

Appendix I

Submissions



E-MAILED
28/5/19 8:44 AM

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Application LUC0408/19

ECM

SUBMISSION #...1

CUSTOMER # ...1.6150

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) DOMINIC JOHN COSTELLO 15 Macks Road Pokeno

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket on the subject site at 58 Great South Road Pokeno.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... The supermarket is long overdue and will provide access to necessary commercial services that to date have not been available or readily accessible in Pokeno. The proposed development is well-designed and provides an attractive streetscape to Great South Road. Adverse effects on the environment appear to be appropriately mitigated, including in terms of traffic, urban design, infrastructure and stormwater.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Grant consent to the proposed development as sought by the Applicant.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

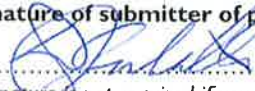
Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

 Date 27/5/19

A signature is not required if you make your submission by electronic means

Address 15 Macks Rd, RDI Pokeno Postcode 2471

Email dominiccos@yahoo.co.nz Phone 021 922-130

Contact person's name (name and designation if applicable) Dominic

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Jessica Thomas

From: Dominic Costello <dominic@trak.co.nz>
Sent: Tuesday, 28 May 2019 8:44 a.m.
To: Consent Submissions
Cc: kay@formeplanning.co.nz
Subject: FW: Scan Data from FX-115516
Attachments: 28052019084035-0001.pdf

Regards,

Dominic Costello
Business Relationship Manager
Mob 021 577 036 ■ P (09) 525 5855 ■ Ext 650 ■ E dominic@trak.co.nz

-----Original Message-----

From: DocuCentre-VI C3370 [<mailto:xerox@trak.co.nz>]
Sent: Tuesday, 28 May 2019 8:41 AM
To: Dominic Costello <dominic@trak.co.nz>
Subject: Scan Data from FX-115516

Number of Images: 2
Attachment File Type: PDF

Device Name: DocuCentre-VI C3370
Device Location:

This email has been scrubbed for your protection by SMX.
For more information visit <http://smxemail.com>



E-MAILED
2/6/19 7:18pm

page 1 of 2

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Application LUC0408/19

ECM

SUBMISSION #...2.....

CUSTOMER #

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Ingrid Morris (Verhoef)^{nee}

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

My approval for the application is on condition that –
1) The building materials and construction is of a high quality.

2) The building incorporates elements of a "country" design and non-garish colours.

3) Is landscaped to a high quality i.e. planting/landscaping materials with pleasant sitting areas.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are 1) Will help meet government target reduction goals of greenhouse gases (no driving to Pukekohe and back)

2) Will create job opportunities in the area.

3) Will be safer – driving to Pukekohe on often poorly maintained roads at high speeds

4) Will improve the town – current retail businesses have neglected to enhance their shops and frontages to the point where they look shabby and untidy.

I seek the following decision from Waikato District Council:

☒ Approve

☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

High standard of workmanship - quality materials
for building and landscaping. Ongoing
maintenance of building and landscaping

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

2

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date

02/06/19

A signature is not required if you make your submission by electronic means

Address

7A Macks Road, Pokeno

Postcode

2471

Email

fammor@xtc.co.nz

Phone

027 686 7628

Contact person's name (name and designation if applicable)

Ingrid Morris

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District
Council, Private Bag 544
Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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E-MAILED

2/6/19 7.19pm

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Application LUC0408/19

ECM

SUBMISSION # 3

CUSTOMER #

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Peter Stanley Morris

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

~~I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that~~

~~(a) adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition~~

~~†Delete this paragraph if you are not a trade competitor~~

~~# Select one~~

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

Application for supermarket

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... Support local economy / employment -
Reduce emissions by residents traveling car to area
improve traffic congestion + safety by reducing
travel of residents
improve general appearance of Atherstone township

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Ensure new building is architecturally sympathetic to surroundings
Ensure maintenance and litter are properly managed

Number of additional sheets attached 0

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

RS Morris Date 2/6/2019

A signature is not required if you make your submission by electronic means

Address 7A MEIKS ROAD RD 1 Postcode 2471

Email fanner@xtm.co.nz Phone 0274 283413

Contact person's name (name and designation if applicable) Peter Morris

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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E-MAILED
11/6/19 7.58am

Submission form (Form I3)

For internal use only

Application LUC0408/19

ECM 2262164

SUBMISSION # 4

CUSTOMER # 110426

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Kelvin James Norgrove

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket on the subject site at 58 Great South Road Pokeno.

The form of development and raised ground level on the shared western boundary with my site at 26 Market St. (jointly owned with Moira Coll)

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are..... The proposed development is designed to provide an adequate level of amenity including an attractive streetscape to Great South Rd.

Adverse effects on the environment appear to be appropriately mitigated, including in terms of traffic, urban design, infrastructure and stormwater.

I accept the statement in the application in relation to the shared (western) boundary as follows is a reasonable one (refer p46 third bullet point):

"In this case, only the western elevation to an adjoining Business Zone is "blank", and this could eventually be completely built out on the adjacent site".

I agree that is a foreseeable option for future development of the site at 26 Market St. and have indicated to the applicant's representatives that, subject to consent being granted, I

wish to further discuss the potential to co-ordinate earthworks on both sites to result in a more compatible ground level along the length of the western boundary for future development of 'my' site.

I seek the following decision from Waikato District Council: ☒ **Approve** ☐ **Decline**

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....
Approve the application. I anticipate adequate controls over construction effects will be achieved through the proposed Construction Environment Management Plan.
.....
Approve the application. I anticipate adequate controls over construction effects will be achieved through the proposed Construction Environment Management Plan.
.....
Approve the application. I anticipate adequate controls over construction effects will be achieved through the proposed Construction Environment Management Plan.
.....
Approve the application. I anticipate adequate controls over construction effects will be achieved through the proposed Construction Environment Management Plan.
.....

Number of additional sheets attached 0

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

Date 11 June 2019

A signature is not required if you make your submission by electronic means

Address 24 Akiraho St., Mt. Eden Auckland Postcode 1024

Email kelvin.norgrove@win.co.nz Phone 021630288

Contact person's name (name and designation if applicable) Kelvin Norgrove

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742
Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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E-MAILED

11/6/19 9.20pm

For internal use only

Application LUC0408/19

ECM

SUBMISSION # 5

CUSTOMER # 116 771

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) DAMIAN CHRISTOPHER LITTLE

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket on the subject site at 58 Great South Road Pokeno.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are..... The supermarket is long overdue and will provide access to necessary commercial services that to date have not been available or readily accessible in Pokeno. The proposed development is well-designed and provides an attractive streetscape to Great South Road. Adverse effects on the environment appear to be appropriately mitigated, including in terms of traffic, urban design, infrastructure and stormwater.

The nearest supermarket is in Pukekohe which is a 30km round trip. Pokeno is fast growing and needs this facility.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Grant consent to the proposed development as sought by the Applicant.

Number of additional sheets attached

NONE

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter



Date

11/06/19

A signature is not required if you make your submission by electronic means

Address

7B MACKS ROAD, POKERO

Postcode

2471

Email

damian.little@extra.co.nz

Phone

021 610 341

Contact person's name (name and designation if applicable)

DAMIAN LITTLE

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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E-MAILED

11/6/19 9:20 pm

For internal use only

Application LUC0408/19

ECM

SUBMISSION # 6

CUSTOMER # 150232

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Charissa Joy Little

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket on the subject site at 58 Great South Road Pokeno.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... The supermarket is long overdue and will provide access to necessary commercial services that to date have not been available or readily accessible in Pokeno. The proposed development is well-designed and provides an attractive streetscape to Great South Road. Adverse effects on the environment appear to be appropriately mitigated, including in terms of traffic, urban design, infrastructure and stormwater.

Pukekohe is the nearest supermarket to Pokeno which is some 15 Km away (30 Km round trip). Pokeno is growing fast & now with the Hitchen Road Bridge, it will make buying homes more attractive in Pokeno. A supermarket is a basic/fundamental need for any township.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Grant consent to the proposed development as sought by the Applicant.

Number of additional sheets attached

None

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter



Date

11/06/19

A signature is not required if you make your submission by electronic means

Address

713 Mades Road, Pokeno

Postcode

2471

Email

chardamextra.co.nz

Phone

021 215 0863

Contact person's name (name and designation if applicable)

Charissa Little

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



E-MAILED
14/6/19 8.45am

Submission form (Form 13)

For internal use only

Application LUC0408/19

ECM

SUBMISSION # 7

CUSTOMER # 93677

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Kim Langrish

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

~~† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that~~

~~(a) adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition~~

~~† Delete this paragraph if you are not a trade competitor~~

~~# Select one~~

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

I live next door to the development. The entire development, building and subsequent operation will
directly effect me.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are..... Pokeno and surrounding areas are in need of a supermarket.

