open to meeting to discuss the plan change (in a consultation capacity) and to provide any feedback that you may have.

We are happy to come meet you at your offices if you can indicate a time that would suit (preferably within the next two weeks if possible).

I look forward to hearing from you.

Kind regards,

Chris.

Chris Scrafton
Principal Planner

Stantec New Zealand Ltd
Level 3, 111 Carlton Gore Road, Newmarket
Auckland 1023 New Zealand

Phone: +64 9 580 4500
Mobile: +64 27 290 4605

chris.scrafton@stantec.com



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5. Emails to the NZ Transport Agency

From: HamiltonPlanning [mailto:HamiltonPlanning@nzta.govt.nz]
Sent: Thursday, 29 June 2017 9:50 a.m.
To: Scrafton, Chris <Chris.Scrafton@stantec.com>
Subject: RE: Plan Change at Pokeno

Good morning Chris.

This is to acknowledge your email and to advise that Megan Kettle is the person that will be looking after this plan change for you.

Should you wish to contact Megan directly, you can do so on:
Phone 07 958 7249 or 21 445 425
Email megan.kettle@nzta.govt.nz

Regards
Kathleen

From: Scrafton, Chris [<mailto:Chris.Scrafton@stantec.com>]
Sent: Tuesday, 27 June 2017 9:19 p.m.
To: Jenni Fitzgerald
Cc: Wes Edwards; Colin Botica; HamiltonPlanning
Subject: RE: Plan Change at Pokeno

Hi Jenni,

Thanks for the response. I know the pain of a restructure so totally understand...

I have attached:

- a) A drawing showing the proposed zoning changes. As noted below, this is a fairly straight forward plan change simply rezoning rural land to residential zoning. We anticipate that the plan change will result in no more than an additional 150 lots.
- b) Wes's final ITA.

I look forward to hearing from yourself or whoever you deem is appropriate.

Kind regards,

Chris.

Chris Scrafton

Principal Planner

Stantec New Zealand Ltd
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chris.scrafton@stantec.com



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 Please consider the environment before printing this email.

From: Jenni Fitzgerald [<mailto:Jenni.Fitzgerald@nzta.govt.nz>]

Sent: Tuesday, 27 June 2017 9:42 a.m.

To: Scrafton, Chris <Chris.Scrafton@stantec.com>

Cc: Wes Edwards <wes@arrive.nz>; Colin Botica <ColinB@dinesgroup.co.nz>; HamiltonPlanning <HamiltonPlanning@nzta.govt.nz>

Subject: RE: Plan Change at Pokeno

Hi Chris

If you could please send through the information you have prepared to date, we will set up a file and review as a first step – please send to hamiltonplanning@nzta.govt.nz. We are currently very short-staffed and in the midst of a restructure so I'm not sure who will be looking at this right now – once we know, we can arrange a meeting from there if necessary.

Regards

Jenni

Jenni Fitzgerald / Planning & Investment Manager (Acting) – Waikato/Bay of Plenty
Planning and Investment

DDI 64 7 958 7957 / M 64 21 941 351

E Jenni.Fitzgerald@nzta.govt.nz / w nzta.govt.nz

Hamilton Office / Level 1, Deloitte Building
24 Anzac Parade, PO Box 973, Hamilton 3240, New Zealand



Mistakes are inevitable
Crashes are inevitable
Death and serious injuries are not



From: Scrafton, Chris [<mailto:Chris.Scrafton@stantec.com>]

Sent: Monday, 26 June 2017 9:43 p.m.

To: Jenni Fitzgerald

Cc: Wes Edwards; Colin Botica

Subject: Plan Change at Pokeno

Hi Jenni,

Further to the discussion below back in April, we are now reasonably progressed with the plan change application. It would probably be a good time to discuss this with the Agency in a more "formal" consultation capacity. In particular, it would be good if we could give you a bit more detail about the plan change and the ITA that Wes has produced in support and to subsequently receive any feedback you may have.

As indicated by Wes previously, the scale of the plan change is fairly small (rezoning rural land to residential with a likely yield of approximately 150 units) and Wes's ITA concludes that any effects on the State Highway network will be negligible.

How would be best to proceed for you? We would be happy to come to your offices and meet with you to discuss and answer any questions. If this works for you, can you please suggest a time?

Kind regards,

Chris.

From: Scrafton, Chris

Sent: Wednesday, 5 April 2017 12:01 p.m.

To: Wes Edwards <wes@arrive.nz>; 'Jenni Fitzgerald' <Jenni.Fitzgerald@nzta.govt.nz>

Cc: 'Megan Kettle' <megan.Kettle@nzta.govt.nz>; Chris Scrafton

<Chris.J.Scrafton@mwhglobal.com>

Subject: RE: Plan Change at Pokeno

Hi Jenni,

We are progressing on the basis of a private plan change to avoid the time delays associated with their full review. The Council are comfortable with this approach (risk sits with the developers). Ideally it would be a resource consent process but unfortunately it would be a non-complying activity and would likely fail to pass the s104D gateway test.

Hope this helps,

Kind regards,

Chris.

From: Wes Edwards [<mailto:wes@arrive.nz>]
Sent: Wednesday, 5 April 2017 11:57 a.m.
To: 'Jenni Fitzgerald' <Jenni.Fitzgerald@nzta.govt.nz>
Cc: 'Megan Kettle' <megan.Kettle@nzta.govt.nz>; Chris Scafton
<Chris.J.Scafton@mwhglobal.com>
Subject: RE: Plan Change at Pokeno

Hi Jenni

These are questions probably better answered by our planning team, so I'm copying in Chris Scafton from MWH.

