



Agenda for a meeting of the Pokeno Community Committee to be held in the Pokeno Community Hall, Cnr Great South Road and Market Street, Pokeno on **MONDAY, 22 MARCH 2021** commencing at **7.00PM**.

**1. APOLOGIES AND LEAVE OF ABSENCE**

**2. CONFIRMATION OF STATUS OF AGENDA**

**3. DISCLOSURES OF INTEREST**

**4. CONFIRMATION OF MINUTES**

Meeting held on Monday, 30 November 2020 3

**5. CORRESPONDENCE**

5.1 Inwards

15 December 2020 – Email from Buddle family on behalf of Tata Valley Ltd providing further submission on the Proposed Waikato District Council Plan Stage 2 – Natural Hazards and Climate Change Chair

Resignation of Helen Johnson from the Committee

5.2 Outwards

PCC Submission on the Resource Consent Application by GULL New Zealand Limited

**6. PUBLIC FORUM**

**7. REPORTS**

7.1 Northern Waikato - Southern Auckland Enhanced Transport Connections Strategic Case 19

7.2 Pokeno and Tuakau Bus Service Photo Competition 35

7.3 Pokeno Works and Issues Report – March 2021 39

7.4 LTP Update Verbal

7.5 Pokeno Community Committee Schedule – Formulate schedule for 2021 Chair

7.6	Subcommittee Reports	<i>Verbal</i>
7.6.1	Strategy & Growth Draft Strategic Plan Subcommittee update	Chair Chair
7.6.2	Finance Incorporating the PCC to enable grant funding	Allen Grainger
7.6.3	Facilities – update of Facilities Committee  How did roadside construction on main road get approved? Ensuring trees adjacent to cenotaph are protected and area around cenotaph returned to pristine condition. Consultation on location of new public toilets Update on Totara and Harriet Johnson Parks	Allen Grainger Allen Grainger Helen Clotworthy Clive Morgan
7.6.4	Events	Allen Grainger
7.6.5	Communications  • Pokeno Community Facebook page • Contacting the Committee	Helen Clotworthy
7.7	Neighbouring Community Committees/Boards  • Mercer • Onewhero-Tuakau	
7.8	Councillors' Report	<i>Verbal</i>
7.9	Other Business	
7.9.1	Submission on the Resource Consent Application by GULL New Zealand Limited	51
7.9.2	Pokeno Foundation	Chair
7.9.3	Consideration of replacing departed committee members	Chair
7.9.4	Recruiting/appointing a Committee Secretary	
8.	<b><u>ACTION REGISTER</u></b>	57
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GJ Ion  
**CHIEF EXECUTIVE**

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### **Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Gavin Ion Chief Executive
<b>Date</b>	10 March 2021
<b>Prepared by</b>	Lynette Wainwright Committee Secretary
<b>Chief Executive Approved</b>	Y
<b>DWS Document Set #</b>	GOV0516
<b>Report Title</b>	Confirmation of Minutes

#### **1. EXECUTIVE SUMMARY**

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To confirm the minutes of the Pokeno Community Committee meeting held on Monday, 30 November 2020

#### **2. RECOMMENDATION**

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**THAT the minutes of the meeting of the Pokeno Community Committee held on Monday, 30 November 2020 be confirmed as a true and correct record of that meeting.**

#### **3. ATTACHMENTS**

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PCC Minutes – 30 November 2020



## POKENO COMMUNITY COMMITTEE

**Minutes** of the six-weekly Pokeno Community Committee meeting held at Pokeno Community Hall on Monday 30 November 2020 commencing at 7.00pm.

Committee Members Present: Ric Odom (Chair), Helen Clotworthy (Deputy Chair), Doug Rowe, Brenda Roberts, Kris Hines, Allen Grainger, Helen Johnson, Peter Koizumi

Guests in Attendance: Clive Morgan (WDC)

Councillors in Attendance: Cr Jacqui Church, Cr Stephanie Henderson

### 1. Apologies and Leave of Absence

No apologies were received

### 2. Confirmation of the Status of the Agenda

Moved: Kris Hines

Seconded: Doug Rowe

### 3. Disclosure of Interest

No disclosures received

### 4. Confirmation of Previous Minutes

Meeting held Monday 19 October 2020 at Pokeno Community Hall.