Mr Darryl Tutcheon from Greenstone Development sent me an email on 23rd May with a draft submission form partially completed on my behalf, which I would have been embarrassed to submit. His actions were highly unethical and it could be perceived as intimidation and bullying. It is insulting that he assumed I wasn't bright enough to work out how to complete a submission form and that I would use such clumsy platitudes praising the development.

I therefore wish to make it absolutely clear that Mr Tutcheon and Greenstone Development do not represent my views and do not have my permission to speak on my behalf.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

I would appreciate consideration for the long-term adverse impact this will have on my property and my current lifestyle.

The noise will be highly disturbing and upsetting and I would be grateful if that is acknowledged and I am kept up to date with developments.

Number of additional sheets attached 0

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

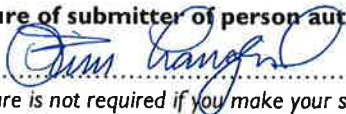
Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter



Date 13th June 2019

A signature is not required if you make your submission by electronic means

Address 15 Selby Street, Pokeno

Postcode 2402

Email langrish@gmail.com

Phone 021 046 0572

Contact person's name (name and designation if applicable) Kim Langrish

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742
Telephone 0800 492 452

Email Submission

Consent.submissions@waidc.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



E-MAILED
14/6/19 9.48am

For internal use only

Application LUC0408/19

ECM

SUBMISSION # 8

CUSTOMER # 97419

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Pokeno Village Holdings Limited

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket by the Applicant in at 58 Great South Road, Pokeno.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are detailed in full, in the submission attached.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

Please refer to the submission attached.

Number of additional sheets attached 4

I wish to be heard in support of my submission Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Megan Couture Digitally signed by Megan Couture
Date: 2019.06.14 09:39:05 +12'00' Date 14 June 2019

A signature is not required if you make your submission by electronic means

Address PO Box 6345, Wellesley, Auckland Postcode 1141

Email megan.couture@beca.com Phone +64 9 336 5983

Contact person's name (name and designation if applicable) Megan Couture

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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Written Submission

Postal Address Waikato District
Council, Private Bag 544,
Ngaruawahia 3742
Telephone 0800 492 452

Email Submission

Consent.submissions@waidc.govt.nz

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FORM 13

SUBMISSION ON A PUBLICLY NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT UNDER SECTION 96 OF THE RESOURCE MANAGEMENT ACT 1991

To: Waikato District Council

Name of submitter: Pokeno Village Holdings Limited

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Megan Couture

Phone: +64 9 336 5983

Email: megan.couture@beca.com

This is a submission on an application for resource consent associated with the construction and operation of a supermarket by Woolworths NZ Limited (the Applicant) which was publicly notified on Tuesday 21 May 2019.¹

The specific parts of the application that Pokeno Village Holdings Limited's submission relates:

The construction and operation of a supermarket by the Applicant in at 58 Great South Road, Pokeno.

Reason for submission:

Pokeno Village Holdings Limited (PVHL) is developing land at Pokeno within the Plan Change 24 (PC24) area known as the Pokeno Village Estate and the Pokeno Gateway Business Park. PVHL has been involved in the development of Pokeno since 2005, and authored the Pokeno Structure Plan, which enables the urban expansion of Pokeno from a village of approximately 500 people to an "urban village" of approximately 5,000 people, complete with a thriving town centre and public reserves and 80 hectares of industrial land.²

The Applicant's proposal seeks consent for a 3,000sqm supermarket building, 200sqm of at-grade office space and 100sqm for a plant, as well as 146 parking spaces on a historically vacant site. In addition to the supermarket, the site will include a landscaped "soft space" along the site's Great South Road frontage.

¹ LUC0408/19

² PC24 became operative in 2010 (with modifications following a hearing). Subsequent to this, PVHL authored Plan Change 21 (PC21) which added an additional 26 hectares of residential land to the Pokeno Structure Plan Area. PC21 became operative in 2018.

For the reasons set out below, PVHL consider that the Applicant's proposal will support the continued growth and development of Pokeno.

There is a recognised need for a local grocery store

Currently, there are no local options for Pokeno residents to fulfil their grocery needs. The nearest options include:

- (a) a Four Square and a fruit / veg market in Bombay, being between 5-9km from Pokeno
- (b) a Four Square, Super Value and Village Food Mart in Tuakau, being between 10-12km from Pokeno
- (c) a Countdown, Pak'n Save and Fresh & Save, being between 14-15km from Pokeno in Pukekohe

With the nearest full-service supermarket 15km away in Pukekohe, the addition of a supermarket to the Pokeno centre will provide a place for residents to fulfil their grocery needs locally, resulting in less travel out of the area.

PVHL understand that this is not the first application for a grocery store in Pokeno. In 2017, Waikato District Council (WDC) granted consent for a Fresh Choice supermarket on the same site as the current proposal.³ Although smaller in scale, that there is an unimplemented consent for the same activity demonstrates that there is a recognised need for a grocery store in Pokeno, and that this specific activity (supermarket) is anticipated on site, within the town centre.

Supports the vision set out in the Pokeno Structure Plan

PVHL's vision for Pokeno is to create an urban village to thrive within a rural backdrop, offering a mix of residential, employment and recreational opportunities, and give businesses the benefit of a town that is growing alongside their needs, where employees can live and work in Pokeno. To this end, the Structure Plan identified principles by which growth would be managed, including that:

- growth of Pokeno should be compact and contained within legible boundaries;
- Pokeno should provide a mix of residential densities and housing types, employment, commercial, services, social infrastructure and recreational opportunities to support a sustainable community; and
- Pokeno should provide opportunities for urban infrastructure whilst retaining its rural setting.⁴

With the above context in mind, PVHL submit that the Applicants proposal:

- (a) develops a central site in the town centre (which has historically been vacant) supporting a compact and contained urban form;
- (b) is the development of a business activity in a business zone, within the main shopping district; and
- (c) enables Pokeno to provide for the social and economic wellbeing of its residents within Pokeno by providing a local supermarket and employment opportunities. Supermarkets of this size typically employ 80 – 100 staff, being a mix of full- time and part-time employees.

The proposal is consistent with the relevant provisions of the Waikato District Plan

The Applicant's proposal sits within the Business zone, where all businesses are assessed against the same development and performance standards.⁵ Whilst the proposal does not meet each

³ LUC0139/15

⁴ Waikato District Plan, Part 54.15 Pokeno Structure Plan Area

⁵ 18.5 Managing Business Activities

individual development and performance standard, PVHL concurs with the conclusions reached in the application, that the proposal is consistent with the relevant provisions of the Waikato District Plan (WDP).⁶ In particular, PVHL note that:

- (a) the proposed supermarket is within an established commercial area, in a zone that anticipates this type of business activity, which effectively achieves the spatial 'containment of the effects of business activities' anticipated by the WDP ⁷
- (b) the proposed supermarket supports a viable and functional town centre ⁸
- (c) any potential adverse effects associated with the construction and operation of the supermarket have been effectively addressed in the application, and can be appropriately managed ⁹

The proposal aligns with the aim of the National Policy Statement on Urban Development Capacity

The National Policy Statement on Urban Development Capacity (NPS-UDC) directs local authorities to respond and adapt to the changing needs of urbanising communities and prioritises the implementation of its policies in areas identified as "high-growth." Specifically, local authorities that have a high-growth urban area within their jurisdiction are expected to meet all the requirements set out in the policies in the NPS-UDC, so that they may achieve well-functioning urban environments that provide for people and communities' wellbeing.

The Waikato district has been identified in the NPS-UDC as a high-growth area. Accordingly, it is PVHLs understanding that the WDC are expected to meet all requirements that have been set before them.

With the above in mind, PVHL submits that the Applicant's proposal aligns with the aim of the National Policy Statement on Urban Development Capacity, in that the proposal supports the WDCs requirement to provide a well-functioning urban environment, where people are provided with access to goods and services, and opportunities to earn an income locally (within Pokeno).

The proposed plaza space will enhance the pedestrian environment along a key frontage in the heart of Pokeno

Appendix 29.2 of the WDP (Business Zone (Pokeno) Design Assessment Criteria) sets out those matters that WDC will use when considering applications for business activities within Pokeno's town centre. In addition to these, the Pokeno Town Centre Architectural Form, Materials and Signage Design Guide and the Waikato Urban Design Guidelines: Town Centres provide additional guidance on how developers can contribute to the creation of vibrant, attractive town centres whilst at the same time, achieving the outcomes sought by WDC.