Regards
Wes

From: Jenni Fitzgerald [<mailto:Jenni.Fitzgerald@nzta.govt.nz>]
Sent: Wednesday, 5 April 2017 11:52 a.m.
To: Wes Edwards <wes@arrive.nz>
Cc: Megan Kettle <megan.Kettle@nzta.govt.nz>
Subject: RE: Plan Change at Pokeno

Thanks Wes

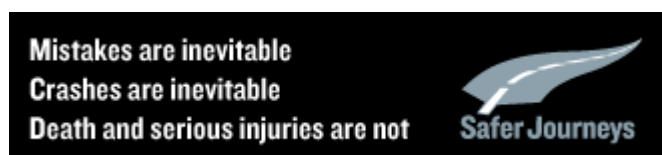
What have WDC said about this in relation to the timing of the full plan review? I'm surprised they wouldn't want to roll up with the wider plan review to enable a more strategic approach to growth in this area. Also can you comment on why pursuing as a plan change rather than just a resource consent?

Regards
Jenni

Jenni Fitzgerald / Planning & Investment Manager (Acting) – Waikato/Bay of Plenty
Planning and Investment

DDI 64 7 958 7957 / M 64 21 941 351
E Jenni.Fitzgerald@nzta.govt.nz / W nzta.govt.nz

Hamilton Office / Level 1, Deloitte Building
24 Anzac Parade, PO Box 973, Hamilton 3240, New Zealand



From: Wes Edwards [<mailto:wes@arrive.nz>]
Sent: Wednesday, 5 April 2017 11:49 a.m.
To: Jenni Fitzgerald
Subject: RE: Plan Change at Pokeno

Hi Jenni

As a bit more background, this is a fairly small addition to the Pokeno Structure Plan. It was originally part of the earlier plan change but was dropped out prior to notification. Now it's back in again.

This is currently a private plan change, but developed in close consultation between the proposers and Waikato District. It's possible it may be adopted by WDC.

The effects of the change on the SH network would be negligible.

I'll have a Draft ITA available soon, and I will forward that to you for review. Once you have had a chance to look at it I suggest we touch base to discuss any matters arising.

In the meantime if you have any questions please get in touch.

Regards

Wes Edwards

Chartered Professional Engineer
NZCE BE M.IPENZ MITE IntPE(NZ)

Director



P +64 9 416 3334 | **M** +64 21 417 307 | **E** wes@arrive.nz | **W** arrive.nz

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From: Sarah Ho [<mailto:Sarah.Ho@nzta.govt.nz>]
Sent: Wednesday, 5 April 2017 11:04 a.m.
To: Wes Edwards <wes@arrive.nz>
Cc: Jenni Fitzgerald <Jenni.Fitzgerald@nzta.govt.nz>
Subject: RE: Plan Change at Pokeno

Hi Wes,

If you could contact Jenni Fitzgerald from the Hamilton NZTA office as the primary contact, that

would be appreciated.
I have copied her into this email.

Kind regards

Sarah

From: Wes Edwards [<mailto:wes@arrive.nz>]
Sent: Wednesday, 5 April 2017 10:25 a.m.
To: Sarah Ho
Subject: Plan Change at Pokeno

Hi Sarah

There was a significant Plan Change in Pokeno back in 2007-11. Although this was in NZTA's Hamilton region it was handled in the Auckland office (by Deepak) due to Pokeno being on the region boundary, much of the Pokeno traffic was expected to head into Auckland, and Pokeno was within the Auckland Region.

We are now handling a new plan change to add a small area on the outskirts of Pokeno into the residential development area. The new plan change (referred to as the Graham Block) will increase the development potential by around 140 dwellings. Once the additional trips are distributed, the impacts on the State Highway network would be negligible and there is no need for any infrastructure changes over and above what is already planned for Pokeno.

Since the first plan change, Pokeno is now part of Waikato District.

The primary purpose of this email is to find out who in the Transport Agency we should be liaising with. I started with Deepak and he has referred me to you. Should we be dealing with Hamilton or Auckland office? Who should our primary contact be?

Thanks

Wes Edwards

Chartered Professional Engineer
NZCE BE M.IPENZ MITE IntPE(NZ)

Director



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6. Emails to Waikato Regional Council

From: Leslie Vyfhuis [<mailto:Leslie.Vyfhuis@waikatoregion.govt.nz>]
Sent: Wednesday, 19 July 2017 3:00 p.m.
To: Scrafton, Chris <Chris.Scrafton@stantec.com>
Subject: RE: Pokeno Plan Change

That sounds like a plan. We'll make arrangements once we have an opportunity to review the plan change documents.

Kind regards,

Leslie.

Leslie Vyfhuis | Senior Policy Advisor, Policy Implementation | Science and Strategy
Waikato Regional Council
P: +64 07 8590587
Private Bag 3038, Waikato Mail Centre, Hamilton 3240

From: Scrafton, Chris [<mailto:Chris.Scrafton@stantec.com>]
Sent: Wednesday, 19 July 2017 2:57 p.m.
To: Leslie Vyfhuis <Leslie.Vyfhuis@waikatoregion.govt.nz>
Subject: RE: Pokeno Plan Change

Awesome. Thanks Leslie. Perhaps the easiest thing is for us to come down to Hamilton to meet the appropriate people at WRC.

From: Leslie Vyfhuis [<mailto:Leslie.Vyfhuis@waikatoregion.govt.nz>]
Sent: Wednesday, 19 July 2017 2:56 p.m.
To: Scrafton, Chris <Chris.Scrafton@stantec.com>
Subject: RE: Pokeno Plan Change

Thanks, Chris.

FYI, I am in the RPS policy implementation team, so do not process consents, I will however be liaising with my consent colleagues about the plan change, and will be able to provide you with contact details.

Kind regards,

Leslie.