Moved that the minutes be accepted: Ric Odom

Seconded: Kris Hines

### 5. Correspondence

No correspondence presented

### 6. Public Forum

No concerns or questions

### 7. Follow up Meeting Minutes Action Points

- Follow up with Constable Kevin Smith and progress on ANPR Cameras and funding costs.
- Clive Morgan stated that it would be useful for something in writing for next year's deadline dates for road funding to WDC, which would need to be formalised and circulated to Councillors Church and Henderson.
- Plans for planting around Pokeno.

## 8. Pokeno Works and Issues

Clive Morgan gave an update. Fourteen items being followed and seven need confirmation of continued following. Clive mentioned that there were community stakeholder meetings this week.

### Item 2

#### What's happening with Sports Park and Skate Park?

#### **ACTION: Clive to follow up with lack of progress concerns about Parks around Pokeno**

- a. What's happening in regard to Trails and any joint venture discussions with funding from the Community.
- b. Is there suitable land and where is this land?

#### Totara Park

- c. Where is WDC at in regard to Totara Park?
- d. Where are discussions at with Dines, has park been vested yet?
  - Sculptures
  - Netting
  - BBQ update
  - Rubbish Bins
  - Level of Services
- e. Is there a contact person in WDC Service Delivery who manages Public Park Projects?
- f. What are future plans for Harriet Johnston Park?
- g. Has it been vested to WDC?

### Item 5

- a. South Auckland to Waikato Roding Program in progress which is linking in all parties in the region instead of localised planning. This allows information on transport issues across area boundaries for better connected results.
- b. Bus shelters? Unfortunately, only \$26,000 has been budgeted for entire Waikato District Council.

### Item 6

- a. Sports Park work at the Munro Sports Block and Recreation Complex at Avon Road ongoing.
- b. Pending work at Whangarata Cemetery being negotiated with the Munro Park Contractor.

**Item 7**

This item can be removed from list as Helen Clotworthy has an updated names list.

**Item 8**

Mercer Wharf can be removed from the lists.

**Item 9**

Agreed that with the work being currently carried out the Waterfall amenities at Kowhai Downs can come off the list.

**Item 10**

Pest issues still being addressed and updates are still required for the future.

**Item 11**

Dean Road Intersection. Councillor Church summarised how the work there was being resolved with stakeholder groups.

**Item 13**

- a. Great South Road discussions to be further investigated. Trucks crossing Road causing issues and WDC staff have attended (along with Allen Grainger) and are aware of issues. Safety of all users is a concern.
- b. All bus stops have been positioned and marked around the urban area. Where is the Bus Stop to be positioned on Great South Road outside Countdown?
- c. Helen Clotworthy opened the discussion about resealing carpark in Wellington Street, which was supposed to have been already completed, about a request for work to be carried at night and to set a date for completion to be taken back to WDC.

**Item 14**

- a. Brenda Roberts outlined her concerns around choke points and feeder roads into Pokeno during road works in February. Need wider scope on traffic management.
- b. Ric Odom talked about his concerns about Traffic Management decisions being made without local knowledge. All members agreed that decisions made around Countdown and Great South Road highlighted consequences when local knowledge is not taken into consideration. Theoretical models sometimes do not work in reality.

**Meeting Dates for 2021**

- 15 February
- 22 March
- 3 May
- 14 June
- 26 July
- 6 September
- 18 October
- 29 November

**General Discussions**

Follow up questions to Ross Bayer about maps and brochures of developments around Pokeno specifically Ford Street design and the Helenslee Road intersection. Public notification required and can possibly be done with handouts at the Xmas Parade.

Helen Clotworthy asked questions to Clive about water blasting footpaths around shops. This required a service request to WDC via contractor.

General discussion about refuse collection bags, size and weight and lack of clarity with differences between certain bags, sticker labels and information on the internet.

New stickers to be labelled with 15kg maximum weight.

Clive reported on the LTP update:

- First cut is 16 December.
- Hard decisions to be made after the Christmas break -18 January.
- Consultation March - Community Discussions.
- Adoption May.

General Discussion on the Great South Road toilet block and Tiny Library.

It has been established that the toilet block was to be demolished and replaced with a fit for purpose block. The Tiny Library was to be temporarily moved.