The Applicant states in their Assessment of Effects on the Environment (AEE) that due to operational and functional requirements the supermarket will not be able to achieve the intended urban design outcomes along the site's frontage. Specifically, the building itself is cannot be built to the street boundary, nor can building's front be fully glazed, and the edge activated, as is required by the WDP.

Despite the non-compliance with these criteria, PVHL note that:

⁶ With respect to the Proposed Waikato District Plan (notified July 2018), PVHL note that WDC are currently preparing for re-notification of further submissions, and no provisions relevant to the Applicant's proposal have legal effect in terms of section 86B of the RMA. Because the Proposed Waikato District Plan is still the early stages of review, the provisions carry little (if any) weight. Accordingly, PVHL has not commented on the Applicant's proposal as it relates to the proposed plan.

⁷ 19.1.1 – Anticipated Results (Business Activity Areas)

⁸ 19.4.2 – Anticipated Results (Business Centres)

⁹ 19.4.1 Objective – Business Activity Areas

- (a) the Applicant has discussed these areas of non-compliance with WDC's consultant urban designer, and in consultation with WDC, established several site-specific design objectives that were consistent with WDC's overall vision for the town centre. These were then used in the development of the final design solution (with several designs having been explored)¹⁰
- (b) Appendix 29.2 explicitly recognises that there will be times when proposals will not be able to achieve absolute accord with all the criteria set out. In these instances, an applicant is required to provide a detailed assessment against the criterion not met. This includes a statement concerning any site constraints that prevent compliance with a criterion, and whether the proposal represents a better design solution than the one suggested by that criterion
- (c) The Pokeno Town Centre Architectural Form, Materials and Signage Design Guide, and Waikato Urban Design Guidelines: Town Centres, are supplements to the WDP¹¹ and recognise that a "degree of flexibility in relation to how the proposals responds to the guidelines is reasonable and to be expected"¹²
- (d) As noted in the Urban Design Assessment (Appendix 5 to the AEE) the design supports an attractive town centre, and needs to be balanced against the wider benefits of having a supermarket the heart of Pokeno

In summary, PVHL consider that the proposed plaza space along the Great South Road frontage will contribute to the pedestrian environment in Pokeno and improve the links across both sides of this busy and heavily-trafficked road.

PVHLs submission is:

This submission in supports the Applicant's proposal to construct and operate a supermarket at 58 Great South Road, Pokeno, as it will enable the continued growth and development of Pokeno.

PVHL seek the following decision from the consent authority:

That the Applicant's proposal to construct and operate a supermarket at 58 Great South Road, Pokeno is approved.

PVHL wishes to be heard in support of this submission.



(Signature of person authorised to sign on behalf of Pokeno Village Holdings Limited)

14 June 2019

(Date)

¹⁰ The Urban Design Assessment (Appendix 5 to the AEE) notes that "several design approaches have been explored and work-shopped... such as including a vehicle crossing off Great South Road, a more centralised canopy design over a more formal plaza on Great South Road, fewer trees and various versions of rock walls" (p.2)

¹¹ Pokeno Town Centre Architectural Form, Materials and Signage Design Guide (2015, p.3)

¹² Waikato Urban Design Guidelines: Town Centre (2017, p.6)



E-MAILED
17/6/19 11:39pm

Submission form

(Form 13)

For internal use only

Application LUC0408/19

ECM

SUBMISSION # 9

CUSTOMER # 95006

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) GLENNIS JOY MCINTOSH

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☒ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

.....

.....

.....

.....

.....

.....

.....

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

.....

.....

.....

.....

.....

I seek the following decision from Waikato District Council: ☐ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 17/06/2019

A signature is not required if you make your submission by electronic means

Address P.O. BOX 85, POKENO Postcode 2440

Email glennis.mcintosh@live.com Phone 092336345

Contact person's name (name and designation if applicable) Glennis McIntosh

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waidc.govt.nz

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E-MAILED
18/6/19 11:14 am

Submission form (Form I3)

For internal use only

Application LUC0408/19

ECM

SUBMISSION # **10**

CUSTOMER # **95.233 + 84936**

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Ministry of Education

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The construction and operation of a supermarket by the Applicant at 58 Great South Road, Pokeno.

I ☐ support ☐ oppose ☒ am neutral to the part/s named above.

Give details:

The reasons for my views are Please refer to the submission attached.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought. Refer to submission attached for relief sought.

Number of additional sheets attached 2

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Alec Duncan

Digitally signed by Alec Duncan,
DN: c=New Zealand, ou=Users, cn=Alec Duncan,
email=alec.duncan@beca.com
Date: 2019.06.18 10:45:37 +1200

Date 18 June 2019

A signature is not required if you make your submission by electronic means

Address PO Box 448, Hamilton

Postcode 3240

Email alec.duncan@beca.com

Phone +64 7 960 7259

Contact person's name (name and designation if applicable) Alec Duncan

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



17th June 2019

Waikato District Council
15 Galileo Street
Ngaruawahia 3720

Waikato District Council – Woolworths NZ Limited Resource Consent Application

Background:

The Ministry of Education (the Ministry) is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on educational facilities and assets in the Waikato District.

The Ministry's feedback on the application by Woolworths New Zealand Ltd:

Waikato District Council (the Council) has received and publicly notified an application by Woolworths NZ Limited for resource consent to construct and operate a supermarket at 58 Great South Road, Pokeno.

The application indicates that the proposal is located in the Business Zone and will broadly include the construction of a large supermarket building, ancillary car parking, signage, loading, servicing, and landscaping, including an amenity area/plaza space along the frontage. All vehicular access will be achieved via Wellington Street (currently a paper road) via two crossings, the first for customer vehicles only and the second for both customer vehicles and service vehicles. The proposal will involve the construction and vesting of Wellington Street to provide for two lanes of traffic (one in either direction) to and from the intersection of Wellington Street with Great South Road.

The proposed site is located approximately 750m south-east of Pokeno School which is located at 54 Pokeno Road. The Ministry are concerned about the implications of the location of the proposed supermarket in relation to Pokeno School and the potential impact on Pokeno School through traffic effects.

The Ministry acknowledges the urban design and place making outcomes sought by the Applicant, particularly the proposed plaza space along the Great South Road frontage which will contribute to the pedestrian environment in Pokeno and improve the links across Great South Road. However, given the location of the site, there is potential that the construction and operation of the supermarket and proposed access road (Wellington Street) will create safety and/or traffic concerns for students who may be travelling by foot or car to and from the school from the residential housing in the area. In particular, any students who live south-east of the school, would be expected to travel along Great South Road and cross Wellington Street which is expected to generate up to approximately 318 vehicles per hour at peak times¹.

The need for safe transport routes and access to and from the school is a concern for the Ministry. The Ministry considers that this proposal would not fully align with the Council's transport network framework, that is, providing a transport network that is accessible and safe – in this case, with student safety a core concern.

Relief sought:

The Ministry requests that the Council consider the appropriateness of this development in terms of the access configuration and whether the applicant has considered safe transport routes and access including

¹ Refer to Page 29, Section 7.3 of the Resource Consent Application.

pedestrian movements to and from school during peak hours, particularly crossing the proposed new road (Wellington Street) of which access is to be gained to the supermarket and how the hazard of the new road may be mitigated (e.g., pedestrian crossing or similar).

If the development is granted consent – the Ministry requests that the Council and the developer consult with the Ministry and keeps them up-to-date with the staging and timing of this development to help understand the potential impacts on the school. The Ministry would also like to work with Council and the developer to look at potential travel plans to the school (during both the construction phase and operation) and how students may get to and from the school during peak hours safely.

Should you have any more queries please do not hesitate to contact the undersigned on behalf of the Ministry.



Alec Duncan
Planner (Beca Ltd)

Email: alec.duncan@beca.com
Ph: 07 960 7259

Jessica Thomas

From: Alec Duncan <alec.duncan@beca.com>
Sent: Tuesday, 18 June 2019 11:14 a.m.
To: Consent Submissions
Cc: kay@formeplanning.co.nz
Subject: Submission on a publicly notified resource consent application (LUC0408/19)
Attachments: MoE submission of Publicly Notified Application 17.06.19.pdf

Good morning,

On behalf of the Ministry of Education, please find attached a submission on the Woolworth NZ Limited application for resource consent associated with the construction and operation of a supermarket at 58 Great South Road, which was publicly notified on Tuesday 21 May 2019.