Leslie Vyfhuis | Senior Policy Advisor, Policy Implementation | Science and Strategy
Waikato Regional Council

P: +64 07 8590587
Private Bag 3038, Waikato Mail Centre, Hamilton 3240

From: Scrafton, Chris [<mailto:Chris.Scrafton@stantec.com>]
Sent: Wednesday, 19 July 2017 2:48 p.m.
To: Leslie Vyfhuys <Leslie.Vyfhuys@waikatoregion.govt.nz>
Subject: RE: Pokeno Plan Change

Hi Leslie.

Will do. We are currently updating some of the data in response to a s92 request so will get the set to you when we have this complete.

Re: regional consents – the area is within an area covered by an existing comprehensive stormwater discharge consent so I am not sure stormwater discharge consent will be required. We are working this through with the District Council. There will be earthworks and streamworks through. Would anticipate they would be coming to you early next year.

Kind regards,

Chris.

From: Leslie Vyfhuys [<mailto:Leslie.Vyfhuys@waikatoregion.govt.nz>]
Sent: Wednesday, 19 July 2017 1:41 p.m.
To: Scrafton, Chris <Chris.Scrafton@stantec.com>
Subject: RE: Pokeno Plan Change

Hi Chris

Thank you for sending through the maps and alerting me to this proposal. Could you please send through any other documentation on the plan change you have – planning report, section 32 and any specialist reports/assessments? Also, could you please confirm for me your likely timeframe for processing this plan change and for making any necessary applications to regional council, e.g. for stormwater discharge consent?

Thanks and kind regards,

Leslie.

Leslie Vyfhuys | Senior Policy Advisor, Policy Implementation | Science and Strategy
Waikato Regional Council
P: +64 07 8590587
Private Bag 3038, Waikato Mail Centre, Hamilton 3240

From: Scrafton, Chris [<mailto:Chris.Scrafton@stantec.com>]
Sent: Tuesday, 18 July 2017 5:37 p.m.
To: Leslie Vyfhuys <Leslie.Vyfhuys@waikatoregion.govt.nz>

Subject: Pokeno Plan Change

Hi Leslie,

As discussed I am currently assisting the Pokeno Village Holdings Limited developers with a private plan change on the edge of the Pokeno Structure Plan. I have attached the extent of the proposed rezoning.

The plan change has been lodged with the District Council with a view to having a hearing towards the end of the year.

The rezoned area simply applies the residential 2 zone and the large lot overlay to what was previously rural zoned land.

Please get in touch with any feedback or with any questions. My details below.

Kind regards,

Chris.

Chris Scrafton
Principal Planner

Stantec New Zealand Ltd
Level 3, 111 Carlton Gore Road, Newmarket
Auckland 1023 New Zealand

Phone: +64 9 580 4500
Mobile: +64 27 290 4605

chris.scrafton@stantec.com



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7. Pokeno Community Committee Meeting Minutes



POKENO COMMUNITY COMMITTEE

MINUTES of the monthly Pokeno Community Committee meeting held in the Pokeno Hall, Pokeno, on 11th April 2017, commencing at 7.00pm.

Committee Members Present: Helen Clotworthy, Doug Rowe, Todd Miller, Paul Heta, Tricia Graham, Janet McRobbie, Charles Hackett, Kris Hines, Ric Odom, Morris Roberts, Wayne Rodgers

Guests in Attendance: Mayor Allan Sanson, Colin Botica (Pokeno Land Consortium)

Councillors in Attendance: Cr J Church, Cr Stephanie Henderson

Waikato District Council: Tony Whittaker

Community Members Attending: Community Members attended.

Apologies and leave of absence: No apologies were received

1 DISCLOSURE OF INTEREST

There was no disclosure of interest

2 CONFIRMATION OF THE STATUS OF THE AGENDA

No items were added to the agenda

3 CONFIRMATION OF PREVIOUS MINUTES meeting held 14th March 2017

Moved Helen Clotworthy

Seconded Doug Rowe

Carried

4. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

5 NEW ZEALAND POLICE

Richard Wright of the New Zealand Police was unable to attend as he had urgent business

7 POKENO LAND CONSORTIUM

Colin Botica of the Pokeno Land Consortium gave a presentation two parts

Part 1- an update of where they are up to

50% of consented land both residential and industrial has either title or is awaiting title. The very wet weather at the moment means that they are behind with the work they had expected to do this season on consented land

He showed plans of both earth work consents and storm water consents

Questions regarding responsibility for storm water followed. Colin said that while they have ownership of the land they had responsibility for this but not once the land was sold.

The maintenance along Pokeno Rd was discussed; he said this would be fixed

The state of the pond in Helenslee Rd needs a solution as it is becoming very overgrown

As regards reserves Colin pointed out present reserve land in both the Helenslee and Hitchen Blocks and said that the Norfolk Pine Reserve in the Hitchen Block was due to be vested to Council in about 6 months while the Totara Reserve in the Helenslee Block was about 18 months away.

On the subject of connectivity it was conceded that there needs to be coordination between Pokeno Land Consortium, Council and third party owners

Part 2 Application for a Private Plan Change

Maps were shown giving the history of the development including what the constraints to development were – The aggregate area, the motorway and the Bombay Hills

He showed maps of the present consented land which has a space in the centre which represents the Graham Land, 14Ha of this is zoned residential and 25Ha rural. Pokeno Land Consortium has now bought this land although settlement is not until late February 2018.

The intention is to apply for a Private Plan Change for the land not already zoned residential. At the same time an application is to be made that the land adjoining this which is zoned residential large lot overlay to have the large lot overlay removed. The original reason for this was the objection by the Grahams when the original zoning occurred because of its proximity to their vineyard and the possibility of reverse discrimination.