#### **Resolution 1**

**Request to WDC that it is a HIGH PRIORITY to replace the toilet block given the high volume of use.**

Moved: Kris Hines

Seconded: Helen Clotworthy

#### **Resolution 2**

**Request to WDC to reinstate the Tiny Library as a matter of priority, in a location, to be agreed in consultation with PCC**

Moved: Brenda Roberts

Seconded: Helen Johnson

### **Subcommittee Reports**

#### **Facilities**

Helen Johnson reported that their last meeting 2 November was productive with passionate views expressed. Discussions were had on governance models to form a Trust for funding applications. Feasibility studies also considered along with working with consultancy groups and Nick Johnson from WDC was very helpful.

Kris talked about the Avon Road project and ideas for supporting an open space model for family meetings with low costs. Engaging the community, rebranding and discussions on connectivity were also mentioned.

Trails strategy should also include the history of Pokeno. A project regarding QR coding to allow visitors and those interested to access historical information was discussed. Councillor Church mentioned that funds to support this project may be accessed through the WDC Heritage Committee.

## **Events**

Allen Grainger talked about the cancelled Yashili family day and the upcoming Christmas Parade.

This year Pokeno School is not available as the final destination for the Parade and the parade will end at Market area. The amended route of the parade will loop around several roads close to the Market Area and will avoid some of the traffic issues encountered previously.

Planting carried out with the help of The Pokeno Lions Club.

## **Communications**

Doug Rowe reported that Facebook mail not being used. Also, no communication in regard to Mercer or Tuakau-Onewhero.

## **Reports from Councillors Church and Henderson**

Both Councillors discussed Keeping of Animals Bylaw and the pending community consultation meetings. Changes are coming, especially around what happens in homes and in public and that it is important the community are involved in discussions.

Identification of what animals are allowed and the definition of rural and urban areas. What can or cannot be a lawful activity and where it can happen?

Submissions or feedback need to be into WDC by 5pm Monday 25 January 2021.

Check the Council Web Site for updates.

## **Other Business**

Doug Rowe let everyone know that the Community patrol will be active over Christmas. A special note to the Community to keep their houses locked and properties secured. Members of the Community should report any suspicious activities and keep their cars locked and secured or out of sight.

Doug also wished everyone a safe holiday.

## **Report from Chairman Ric Odom**

Ric summarised the year and thanked all committee members. Special mention to Allen Grainger who did outstanding work in the community significantly reducing the workload on the Chair and Deputy Chair of the PCC.

Ric also acknowledged the work of Helen Johnson and Kris Hines in the facilities space. Their combined effort has seen momentum building in progressing development of our sport and recreation facilities.

Special mention was given to Helen Clotworthy, as always, a staunch advocate for Pokeno and its residents.

Ric also thanked all Waikato District Council officers and singled out Clive Morgan, GM Community Growth, as a regular attendee of our meetings. Ric said that Clive works very hard and looks after the interest of not only our community but other Community Boards and Community Committees.

Ric also recognised the contributions of Councillors Jacqui Church and Stephanie Henderson and that we all appreciate the work they do as fierce advocates for Pokeno and the northern Waikato in general.

Finally, Ric on behalf of all his colleagues wanted to wish everyone and their families a very happy, safe and restful Christmas and New Year.

Meeting Closed at 8.50 p.m.

**Next Meeting**

The next meeting of the Pokeno Community Committee is Monday 15 February 2021 at 7.00 p.m. at the Pokeno Community Hall.

## TaTa Valley Limited - Further Submission on the Proposed Waikato District Plan Stage 2 - Natural Hazards and Climate Change

To: Waikato District Council

Submission on: Stage 2 - Proposed Waikato District Plan

Name of submitter: TaTa Valley Limited

Address: PO Box 58687 Botany  
Auckland, 2163

Contact Person: Joel McKinlay

Email: joel@gmp.net.nz

### 1. Introduction to the TaTa Valley Further Submission

TaTa Valley Limited (TVL) and its related entities have an interest in a number of properties to the south west of Pokeno including

- 88, 242, 278, 370 and 405 Bluff Road, Pokeno;
- 75 Ewing Road, Pokeno;
- 135 Potter Road, Pokeno;
- 5 Hitchen Road, Pokeno;
- 35 Trig Road, Tuakau; and
- Corner of Horace Russel Road and State Highway 1, Mercer