Please don't hesitate to get in contact should you have any questions.

Ngā Mihi | Kind regards,

Alec Duncan

Planner

Beca

DDI: +64 7 960 7259

www.beca.com

www.beca.com/ignite-your-thinking



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LUC0408/19
ECM-
Submission - # 11
Customer - 33462

SUBMISSION ON RESOURCE CONSENT APPLICATION LUC0408/19 BY WOOLWORTHS NEW ZEALAND LIMITED FOR THE CONSTRUCTION AND OPERATION OF A SUPERMARKET AT 58 GREAT SOUTH ROAD, POKENO

To: Waikato District Council
Private Bag 544
Ngaruawahia 3742
michelle.carmine@waidc.govt.nz

Name of Submitter: Z Energy Limited
PO Box 2091
Wellington 6140

- 1.0 This is a submission by Z Energy Limited (**the Submitter**) on resource consent application LUC0408/19 by Woolworths New Zealand Limited (**the Applicant**) to construct and operate a supermarket at 58 Great South Road, Pokeno (**the application/ the proposal**).
- 2.0 Waikato District Council (**the Council**) has publicly notified the application under Section 95A of the Resource Management Act (**the Act**) at the request of the applicant.
- 3.0 The Submitter owns and operates a truck stop and truck park at 41 Great South Road, Pokeno (**the truck stop**).
- 4.0 The Submitter could not gain an advantage in trade competition through this submission. For completeness, the Submitter is directly affected by an effect of the activity to which the application relates, which both adversely affects the environment and does not relate to trade competition or the effects of trade competition.
- 5.0 **Submission**
 - 5.1 The Submitter does not oppose the principle of a supermarket at the site but **opposes** the application on transportation grounds, including proposed changes to the road layout and operation of Great South Road which will significantly adversely affect the operation of the Truck Stop. The Submitter has included reasonable detail to help the Applicant understand its concerns and to help facilitate resolution of the issues raised.
 - 5.2 The Submitter's opposition on transportation grounds is on the basis that:
 - a. The proposal does not promote the sustainable management of natural and physical resources as required by Part 2 of the Act;
 - b. The proposal does not enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety;
 - c. The proposal is not an appropriate way of meeting the objectives or policies of the operative Waikato District Plan (**District Plan**) and is inconsistent with them;

- d. The Assessment of Environmental Effects (AEE) is inadequate and does not adequately address the adverse effects of the proposal in sufficient detail;
- e. The potential adverse effects on the Submitter have been inadequately identified, considered, and/or avoided, remedied or mitigated;
- f. The nature and extent of the benefits of the proposal do not weigh against the significant adverse effects that will be generated by the proposal;
- g. The adverse effects of the proposal are not sufficiently mitigated, including the ability to manage the road system so as to reduce the effects on nearby activities appropriately;
- h. The proposal will generate significant adverse social and economic impact on the Submitter's business; and
- i. Conditions have not been proposed to adequately address the potential for adverse effects, including significant adverse effects.

6.0 Reasons for Submission

- 6.1 The Submitter operates a truck stop at 41 Great South Road which is a short distance south-east of the proposed intersection of Great South Road and yet-to-be-constructed Wellington Street (currently a paper road) and in close proximity to the proposed supermarket subject of the application, as shown in **Figure 1** below.

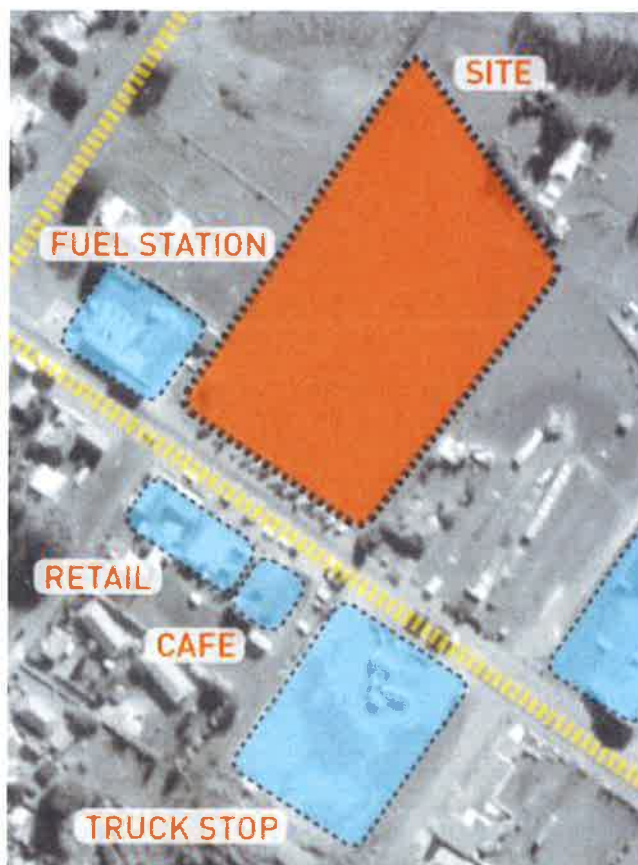


Figure 1 – Relationship Between the Application Site and the Truck Stop Site.
Source: As depicted on the Applicant's Site Context Plan.

- 6.2 Great South Road is classified in the operative District Plan as a collector road. A single lane extends in each direction, separated by a painted median. The posted speed limit through Pokeno is 50 kilometres per hour.
- 6.3 Great South Road connects to State Highway 1, both to the south-east and north-west. It also provides a connection to Pokeno Road towards Tuakau.
- 6.4 There is existing on-street car parking on both sides of Great South Road. No change is proposed to the on-street parking provision on the southern side of Great South Road.
- 6.5 Wellington Street is currently a paper road but will be formed as part of the proposal. The Transportation Assessment that accompanies the application explains that the road reserve set aside for Wellington Street is approximately 20m wide and that it is proposed to form an 8.4m wide carriageway centrally within the road reserve, widening at the intersection with Great South Road to provide for supermarket truck tracking.
- 6.6 The proposal includes a new priority T-intersection with Great South Road. Use of the flush median as a right turn pocket for vehicles approaching from the south-east along Great South Road is part of the proposal. The turn pocket is sited directly in front of the northern entrance/exit for the truck stop. All vehicular access to and from the proposed 3,000m² supermarket is proposed to be achieved via Wellington Street.

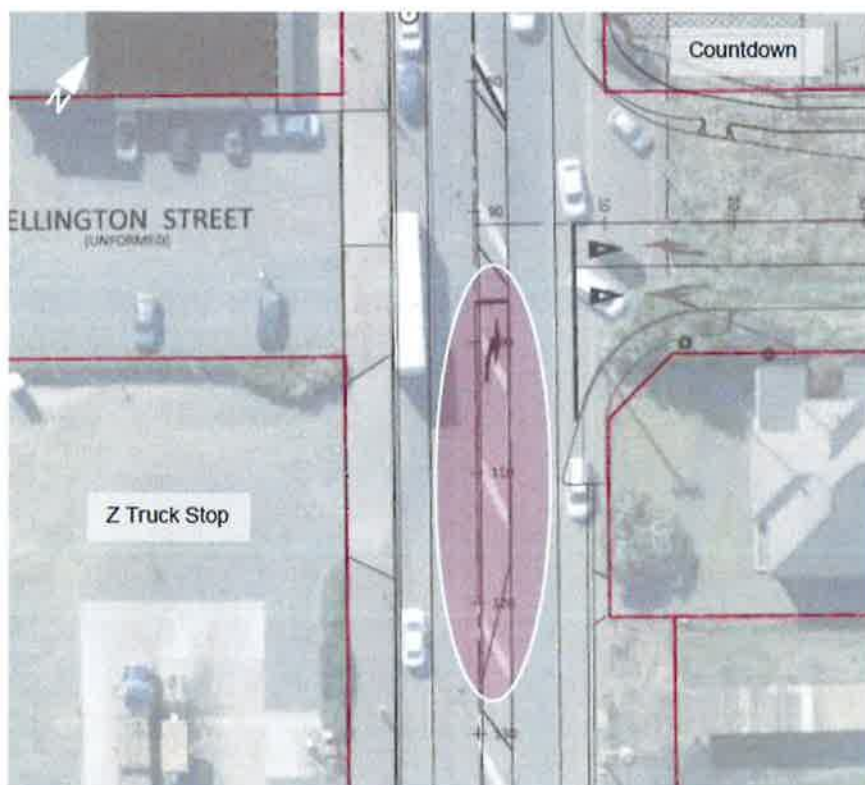


Figure 2 – Application Site, Wellington Street and Truck Stop highlighting the location of the right turn pocket