Much of this land is very challenging for development and will only be suitable for larger Countryside living plots of between 3000sq m and 3Ha. Considering this there will only be a maximum of about 100 houses

It is likely that this will be lodged in the next few weeks and Colin considers it is likely to be publically notified. The process is likely to take between 18 months and 18 years. Building is unlikely to start for 5 years.

Questions regarding reserve land were asked and Colin pointed to an area of protected native bush and other areas because of their challenging nature would be unsuitable for building

Moved that this report be accepted Helen Clotworthy
Seconded Janet McRobbie
Carried

8 ANNUAL PLAN 2017-2018 WASTEWATER CONSULTATION

Tony signalled the consultation session to be held on Tuesday May 2nd. A waste water consultation document should be sent to all rate payers by 13th April. A number of the community had attended expecting this to be discussed. Tony pointed out that the present level of service was not acceptable to the community and there was a need for a better understanding of the network – there have been some high profile overflows particularly in Raglan. Current practice of the Wastewater and Water teams not being separate is no longer acceptable for hygiene reasons and this separation of teams must occur. He said that there were three options and that the targeted rate increase, which in the Waikato District is a district wide policy would be \$130. He encouraged all rate payers to attend the consultation session on May 2nd.

Moved Helen Clotworthy
Seconded Todd Miller
Carried

9 POKENO COMMUNITY PLAN

This report has been received by the Council and is available on the website. Helen outlined to those unfamiliar with it its features and discussion followed. Tony pointed out that it was not only budgeting that was a problem but also resourcing. The report will be referred to when constructing the Draft Annual Plan

Moved J McRobbie
Seconded Doug Rowe
Carried

10 POKENO WORKS AND ISSUES

Issues arising since the last meeting include the need to rename the two sections of Hitchen Road that have been cut off. The need to tidy up the cenotaph prior to Anzac Day and issues regarding Sports and Recreation.

Moved P Graham
Seconded J McRobbie
Carried

11 DRAFT COMMUNITY SCHEDULE

To May the NZ Police to be rescheduled and the North Waikato Business Association to be added

To June discussion on Market Square and an overview of Sports and Recreation

To July the Waikato Regional Council

12 COUNCILLORS' REPORT

Retail opening is allowed on Easter Sunday

Funding is available for Placemaking project

Inorganic refuse Collection 12th-17th June

Supermarket consent is approved

The sop sign at the Razorback exit is being investigated

Phase 2 of the wastewater – the contract has been let

13 GENERAL BUSINESSES

Community Patrol Group

This is going well and has been reasonably quite. Signs have gone up advertising it

Andrew Beyer

The 'Drop In' is underway. Fifteen people came to the first session

Placemaking

A group are working on an installation for Anzac Day to be erected on Wednesday 19th April

Defibrillator

This is now ready for installation

CLOSURE

Helen Clotworthy thanked the visitors for their attendance and their contribution. .

There being no further business, the meeting was declared closed at 9.40pm

The next meeting of the Pokeno Community Committee will be held on 9th May at 7.00pm in the Pokeno Hall.

8. Letter from Counties Power



COUNTIES POWER

13th April 2017

Pokeno Village Holdings Ltd
PO Box 302877
North Harbour
Auckland 1330

Attention: Russell Parkinson

Dear Russell,

Re: Proposed Extension of the Hitchen Rd Subdivision Development– Initial Assessment

Thank you for your enquiry regarding the provision of network connection points for an additional 140 new residential lots identified on the plan titled "Pokeno Proposed Additional Zoned Area".

We confirm that network connection points can be made available within the road reserve to serve these; however further technical assessment will be necessary to determine the extent and nature of the work required. Connection of these lots to the electricity network will be further subject to compliance with the terms and conditions of the Electricity Network Provision and payment of a capital contribution towards the provision of the network connection points.

Please contact the writer, should you wish to discuss matters regarding power supply to the proposed subdivision.

Yours faithfully

David Lindsay
Network Design

d: +64 9 237 0366 | f: +64 9 237 0320 | m: +64 27 5200 479

e: david.lindsay@countiespower.com

Counties Power Limited

14 Glasgow Road, Private Bag 4, Pukekohe 2340, New Zealand

www.countiespower.com

9. WDC Councillors Workshop PowerPoint Presentation



PLAN CHANGE

Pokeno



MWH

now
part of



Stantec

History of Pokeno

- Pokeno is located on the historical main route between Auckland and Hamilton
- The valley floor in the vicinity of Pokeno was likely occupied by Maori since the earliest days of their settlement of New Zealand
- European settlement began in late 1850's, with the first lots offered at auction in 1863
- Subsequent plans and strategies in the late 20th century, including the Franklin District Growth Strategy, recognised Pokeno as suitable for further urban growth.