TVL plans to develop the site into a major tourism destination, known as the TaTa Valley Resort. It will offer a wide range of tourist attractions and activities not currently offered in a single location in Auckland or the North Waikato. It will serve a range of international and domestic tourists and has the potential to be a unique and landmark destination in the North Waikato. Key activities proposed onsite are set out in TVL's submission to Stage 1 of the Proposed Waikato District Plan (PWDP) submitter number 574 and in the various statements of evidence and legal submissions presented to the Hearings Panel for Stage 1.

Some of the above properties are subject to the Flood Plain Management Area (FMA) and this further submission therefore focuses on the provisions relating to that area.

### 2. Overview of TVL Submissions

This is a further submission on Stage 2 – Proposed Waikato District Plan (PWDP) by TVL. For the avoidance of doubt the further submission applies to submissions made on Variation 2 – Natural Hazards & Climate Change and Chapter 15 – Proposed Waikato District Plan Natural Hazards and Climate Change.

TVL is, in general, supportive of Stage 2 of the PWDP and opposes a number of submissions made by other parties in relation to the Flood Plain Management Area. Those submissions predominantly seek the following changes:

- Proposed amendments to planning maps; TVL has sought that the maps showing the Flood Plain Management Area are moved to a non-statutory layer outside of the PWDP and as such opposes any proposed changes to the maps while they remain within the PWDP; and
- Proposed amendments to provisions which, in TVL's view, create unnecessary restrictive limitations on development and land use.

TVL's further submissions opposing these original submissions are contained in full in the table below.

TVL wishes to be heard in support of this further submission. TVL could not gain an advantage in trade competition through this submission.

If others make a similar submission, TVL would be willing to consider presenting a joint case with them at the hearing.

A handwritten signature in black ink, appearing to read 'Joel McKinlay', with a stylized flourish at the end.