- 6.7 Traffic count data from May 2018 is referenced in the Transportation Assessment and records a weekday average of 4,948 vehicles per date on Great South Road near the frontage of the site with approximately 9 per cent heavy vehicles. The Transportation Assessment sets out that Pokeno is expected to experience significant levels of redevelopment in the future and references a report suggesting that traffic is expected to approximately double in the 10 year period 2018 to 2028.
- 6.8 The Transport Assessment states that the proposed supermarket is anticipated to generate 318 vehicle movements in the peak hour and approximately 2,200 vehicles per day.
- 6.9 The Submitter understands that there is a consented supermarket involving a 1,100m² development on the site, including associated ancillary retail activities comprising a further 265m² of gross floor area, all with access from Wellington Street. The Submitter has not seen the approved plans relating to that development but understands that 243 vehicle movements were anticipated during the peak hour in association with the consented development.
- 6.10 The AEE describes the surrounding environment as characterised by a mix of rural, commercial and small-scale light industrial activities. The supermarket site and the truck stop are both zoned Business under the operative District Plan. The Truck Stop is proposed to be zoned Business Town Centre in the proposed District Plan. The Business Town Centre zone is intended to provide for smaller retail/commercial activities and has been opposed by the Submitter. The Submitter seeks a Business Zone for the truck stop site to more appropriately recognise the nature of the land use activity at the truck stop site and on sites to the south-west.
- 6.11 Neither the AEE nor the Transportation Assessment specifically reference the impact of the proposal on the truck stop activity, even though the truck stop is identified on the Site Context Plan.
- 6.12 The AEE concludes that resource consent is required as a Discretionary Activity under the operative District Plan. The AEE recognises that effects relevant to the assessment of the proposal include traffic, parking and access effects.
- 6.13 Without limiting the generality of the reasons set out in Section 5.0, further reasons for the submission are set out below.

7.0 Effects on the Broader Environment

- 7.1 In a general sense, potentially significant adverse transportation effects of the proposal will be experienced both on a site specific and broader basis, through construction and operational phases, and include:
- a. Impeding the flow of traffic along Great South Road, including to and from surrounding properties, particularly when conflicts occur with existing lawful

movements to and from those sites and noting the scale of vehicle movements forecast for the supermarket; and/or

- b. Impacts on traffic safety and consequently the health and safety of the community; and/or
- c. Corresponding social and community effects, including undermining the cohesion and viability of existing uses along Great South Road.

8.0 Effects that are Submitter Specific

- 8.1 The Submitter operates a truck stop, including a truck park, south-east of the proposed T-intersection between Great South Road and yet-to-be-formed Wellington Street, and which is proposed to provide vehicular access to the supermarket. The truck stop has 12m wide crossings providing two two-way access on Great South Road to allow it to readily serve trucks traveling in both directions along Great South Road.
- 8.2 The truck stop is open 24 hours per day, seven days per week. Peak hours of operation are in the early evening, and broadly coincide with the peak hours of the proposed supermarket.
- 8.3 The existing operation of the truck stop was approved in 1990 and it operates without restrictions on vehicle movements. It is important to note that when the truck stop application was considered and approved, all entry, circulation and exit manoeuvres were found to be able to be accommodated satisfactorily, with some manoeuvres assisted by the presence of the painted median.
- 8.4 The location and design of the proposed T-intersection, and the level of its use, stand to significantly affect the operation of the truck stop. These adverse effects have not been fully assessed as part of the application. In particular, the Transportation Assessment does not consider the potential effects on the truck stop in any way. Consequently, the Transportation Assessment underestimates the scale of effects from the proposal, and this is translated into the AEE. This is reflected in the conclusion in the Transportation Assessment that *'the traffic and transport effects of the development will be no more than minor, with effects able to be mitigated and managed in a way set out and described in this report, including with the formation of Wellington Street.'*
- 8.5 The Submitter will be particularly impacted as the truck stop is a vehicle-oriented activity. It is therefore dependent on ease and efficiency of site access for its customers. The works subject of the application will therefore have a significant adverse effect on the operation of the truck stop. If the general access and egress arrangements from the site are rendered unsafe or difficult as a result of the works proposed as part of the application, it may make the Submitter's operations uneconomic in this location.
- 8.6 Some of the most significant potential adverse effects are discussed in more detail below.

North-western access – right turns

- 8.7 Under the existing road layout, trucks using the truck stop facility can wait in the flush median and turn right into the northern access. By creating a new right turn pocket in the flush median (see **Figure 2**), trucks may no longer be able to undertake this manoeuvre in this way. Based on the number of forecast movements to the supermarket, and noting the coinciding peak periods of traffic movement, they will instead be required to wait in the through lane for the right turn traffic to clear, potentially blocking both southbound traffic and right turns into Wellington Street in doing so.
- 8.8 Alternatively, drivers could continue to the southern entrance. However, if a driver used the southern entrance, they would then likely manoeuvre through the site in a clockwise direction to exit via the northern access. Given they have arrived from the north, they will likely need to exit the truck stop via a right turn movement onto Great South Road from the northern access to continue in the direction they were heading. To do so, they will need to make sure that both directions of Great South Road and the right turn pocket are clear as well as considering the potential for conflict with vehicles turning left out of Wellington Street. This makes this movement significantly more complex, especially for the large trucks that frequent a truck stop facility, and which are slower moving and require larger gaps to join the traffic stream.
- 8.9 The dimensions of the site are such that it may be possible for some trucks, at times, to turn around within the site but this will not be the case in all instances and the need to do so would have significant effects on internal site operation, including generating potential for conflict.

North-western access – left turns

- 8.10 Northbound trucks entering at the southern entrance and exiting via left hand turn from the northern entrance will also be adversely affected. For example, large vehicles will not be able to complete their left turn without encroaching on the right turn pocket unless there are no vehicles parked on the western side of the road entrance between the truck stop and the access to the neighbouring site to the north-west. Parking is not restricted in this area. This issue is highlighted in **Figure 3** below.



Figure 3 – 18m Truck left turn out of northern access

9.0 Relief Sought

- 9.1 The Submitter seeks that the application in its current form be **declined**.
- 9.2 In the event that the relief identified at 9.1 is not granted, the Submitter seeks full assessment, avoidance, remediation or mitigation of the actual and potential adverse traffic effects of the proposal to ensure that the potential transportation effects of the proposed supermarket have been fully considered, that the effects described in this submission are properly and appropriately addressed, and that the application is amended (including by conditions if and as necessary) to avoid, remedy or mitigate all adverse effects, including those matters of concern raised in this submission, and as summarised below.
 - a. Amend the design and location of the intersection serving the supermarket to enable continuation of existing and lawful right and left turn movements at all times, including for heavy vehicles, to and from the northern truck stop access. An option for consideration may include the exclusion of parking on the southern side of Great South Road between the northern Truck Stop Access and the adjoining property to the north-west.
 - b. Ensure that construction works are appropriately managed through conditions to avoid, remedy or mitigate adverse effects on the Submitter. This should include, but

not be limited to identifying key outcomes intended to be addressed via the proposed Construction Traffic Management Plan (CTMP) and certifying that the CTMP will achieve those outcomes. The key outcomes shall include:

- i) Identifying Z Energy Limited in the CTMP as an affected party;
- ii) Requiring the Applicant to consult with affected parties in the development of the CTMP, to record the outcome of that consultation and to specify how the matters raised in the consultation have been satisfactorily addressed;
- iii) Requiring any potential adverse effects on the operation of the truck stop during the works to be minimised and actively managed;
- iv) Requiring that access to commercial sites be maintained at all times;
- v) Recording and responding to complaints; and
- vi) The issue of key documents and site contact details to affected parties.

9.3 The Submitter also seeks any additional relief necessary or desirable as a consequence of the issues and concerns raised in this submission.

9.4 The Submitter would support a meeting of its Traffic Engineers with the Applicant's Traffic Engineers and the Council with a view to resolving these matters prior to hearing.

10 Hearing

10.1 The Submitter wishes to be heard in support of its submission.

10.2 If others make a similar submission, the Submitter may consider presenting a joint case with them at the hearing.

10.3 The Submitter does not request, pursuant to section 100A of the Act, that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority, and will abide by the Council's decision in that regard.