Original Study Area

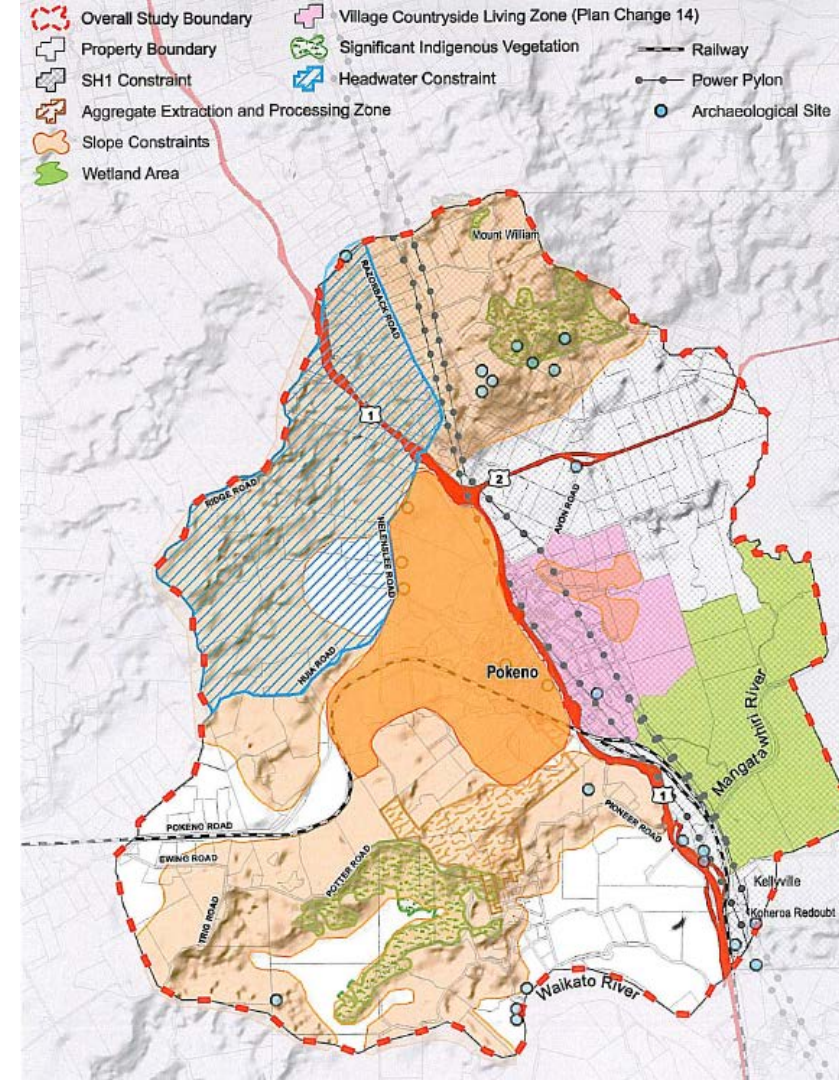
- The study area that informed the Pokeno Structure Plan was approximately 40 square kilometers;
- Set of principles were developed to refine an area suitable for development, which considered (in part):

Land suitability – water quality, character, steepness, stability, flooding and erosion, stormwater catchment boundaries and significant vegetation

Accessibility

Existing policy framework and planning provisions

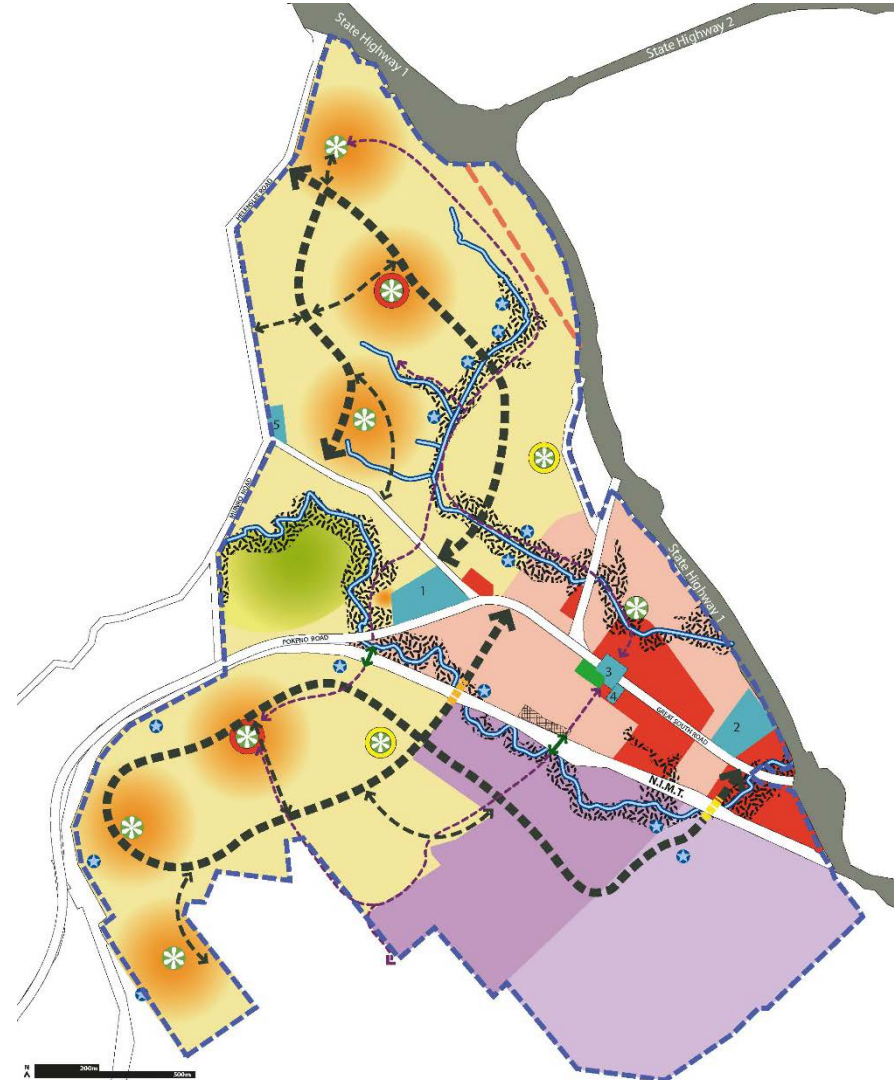
Existing facilities and public open spaces



Pokeno Structure Plan

Original Plan Change and Structure Plan lodged with Council in 2008. It included:

- Over 2000 residential sections;
- Extensive recreational parks and sports grounds;
- Neighbourhood walkways with native planting and open spaces;
- A reinstated Market Square; and
- 80 hectares of industrial land.