**Joel McKinlay**

**14/12/2020**

**TaTa Valley Limited**

## Further Submission on the PWDP Stage 2

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
Mercury NZ Ltd	2053.2	Chapter 15, Planning maps	Amend Chapter 15 to reconcile significant risk associated with natural hazards with land use and development including: <ol style="list-style-type: none"> <li>1) mapping to show spatially significant natural hazard risk areas. Areas of significant risk would include the floodplain and the specific areas described around Lake Waikare. Spatial overlays should characterise the location, probability, magnitude and consequences of flood risk; and</li> <li>2) provisions reflecting the “existing environment”, which includes existing land uses as well as activities provided for as permitted activities; and</li> <li>3) strategic management of future growth areas, which includes those PWDP submissions or subsequent private plan changes/resource consents that relate to the rezoning or development of land for activities that are sensitive to flood hazard.</li> </ol>	Oppose	TVL opposes the relief to the extent it is inconsistent with its primary submission including its request that the mapping of natural hazards be moved from the PWDP to a non-statutory GIS viewer. and the amendments it seeks to the objectives and policies.
	2053.4	Chapter 15	Amend Chapter 15 by: <ol style="list-style-type: none"> <li>1) Undertaking a comprehensive Waikato River catchment wide flood risk</li> <li>2) assessment, utilising the best available information (including climate change assumptions), to</li> </ol>	Support	TVL support the relief sought to the extent that it would assist in more clearly distinguishing between High Risk Flood Areas and other areas in the Flood Plain Management Areas (FMA), as well as clarifying the extent of FMAs.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
			<p>evaluate risks associated with flood events and anticipated land use change and development; and</p> <p>3) Using the outcomes of the risk assessment to support the revision to the Proposed District Plan framework</p>		
	2053.5	Chapter 15	Amend Chapter 15 to recognise of the effects and consequences within the wider flood plain provisions of the Proposed Waikato District Plan through the implementation of a risk-based approach.	Oppose	In the absence of specific amendments, TVL opposes the relief sought to the extent it is inconsistent with its primary submission
	2053.8	Planning maps	Add to and develop further the spatial mapping of significant risk and residual risk areas within the Proposed Waikato District Plan framework.	Oppose	TVL opposes the relief to the extent it is inconsistent with its primary submission that spatial mapping of flood risks be moved to a non-statutory layer outside of the PWDP.
	2053.17	Planning maps	<p>Retain Flood Ponding Areas overlays on the planning maps;</p> <p>And</p> <p>Amend the Flood Plain Management Area overlay on the planning maps to include the full extent of the flood plain in the District Plan.</p>	Oppose	TVL opposes the relief to the extent it is inconsistent with its primary submission that spatial mapping of flood risks be moved to a non-statutory layer outside of the PWDP.
	2053.20	Objective 15.2.1	Delete and Amend Objective 15.2.1 to ensure it provides a clear link between areas subject to flooding, including the Flood Plain Management Area and the High Risk Flood Area and other chapters relating to land uses that are at	Oppose	In the absence of specific amendments, TVL opposes the relief sought to the extent it is inconsistent with its primary submission.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
			significant risk from flooding, and rules controlling these activities in the Flood Plain Management Area and High Risk Flood Areas.		
	2053.21	Policy 5.2.1.1(a)	Amend Policy 5.2.1.1(a) to ensure significant risk from flood events is managed including within flood plain management areas, by splitting this objective into two to create: · One objective to manage significant risk, and · One objective to manage high risk.	Oppose	TVL opposes any amendments seeking that the Flood Plain Management Area be brought into this policy.  As outlined in its primary submission, TVL generally supports restricting language to 'avoid' certain activities to higher risk areas and excluding this language from policies referring to the wider Flood Plain Management Areas.
	2053.29	Policy 15.2.1.11(a)	Amend Policy 15.2.1.11(a as follows: (a) Avoid locating new subdivision, use and development in High Risk Flood, Flood Plain Management Area, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.	Oppose	TVL opposes inclusion of the Flood Plain Management Area within this Policy and considers that a less strict management approach is appropriate for this this Area.
	2053.32	Policy 15.2.1.14(a)	(a) <del>Ensure that the location and storage of hazardous substances in areas within the 1% AEP floodplain and flood ponding areas which are at significant risk from natural hazards, including High Risk Flood, Flood Plain Management Area, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion), unless, considering</del>	Oppose	TV supports the relief sought to the extent it is consistent with its primary submissions that sought of the clarification of the word 'unacceptable' in this policy. But it opposes the other amendments to the policy in respect of the Flood Plain Management Area on the grounds the proposed amendments are unnecessarily restrictive.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
			<u>engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and do not create an unacceptable hazard to people, property or the environment will not increase the risk to or vulnerability of people or communities.</u>		
	2053.55	15.4.3 Discretionary Activities	Retain 15.4.3 Discretionary Activities	Oppose	TVL's original submission sought a change in activity status from Discretionary to Restricted Discretionary for this Rule.
	2053.78	15.13.1 – Information requirements	Retain 15.13.1 General.	Oppose	TVL's original submission sought minor amendments to this provisions on the grounds the level of information required is excessive.
Pokeno Community Committee	2091.1	Overall Plan	<p>Add a Strategic Property Plan to specifically address issues relating to North Waikato. This should include:</p> <ul style="list-style-type: none"> <li>• Pokeno and Tuakau around reserves, parkland and natural areas;</li> <li>• Significant Natural Reserves identified and protected;</li> <li>• Connected and accessible walkways including during flooding;</li> <li>• Wetlands protected;</li> <li>• Pokeno Waterfalls, Wetlands and Maori Cultural Heritage Areas as areas specifically outlined and protected.</li> </ul>	Oppose	TVL supports the intent of this submission to identify issues specific to North Waikato but considers that a "Strategic Property Plan" is not an appropriate tool to include in Stage 2 of the review of the Waikato District Plan. The matters identified as being part of the Property Plan are addressed in Stage 1 of the PWDP or in other documents such as structure plans or master plans.
Waikato Regional Council	2102.7	Planning maps	Amend all planning maps (hazard areas) to clarify the location and statutory intent of the maps.	Oppose	TVL opposes the relief to the extent it is inconsistent with its primary submission that spatial mapping of flood risks is moved to a non-statutory layer outside of the PWDP.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
	2102.9	Planning maps	<p>Amend the planning maps and/or plan provisions to address the matters raised below:</p> <p>The submitter seeks to clarify the following points through amendments to the provisions under Chapter 15, the planning maps or specific definitions included in the plan including but not limited to the definitions of: Annual exceedance probability; Flood plain management area; Flood ponding area; High risk flood area; High Risk Coastal Hazard (Inundation) Area; High Risk Coastal Hazard (Erosion) Area; Defended Area; Coastal Sensitivity Area (Erosion); Coastal Sensitivity Area (Inundation); Coastal Sensitivity Area (Open Coast); Risk assessment.</p>	Oppose	TVL opposes the relief to the extent it is inconsistent with its primary submission that spatial mapping of flood risks be moved to a non-statutory layer outside of the PWDP.
	2102.17	Policy 15.2.1.11	<p>Add a new Policy 15.2.1.2A as follows:</p> <p><u>Policy 15.2.1.2.A - Natural hazard sensitive land uses in areas at significant risk from natural hazards (outside of the coastal environment)</u></p> <p><u>(a) Avoid locating natural hazard sensitive land uses in areas at significant risk from natural hazards including High Risk Flood, unless risk assessment demonstrates mitigation measures will ensure such land uses will not increase the risk to vulnerable people, communities, other property, or the environment.</u></p>	Oppose	TVL opposes the relief sought to the extent it is inconsistent with its original submission which sought amendments to clarify that not all Flood Plain Management Areas are High Risk Flood Areas. The proposed policy is overly restrictive and should not apply to Flood Plain Management Areas.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
	2102.26	Policy 15.2.1.4A	<p>Add new Policy 15.2.1.4A as follows:</p> <p><u>Policy 15.2.1.4A - Small scale non-habitable structures in areas subject to significant risk from natural hazards</u>            (a) <u>Enable the location of small-scale accessory buildings and farm buildings to be located within areas subject to significant risk from natural hazard, including High Risk Flood, High Risk Coastal Hazard (Inundation) and High-Risk Coastal Hazard (Erosion) where risks are managed to acceptable levels and potential risk to people, property and the environment beyond the site are avoided.</u></p>	Support	TVL supports the proposed policy as it provides for small scale structures, which can be acceptable in Flood Plain Management Areas.
Department of Conservation	2102.63	Policy 15.2.1.12	<p>Amend Policy 15.2.1.12 - Reduce potential for flood damage to buildings located on the Waikato and Waipa River floodplains and flood ponding areas as follows:</p> <p><del>Policy 15.2.1.12 - Reduce potential for flood damage to buildings</del> <u>Managing flood risk for subdivision, use and development located on the Waikato and Waipa River floodplains</u> in the 1% AEP floodplain and flood ponding areas            (a) <del>Reduce</del> <u>Mitigate</u> the potential for flood damage to buildings located on <del>the Waikato and Waipa River</del> <u>1% AEP floodplains and flood ponding areas</u> by ensuring that the minimum floor level of building development is above the</p>	Support	TVL supports the proposed amendments as they seek to improve the readability and clarity of this policy.