Signature: Z Energy Limited by its Duly Authorised Agent:



Mark Laurenson

Date: 18 June 2019

Address for Service:

4Sight Consulting Limited
PO Box 911 310
Victoria Street West
Auckland 1142
Attention: Mark Laurensen

Telephone: 021 086 88135
E-Mail: markl@4sight.co.nz

Copy to Woolworths New Zealand Limited:

c/o Forme Planning Limited
PO Box 24463
Royal Oak
Auckland 1345
Attention: Kay Panther Knight

By E-Mail: kay@formeplanning.co.nz

Jessica Thomas

From: Michelle Carmine
Sent: Tuesday, 18 June 2019 2:55 p.m.
To: Jessica Thomas
Subject: FW: LUC0408/19 Woolworths NZ Ltd 58 Great South Road - Submission on behalf of Z Energy Limited
Attachments: AA5472 ZEnergy RC Submission re Countdown Pokeno v2.0 (final).pdf

FYI

From: Mark Laurenson [<mailto:markl@4sight.co.nz>]
Sent: Tuesday, 18 June 2019 2:44 p.m.
To: Michelle Carmine
Cc: kay@formeplanning.co.nz
Subject: LUC0408/19 Woolworths NZ Ltd 58 Great South Road - Submission on behalf of Z Energy Limited

Good afternoon Michelle

Attached is a submission by Z Energy Limited to resource consent application LUC0408/19 by Woolworths New Zealand Limited.

The applicant's agent is copied to this email to address the requirement to serve the submission on the applicant.

Thanks

Mark Laurenson

Senior Planning and Policy Consultant

Mobile: 021 0868 8135



201 Victoria Street West, Auckland Central 1010
PO Box 911 310, Victoria St West, Auckland 1142

[4Sight.Consulting](#) [LinkedIn](#)

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Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) ...

TODD KENNETH MCINTOSH

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☒ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☒ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):



I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are:

It is essential to have this Countdown Supermarket in Pokeno for the growth to continue and service to local population and surrounding area. In the event of Southern Services Partnership operating the property opposite and leased to Z Energy as a truck refueling depot we may wish to further develop this property in the near future and if it doesn't involve direct competition to Countdown then would also ask for their support.

I seek the following decision from Waikato District Council:

☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

Date

20-5-19

A signature is not required if you make your submission by electronic means

Address

P.O. Box 6 Pokeno

Postcode

2440

Email

btmcintosh@extra.co.nz

Phone

0274205214

Contact person's name (name and designation if applicable)

Todd McINTOSH

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

RECEIVED

18 JUN 2019

11AM

Waikato District Council
TUAKAU OFFICE

For internal use only

Application LUC0408/19

ECM 2270218

SUBMISSION # 13

CUSTOMER # 95020

Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

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To: Waikato District Council

Name of submitter (full name)

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*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The **specific** parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

all.
Total support without amendment to the Proposal
of construction of a Supermarket. Reasons: (1) Strengthen
the growth as a "Strategic Position" of Pokereu. Recognising the
importance of the junction of Invermay 182 (2) Access to both
Tuakau & Port Waikato districts. (3) Help build a community
to meet social as well as practical needs of residents.

I ☒ support☐ oppose☐ am neutral to the part/s named above.

Give details:

The reasons for my views are:

(4) To realise that a number of the
new housing occupants are "retirees" & a supermarket
reduces the need to travel for shopping. The applicant
has put forward a very well designed plan covering
all aspects of advantage to the community. Council
will recognise the commercial as well as the social need
to provide the approval for the applicant as submitted.

I seek the following decision from Waikato District Council:



Approve



Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Grant consent to the Proposed development without amendment.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date

A signature is not required if you make your submission by electronic means

Address

Postcode

Email

Phone

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

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Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



11AM
RECEIVED

18 JUN 2019

TAKAU OFFICE
Waikato District Council

Submission form

(Form I3)

For internal use only

Application LUC0408/19
ECM 2270203
SUBMISSION # 14
CUSTOMER # 95020

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name)

Whitford Jean Mc Intosh

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

As a joint owner of 2 business ventures in Pokeno, as well as 2 retail shops owned by me personally, I have a vested interest, going back 60 years, in the progress of Pokeno. As a family we are very supportive of the submission by Countdown. The excellent design of the project - the access plan - the parking & visual design are faultless. The "good Neighbour" Policy was appreciated.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

.....

.....

.....

.....

.....

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

Date

A signature is not required if you make your submission by electronic means

Address

Postcode

Email

Phone

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Kay Panther Knight / Forme Planning Limited PO Box 24463, Royal Oak, Auckland 1345 or email kay@formeplanning.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waidc.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



Tuakau Office

18 JUN 2019

S.T

4:56

Submission form

(Form I3)

For internal use only

Application LUC0408/19

ECM 2269639

SUBMISSION # 15

CUSTOMER # 167370

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Pokeno Community Committee

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

3. Existing Environment

7. Effects on the Environment

9. Limited Notification Assessment

10. Policy Framework

Conclusion

WE ☒ support
Give details:

☐ oppose

☐ am neutral to the part/s named above.

The reasons for my views are As attached

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached 9, including Submission Form

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

P.M. Pahan Date 18/6/19
A signature is not required if you make your submission by electronic means

Address 374 Razorback Rd, R.D.2 Pokereu Postcode 2472

Email kitchen201@gmail.com Phone 021 948737

Contact person's name (name and designation if applicable) Ric Odem

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

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Telephone 0800 492 452

Email Submission

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The specific parts of the application that our submission relates to are:

3 Existing Environment

3.11 Description of Site

We would like to see Appendix 2, to view Certificates of Title for the site, specifically "two smaller" stopped road parcels (to the north-west).

7 Effects on the Environment

7.1 Design, Appearance and Effects on Streetscape

This design should be moved further into the car park area to enable car parks to remain on the Great South Rd

7.2 Residential amenity

The facade has been designed using a variety of materials and colours to "break up" the perceived bulk, we would like to see, the use of Countdown branding dark green used on the front of the building to further contribute to reducing the scale and massing of the proposed building.

7.3 Traffic, Parking and Access Effects

It is of concern the lack of understanding of existing traffic movements along the Great Sth Rd. Opposite the proposed Paper Rd, Wellington St, is a Truck Stop. It is convenient for trucks to swoop in to refuel. The problem we now have, if two trucks are refuelling the waiting truck parks in the middle of the road, on the diagonal white stripe lines indicating his right turn, the length of the truck and trailer extends across the opening of the Paper Rd, Wellington St. This will obstruct vehicles wishing to access from the South and vehicles wishing to exit Wellington St.

The other problem is trucks exiting the Truck Stop have to swerve out into the oncoming traffic lane which also will include the Paper Rd, Wellington St. This is not a random activity, this is happening now

9 Limited Notification Assessment

9.1 Legislative Tests

Yes, we are very concerned over the loss of public parking along the site frontage. These parking spaces are lawfully established. The land was donated by the owner to assist in mitigating the effects of 1995 ByPass, with Franklin District Council approval, the establishment of the parking spaces was a Community Project.as was the Main St Upgrade. The land ownership was not vested to Council. The removal of these 25 spaces will have a devastating effect for the business's currently operating.

The other activity in the immediate vicinity is Great South Rd itself, a collector road. As mentioned above, the entrance and exit of the Truck Stop opposite is a huge concern, with truck and trailers waiting to access the fuel and trying to exit the Truck Stop at the same time, access to and from the Paper Rd, Wellington St will be difficult.

10 Policy Framework

Waikato District Plan

Objective 19.4.1 Business Activity Areas

Policy 5,

With the removal of the car parks currently along the Great Sth Rd, where are those wishing to enjoy the proposed plaza space along the sites frontage park? Pedestrian convenience is not being met. Pokeno is a "Destination" most of the customers are North Island travellers who make Pokeno their rest stop, this has long been their traditions, now into third generation.

Objective 19.4.2 Business Centres

We agree with the Council's overarching objective is relevant to our development in Pokeno, particularly from the "pedestrian oriented retailing and allied business activities perspectives, however, is the proposed plaza space in the right place? Is the "heart of the town centre" positioned on the Great Sth Rd with truck and trailers passing every minute, creating an already "heavily- trafficked" Great South Rd, conversation is impossible.

W.D.C. District Plans, Long Term Plans and Blueprint plans have been well documented with submissions from Pokeno Community on how we see our Community developing

The top priority points from the Blueprint are;

Prepare a detailed retail needs calculation, preliminary transport and open space options (4), followed by the production of a town centre strategy that reconciles the current and future retail, employment, community facilities, and open space needs.

With such a large investment shouldn't this supermarket be part of our town centre strategy we only have one chance to get this right to create.....Pokeno, a unique and interesting place OR Pokeno, a missed opportunity!