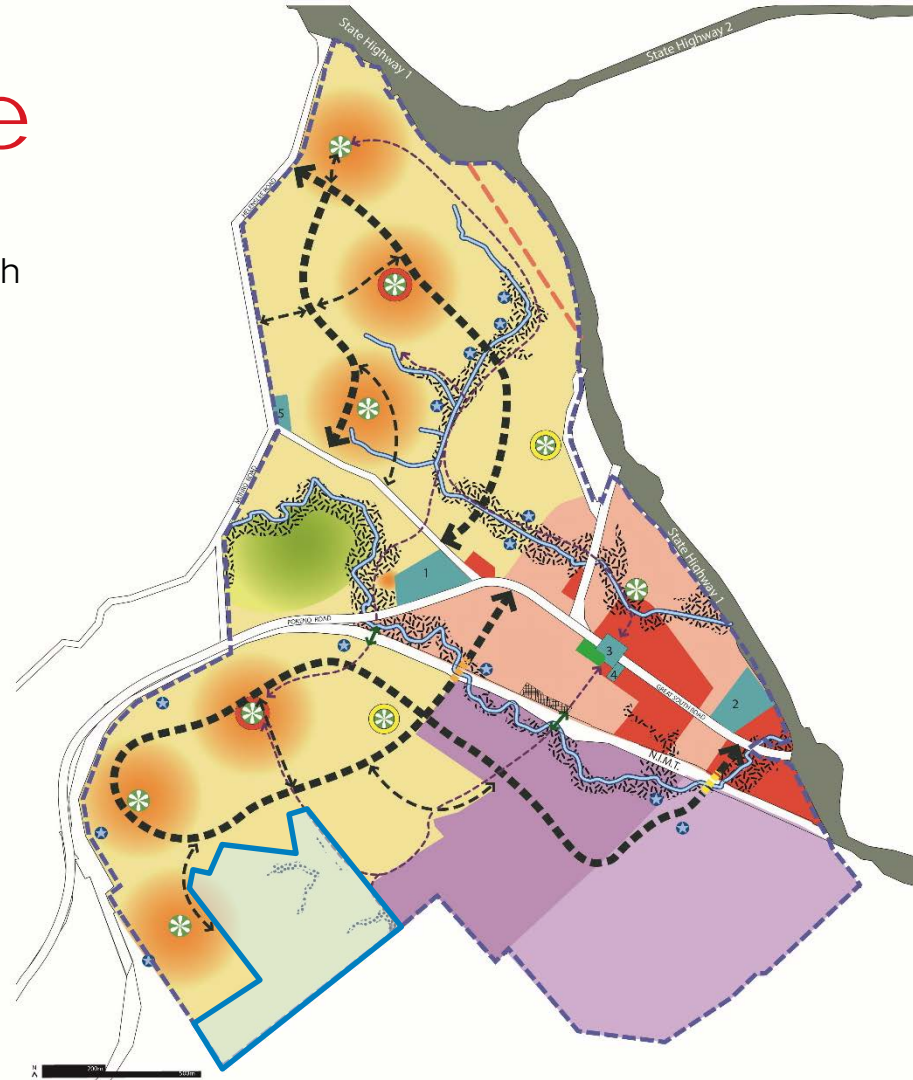


Current Plan Change

Overview

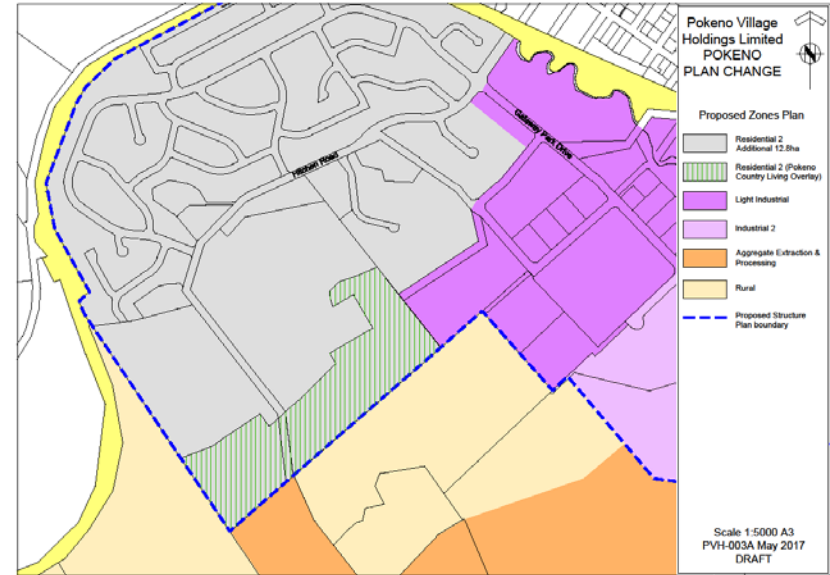
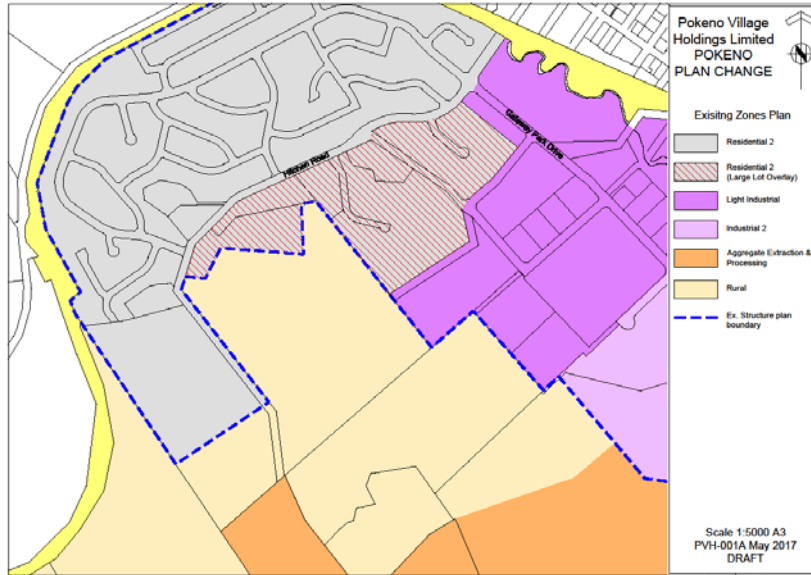
Plan Change comprises approximately 26 hectares, which is anticipated to accommodate another 150 dwellings