Name of submitter	Submission point	Name of plan provision	Theme / Submission	Support / Oppose	Reason
			<p>design flood levels /ponding levels in a 1% AEP flood event, plus an allowance for freeboard, unless:</p> <p>(i) the building <u>design development</u> is of a type that is not likely to suffer material damage during a flood; or</p> <p><u>(b) The establishment of new natural hazard sensitive land uses and changes of use to accommodate natural hazard sensitive land uses are assessed and mitigations are provided to ensure that risks to people and property are managed to acceptable levels.</u></p>		
	2102.67	Rule 15.4.1 P7 (Flood Plain Management Area and Flood Ponding Areas – Permitted Activities).	Delete Rule 15.4.1 P7 - Flood Plain Management Area and Flood Ponding Areas – Permitted Activities	Oppose	TVL opposes the relief sought to the extent it is inconsistent with TVL’s original submission that sought retention of the rule with changes to several of the permitted activity standards.

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### **Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Clive Morgan General Manager Community Growth
<b>Date</b>	18 January 2021
<b>Prepared by</b>	Vishal Ramduny Strategic Projects Manager
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV0514 / 2991343
<b>Report Title</b>	Northern Waikato   Southern Auckland Enhanced Transport Connections Strategic Case

## **1. EXECUTIVE SUMMARY**

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The purpose of this report is to provide an overview (via a presentation) of the Northern Waikato | Southern Auckland Enhanced Transport Connections Strategic Case.