10.5 Assessment Criteria in Part 53 of the District Plan

Criterion

How the proposed activity will affect:

People in the neighbourhood and where relevant, the wider community - including any socio-economic and cultural effects. In particular whether the activity will:

Adversely affect the convenience, health or safety of people in the neighbourhood or wider community, AND, affect employment in the neighbourhood or wider community.

Comment:

If parking other than dedicated supermarket parking is not available in our town centre it will affect access to all other facilities not only affecting the economy of business also affecting psychological health and well being of those involved

Signs Assessment Criteria (Section 15.4.4)

A 7.7m-high pylon sign on the site frontage is too high and exceeds the permitted height nor does it fit with any of our signage guidelines

Conclusion

The Pokeno Community is supportive of the Countdown Supermarket development. The growing Pokeno population has limited retail services and will benefit from the convenience of a supermarket in the local area.

However, the community is significantly disadvantaged at this stage of the consultation process, due to plans for development of Pokeno's community, retail and transport arrangement awaiting finalisation.

In the context above, we make the following recommendations:

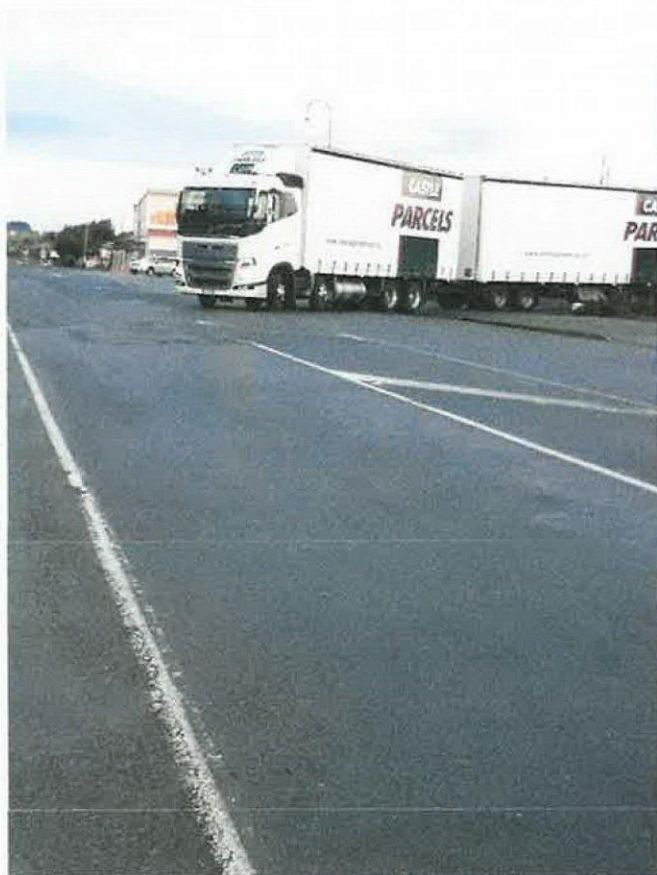
1. The covered seating area on the main road boundary be extended to the south western corner of the site, and extended from the corner 25m along the southern boundary. This will provide a safe seating area for the increasing number of people visiting Pokeno. In the event, the final plans for Pokeno locate the retail. Visitor and transport precinct away from the proposed Countdown site, then Countdown can request to convert some of the seating area back to car parking.
2. A pedestrian crossing must be included in the plans connecting the Countdown site to the retail precinct across the road. Increasing numbers of people will cross this road after opening of the Countdown, increasing the risk to pedestrians and motorists. In addition, the Countdown is highly likely to have a negative impact on the existing retail businesses and the crossing will possibly mitigate some of this risk for local business owners.
3. The signage proposed is of a scale out of keeping with the current Pokeno Village style guide and needs to be amended accordingly.



Truck and Trailer exiting Truck Stop



Truck and Trailer exiting Truck Stop



Truck and Trailer exiting Truck Stop



THE BAKEHOUSE C
TAKEAWAYS - SUSHI - FRESH FR

FREE RANGE
CHICKEN
WINGS
*BUFFALO
*HOT PERI
*VERY SPICY

Waste



This is an example of a Truck waiting to access the Truck Stop

Waikato



DISTRICT COUNCIL

18 JUN 2019

Time 5:00 Initials S.T.

Submission form

(Form 13)

For internal use only

Application LUC0408/19

ECM 2269959

SUBMISSION # 16

CUSTOMER # 104989

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name)

John Helen Clowry, Pokero Bacon Co

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☒ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

7. Effects on the Environment

9. Limited Notification Assessment,

10 Policy Framework

Conclusion

I ☐ support

☒ oppose

☐ am neutral to the part/s named above.

Give details:

The reasons for my views are

The significant impact this proposal will have on our business, Pokero Bacon Co.

Also please note: the other retailers in Pokero have requested I mention them English is not their first language and this process is difficult for them.

I seek the following decision from Waikato District Council: ☐ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached

3, Including Submission Form

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

H.T. Clatworthy Date 18.6.2019

A signature is not required if you make your submission by electronic means

Address 59A Pirrit Rd Pokeno Postcode

Email helen@pokenobacon.co.nz Phone 027 2484275

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

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Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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The specific parts of the application that my Submission relates to are:

7 Effects on the Environment

7.1 Design, Appearance and Effects on Streetscape

This design should be moved back into the car park area to enable car parks to remain on the Great South Rd.

7.3 Traffic, Parking and Access Effects

It is disappointing the issues surrounding Trucks on the Great Sth Rd have not been highlighted in this submission. A Truck Stop is situated next to and opposite the paper road, Wellington St. My understanding it is one of NZ's busiest truck fuel stops. Truck and trailer refuel all day long. The problem is;

If there are trucks already refueling, trucks wait on the centre of the road on the white striped lines, indicating their right turn, their trailers will block the entrance to Wellington St. Also Trucks leaving the Truck Stop have to swing out onto the oncoming lane to ensure they can get their trailers out.

To say it is considered in no more minor adverse effects on the operation and safety of the surrounding road network seems incredulous to me.

9 Limited Notification Assessment

9.1 Legislative Tests

Yes, we are very concerned over the loss of public parking along the site frontage. These parking spaces are lawfully established. The land was donated by the owner to assist in mitigating the effects of 1995 ByPass, with Franklin District Council approval, the establishment of the parking spaces was a Community Project, as was the Main St Upgrade. The land ownership was not vested to Council. The removal of these 25 spaces will have a devastating effect for the business's currently operating.

The other activity in the immediate vicinity is Great South Rd itself, a collector road. As mentioned above, the entrance and exit of the Truck Stop opposite is a huge concern, with truck and trailers waiting to access the fuel and trying to exit the Truck Stop at the same time, access to and from the Paper Rd, Wellington St will be difficult.

10 Policy Framework

Waikato District Plan

Objective 19.4.1 Business Activity Areas

Policy 5,

With the removal of the car parks currently along the Great Sth Rd, where are those wishing to enjoy the proposed plaza space along the sites frontage park? Pedestrian convenience is not being met.

Objective 19.4.2 Business Centres

We agree with the Council's overarching objective is relevant to our development in Pokeno, particularly from the "pedestrian oriented retailing and allied business activities perspectives, however, is the proposed plaza space in the right place? Is the "heart of the town centre" positioned on the Great Sth Rd with truck and trailers passing every minute, creating an already "heavily- trafficked" Great South Rd, conversation is impossible. Removing all parking spaces which support the existing business is not the solution for us

10.5 Assessment Criteria in Part 53 of the District Plan

Criterion

How the proposed activity will affect:

People in the neighbourhood and where relevant, the wider community - including any socio-economic and cultural effects. In particular whether the activity will:

Adversely affect the convenience, health or safety of people in the neighbourhood or wider community, AND, affect employment in the neighbourhood or wider community.

Comment:

We have 19 staff employed at Pokeno Bacon, do not be fooled into thinking reduced parking will not affect our business, it will. Any day of the week which involves any maintenance and orange cones automatically reduces the opportunity for parking, customers don't stop if parks are unavailable it has a direct impact on our cash flow. This proposal to remove the car parking opposite our shop is untenable to ourselves and other retailers. We can manage reduced cash flow for a period of time but it come to a point where unemployment of our staff becomes a reality, So, this paragraph sums up the effects for us:

It will adversely affect the convenience and health in our neighbourhood and wider community

It will adversely affect the psychological health and well-being of people

It will adversely affect the local economy or impose a financial burden on the wider community

It will affect employment in the neighbourhood or wider community.