- Re-zone Rural to Residential 2;
- Adding a Pokeno Country Living Overlay;
- Remove existing Large Lot Overlay;
- Amend the Central Rural Management Area boundary;
- Amend existing Pokeno Structure Plan boundaries to include new area;
- Remove and schedule trees; and
- Identify Wetland 1 and Wetland 2 (and associated areas) on the Pokeno Structure Plan Area map.



Current Plan Change

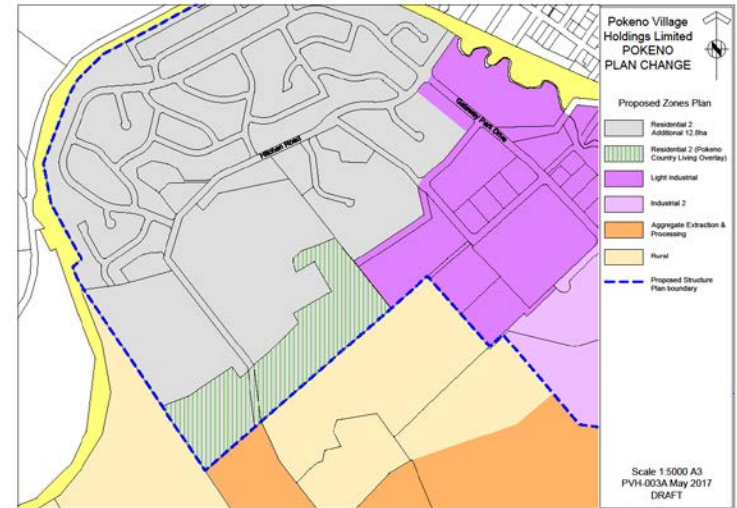
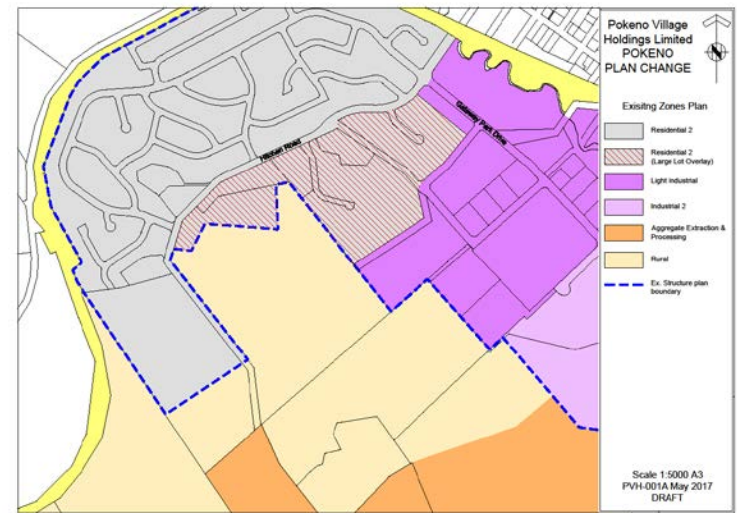
Proposed Zoning and Overlays



Current Plan Change

Graham Block

- The entirety of the Graham Block was included in the original concept for the Pokeno Structure Plan and forms part of the study area in early versions of the technical reports that were ultimately included in the PC24;
- Following a submission by Mr and Mrs Graham, the Graham Block was removed from the proposed Structure Plan;
- DFH now has an unconditional agreement to purchase the land.



Current Plan Change

Detail – Rezone Residential 2

Rezone approx. 26ha from Rural to Residential 2 Zone (same zone applied across the Pokeno Structure Plan Area).

Residential 2 Zone:

- Lot size: Minimum 450m² Average 500m²
- Maximum Height: 8m
- Yards: Front 5m (garages must be setback 6m)
Rear 3m
Side 1.5m
- Maximum building coverage: 35%

Include the Graham Block in the Pokeno Structure Plan Area

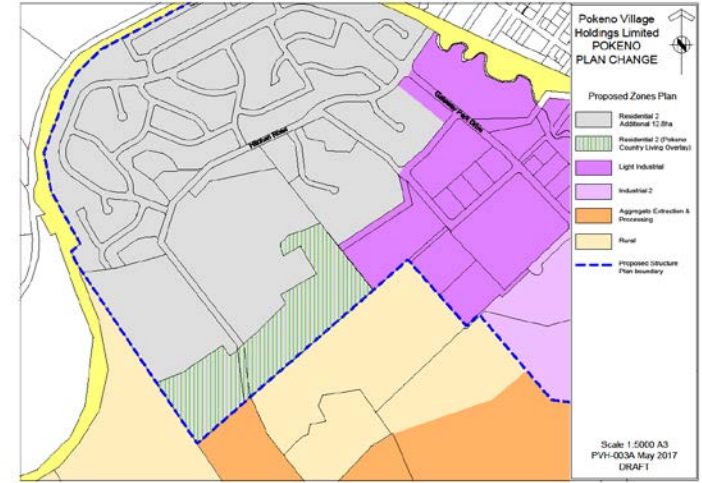
Remove the Graham Block from the Central Rural Management Area.