The strategic case outlines the case for investment in transport and improved access within northern Waikato and southern Auckland with a particular focus on land use and road transport issues specific to Tuakau, Pokeno and Mercer. The strategic case is a necessary step prior to the development of a full business case.

This project has emanated from the Hamilton to Auckland Corridor Initiative which identified integrated transport connections between northern Waikato and southern Auckland as a key outcome. The key project partners are Waka Kotahi | New Zealand Transport Agency, Waikato District Council, Waikato Regional Council, Auckland Transport and Auckland Council.

The presentation is attached to the report to enable preliminary reading prior to the meeting.

## **2. RECOMMENDATION**

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**THAT the report from the General Manager Community Growth be received.**

## **3. ATTACHMENT**

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Presentation on the Northern Waikato | Southern Auckland Enhanced Transport Connections Strategic Case.

# Northern Waikato - Southern Auckland Enhanced Transport Connections Strategic Case

Presentation to the Onewhero-Tuakau Community Board  
2 February 2021



## Purpose of the Strategic Case

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Outlines the case for investment in transport and improved access within the northern Waikato and southern Auckland areas between Drury and Te Kauwhata.

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To inform integrated land use and transport planning for a cross-boundary area which serves a rapidly growing population, and which covers the two administrative regions.

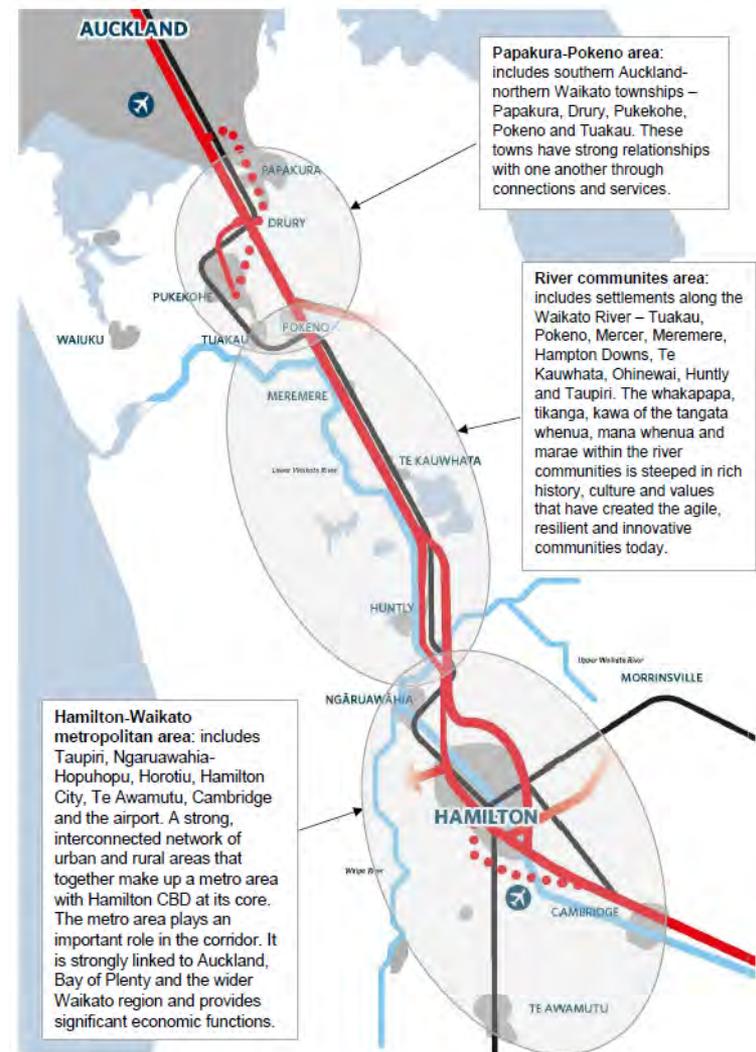
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Project focusses on the land use and transport issues specific to Tuakau, Pokeno, and Mercer.

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# Genesis of this project

- The Hamilton to Auckland (H2A) Corridor identified the key initiative of “Integrated Transport Connections” between North Waikato and Southern Auckland.