This is not scaremongering, this is the reality of these actions proposed, how do I know? We were ByPassed in 1995 those memories have never left us.

Conclusion

We are not against a supermarket in Pokeno, we are concerned to the interruption of our Business during construction and the long term. Countdown should be part of our Town Planning Strategy and be built in a location which will enhance our Town Centre Strategy



E-MAILED
18/6/19

Submission form (Form I3)

For internal use only

Application LUC0408/19

ECM

SUBMISSION #...17...

CUSTOMER #...134047...

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95a, 95b, 95c, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON TUESDAY 18TH JUNE 2019.

To: Waikato District Council

Name of submitter (full name) Tha Mao

This is a submission on an application from **Woolworths NZ Ltd** for the Construction and operation of a supermarket along with ancillary car parking, signage, loading, servicing, access and landscaping; as well as an amenity plaza area along the site frontage to Great South Road; site works to accommodate construction of the store and the formation of Wellington Street – such works include retaining, cut and fill earthworks and realignment of overland flow paths on Land zoned Business.

*I am ☒ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

Engineering Plans submitted show a swale drain on Southern Side of Wellington Street

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are I am generally in support of the application but wish to object to the extent of

the proposed swale drain on Wellington Street. In time I expect to redevelop 44 Great South Road in line with its Business zoning. At that time, vehicle

access will be taken from Wellington Street which will be consistent with the

District Plan rules (Appendix 29.2). The optimum location for this access will

be at the eastern end of my frontage to Wellington Street because this maximises separation from the Great South Road intersection

and places it beyond the proposed main supermarket access, reducing the potential for conflict with movements at that access.

I seek the following decision from Waikato District Council: ☒ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

To move proposed swale drain past the eastern side of my property

Number of additional sheets attached 2

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 14/6/19

A signature is not required if you make your submission by electronic means

Address 44 Great South Road

Postcode 2402

Email thamao@hotmail.com

Phone

Contact person's name (name and designation if applicable) Dan Mc Daid (Landform Surveys Ltd)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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Telephone 0800 492 452

Email Submission

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Tha Mao

44 Great South Road, Pokeno

17/06/2019

Waikato District Council
Private Bag 544
Ngaruawahia 3742

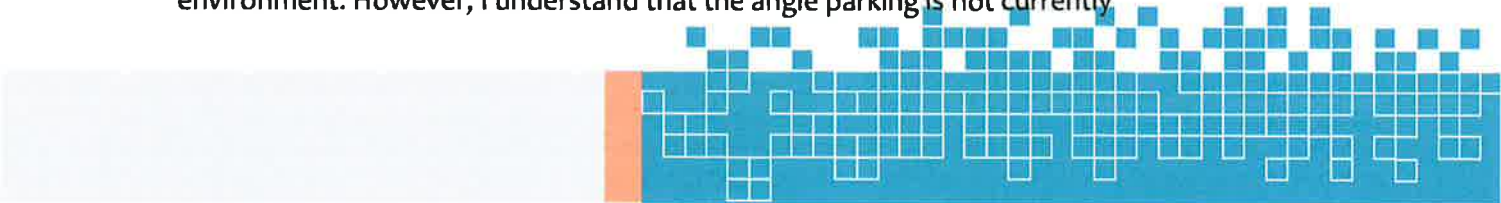
Dear Sir/Madam

Resource Consent Application for Woolworths New Zealand for a supermarket at Pokeno.

This letter provides supporting information for my submission on the above notified application. I am the owner of 44 Great South Road and also own The Bakehouse business on the opposite side of Great South Road.

I am generally in support of the application but wish to object to the extent of the proposed swale drain on Wellington Street. In time I expect to redevelop 44 Great South Road in line with its Business zoning. At that time, vehicle access will be taken from Wellington Street which will be consistent with the District Plan rules (Appendix 29.2). The optimum location for this access will be at the eastern end of my frontage to Wellington Street because this maximises separation from the Great South Road intersection and places it beyond the proposed main supermarket access, reducing the potential for conflict with movements at that access. The engineering plans submitted with the application show a swale drain at this location which would conflict with a vehicle crossing, so I seek an amendment to avoid the swale drain being alongside my property.

As a business owner I am disappointed that there will no longer be angle parking available on the Great South Road supermarket site frontage (as was proposed on the existing consent for the site). The loss of this parking will affect the businesses on the other side of the road and will change the street environment. However, I understand that the angle parking is not currently

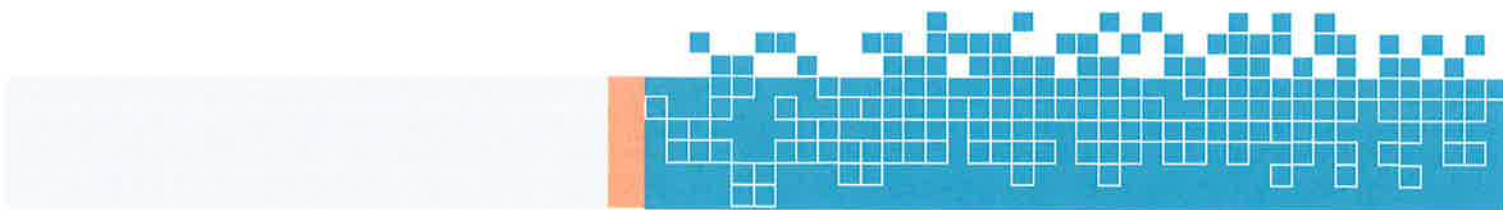




entirely within the road reserve. I also understand that Waikato District Council has yet to finalise the design for upgrading Great South Road, which the application states Council will be undertaking. If it is possible to retain some on-street parking on the Great South Road frontage of the supermarket site, this would be positive for the retail environment which functions both as a local shopping centre and a pass by service centre.

Sincerely,

Tha Mao



Jessica Thomas

From: Dan McDaid <dan@landformsurveys.co.nz>
Sent: Tuesday, 18 June 2019 10:54 p.m.
To: Consent Submissions
Subject: Countdown Pokeno
Attachments: submission-form Tha Mao 14062019.pdf; Pokeno Countdown supporting sheets.pdf

Hello

Attached is a submission on behalf of our client Tha Mao, which we would like to submit, which is generally in support of the proposal.

If you have any further questions give me a call to discuss.

Regards,

Dan Mc Daid
Director - Registered Professional Surveyor

LANDFORM
S U R V E Y S L T D

*Address: 266 Clyde Street,
Hamilton East, Hamilton
P.O Box 4264 Hamilton East, 3247
Phone: (07) 856 4955 Mob 021 381153
Email: dan@landformsurveys.co.nz*



Please consider the environment before printing this e-mail

Jessica Thomas

From: Dan McDaid <dan@landformsurveys.co.nz>
Sent: Wednesday, 19 June 2019 9:33 a.m.
To: Jessica Thomas
Subject: RE: Countdown Pokeno

Morning Jessica

Just before 5pm. I was talking to Sujatha yesterday, she was having trouble yesterday receiving emails, see below

Just to let you know, I will be on leave from 24th June to 5th July. I will be clearing my emails periodically, but if any urgent matters arise please contact the office directly.

Regards,

Dan Mc Daid
Director - Registered Professional Surveyor

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Email: dan@landformsurveys.co.nz*



Please consider the environment before printing this e-mail

From: Dan McDaid
Sent: Tuesday, 18 June 2019 10:30 a.m.
To: Sujatha Ratnayake <Sujatha.Ratnayake@waidc.govt.nz>
Subject: RE: Sub0078/18 -s224 application- 26 Newton St, Ngaruawahia - as built plan for WW

Morning Sujatha

Attached is the amended asbulit plan and have talked to the drainlayer to get the items for Ross completed. The drainlayer will contact Ross to re inspect.
Hopefully this will get through to you, as Faye was saying you were having issues with your email, maybe reply to me to make sure I know you have it.

From: Jessica Thomas [<mailto:Jessica.Thomas@waidc.govt.nz>]
Sent: Wednesday, 19 June 2019 9:25 a.m.
To: Dan McDaid <dan@landformsurveys.co.nz>
Subject: RE: Countdown Pokeno

Good morning Dan,

Could you please confirm the time your submission was sent from your end? As we have received it **after** 5pm on the 18th June 2019.

Kind regards

Jessica Thomas

Senior Consents Administrator

Waikato District Council

■ P 07 824 8633 ■ F 07 824 8091 ■ Call Free 0800 492 452

Private Bag 544, Ngaruawahia 3742

www.waikatodistrict.govt.nz

www.facebook.com/WaikatoDistrictCouncil



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