Current Plan Change

Detail – Adding Pokeno Country Living Overlay

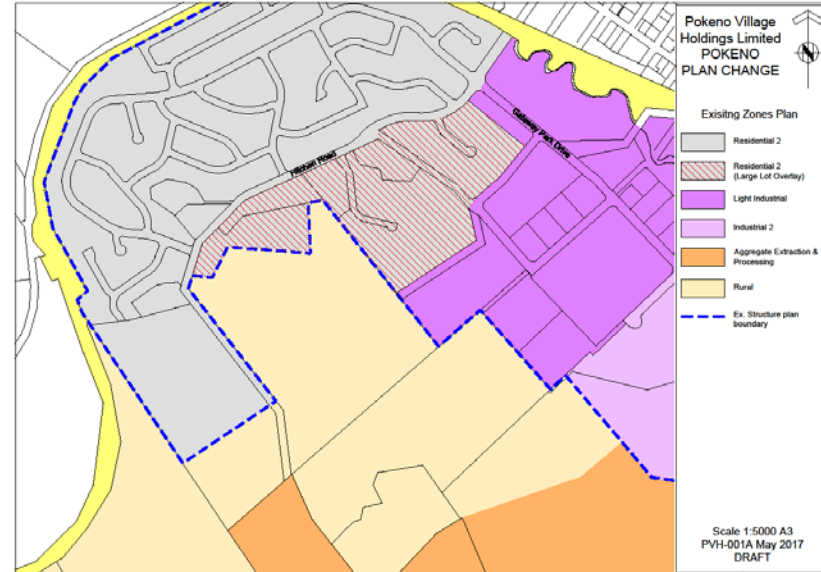
- Proposed new overlay increases the minimum lot sizes over the southern portion of the Graham Block;
- Recognises the tricky topography of this area and on-site stormwater disposal;
- Lots will be serviced (apart from stormwater);
- Recognises the significant wetland, bush area and scheduled trees.



Current Plan Change

Detail – Remove Large Lot Overlay

- The Large Lot Overlay (1200m² minimum lot size) was introduced to address reverse sensitivity effects;
- Mr and Mrs Graham raised concerns in their submission on the previous plan change with regard to residential development in close proximity to their vineyard;
- DFH have an unconditional offer on the Graham Block;
- It is proposed to lift the Large Lot Overlay in it's entirety;
- It is considered that the provisions (e.g. setbacks and noise rules) in the Residential 2 Zone/Light Industry Zones will address reverse sensitivity effects with regard to the adjoining industrial activities.



Current Plan Change

Detail – Additions and Removals

- Proposed scheduling of a Rewarewa and Taraire Tree to the west of the Plan Change Area;
- Technical reporting states that the area of native planting has been well maintained and is relatively weed free. This area has the potential of becoming a diverse native bush.
- Proposed removal of two Taraire Trees (Item C.33);
- Technical reporting states that both trees have decay pockets and the canopies are showing poor vigour;
- Current health would not have warranted them being listed in the district plan.



Current Plan Change

Detail – Identification of Wetlands

- Technical reporting prepared as part of the Plan Change have identified two wetlands within the Graham Block as being significant;
- Waikato Regional Policy Statement provides a strong policy direction with regard to the protection and restoration of wetlands within the Waikato Region;
- It is proposed to identify the Wetlands on the Pokeno Structure Plan Area map. Subsequent subdivision must have regard to the policy framework of the Pokeno Structure Plan;
- It is proposed to vest Wetland 1 as reserve through the subsequent subdivision process.



Current Plan Change

Positive Effects

- The proposed Plan Change seeks to accommodate an additional 150 dwellings in an area that is contiguous to the existing residentially zoned land;
- Logical extension of the urban environment, which will enable a compact urban form;
- Will assist the vitality of the Pokeno town centre, by contributing to a critical mass of population (e.g. the Plan Change, assuming 150 additional dwellings will generate an additional \$2.6m retail spending per annum, which correlates to an additional 14 retail jobs and 12 commercial jobs);
- A range of lot sizes will facilitate the development of a variety of housing types as well as a choice of affordability;
- As the Plan Change Area is developed and the population increases, it will contribute to the viability of developing other areas within the Pokeno Structure Plan Area, such as the neighbourhood centre, the industrial zones, and the business zone.

Current Plan Change

Summary – Plan Change Approach

- Ongoing consultation and engagement with the wider Pokeno community, including project updates and meetings;
- Ongoing communication with key stakeholders, including Waikato District Council;
- Ongoing engagement with Ngati Tamaoho and Ngati Te Ata;
- Integrate existing wetlands into Structure Plan, to provide for their protection; and
- Propose lot sizes and density in accordance with what the land is able to accommodate, given the tricky topography.

PROPOSED PLAN CHANGE GRAHAM BLOCK DEVELOPMENT

Prepared for Pokeno Village Holdings Limited
2 May 2017



Current Plan Change

Report Approach

- Introduction and purpose of the Plan Change;
- Features of the actual change (additions, deletions, etc.);
- Section 32 Evaluation;
- Assessment of Environmental Effects;
- Overview of consultation undertaken to date; and
- Statutory assessment

PROPOSED PLAN CHANGE GRAHAM BLOCK DEVELOPMENT

Prepared for Pokeno Village Holdings Limited
2 May 2017



Next Steps

- Further information received;
- Paper presented to Strategy and Finance and then to full Council confirming that the Plan Change is accepted;
- Plan Change goes through notification process;
- Hearing held and decision released;
- Plan Change becomes operative if no appeals on decisions lodged.