## Geographic Scope



# Problem 1

Residential growth is outpacing services and infrastructure provision resulting in poor levels (distance and travel choice) of access to and provision of facilities, services and amenities for the community.

## Evidence for Problem 1

Figure 4 Northern Waikato and Southern Auckland population growth, 2006 to 2018<sup>3</sup>

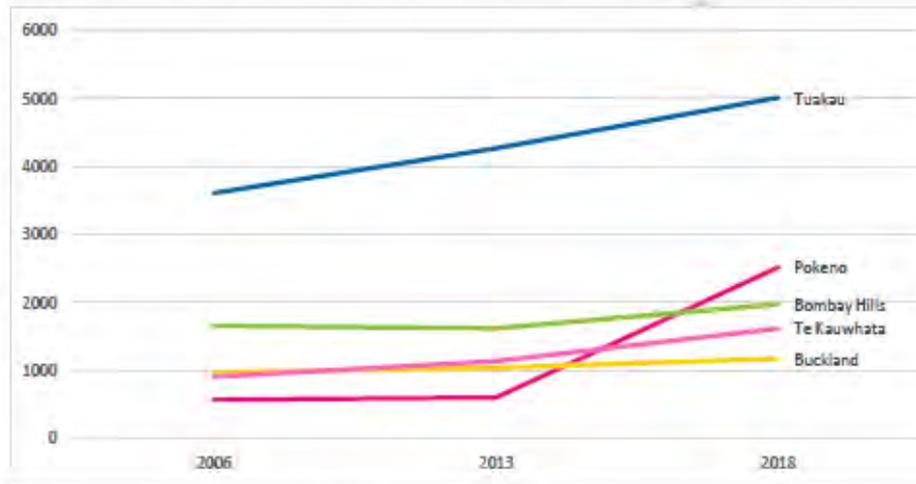
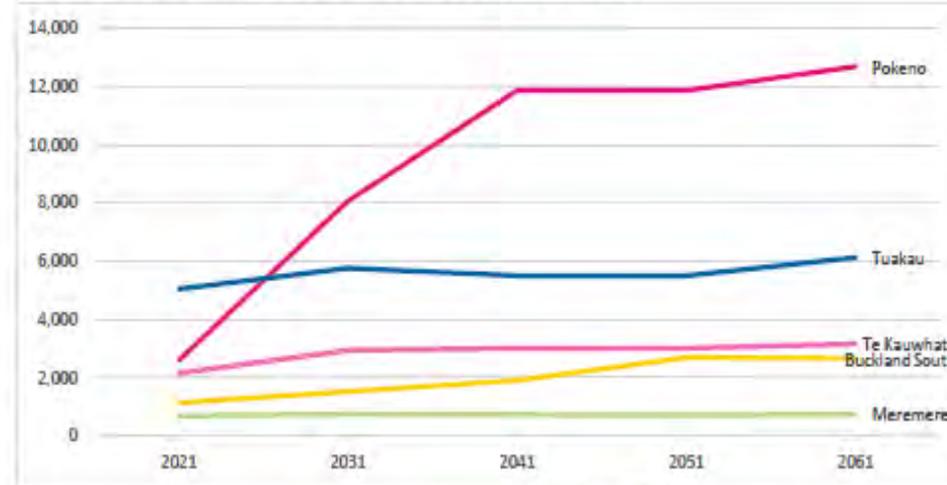


Figure 5 Forecasted population growth, medium growth scenario.<sup>4</sup>



# Implications of the evidence

- Increasing the number of localised amenities to reduce travel distances.
- Providing an increased number of local employment opportunities that match the employment needs of the resident population would reduce the need for interregional travel.
- Augmenting the extent and timing of land release for urban development.
- Increasing the number of bus services available, particularly school buses, could also reduce the reliance on private vehicles by increasing public transport uptake.
- The possibility of passenger rail services between Pokeno, Tuakau and Pukekohe in the future (pending a cost-benefit assessment) could help to reduce the reliance on private vehicles.
- Undertaking a combination of some or all of these actions would reduce the demand for travel by private vehicle, and improve a range of health, environmental and transport related outcomes such as travel time reliability.

## Problem 2

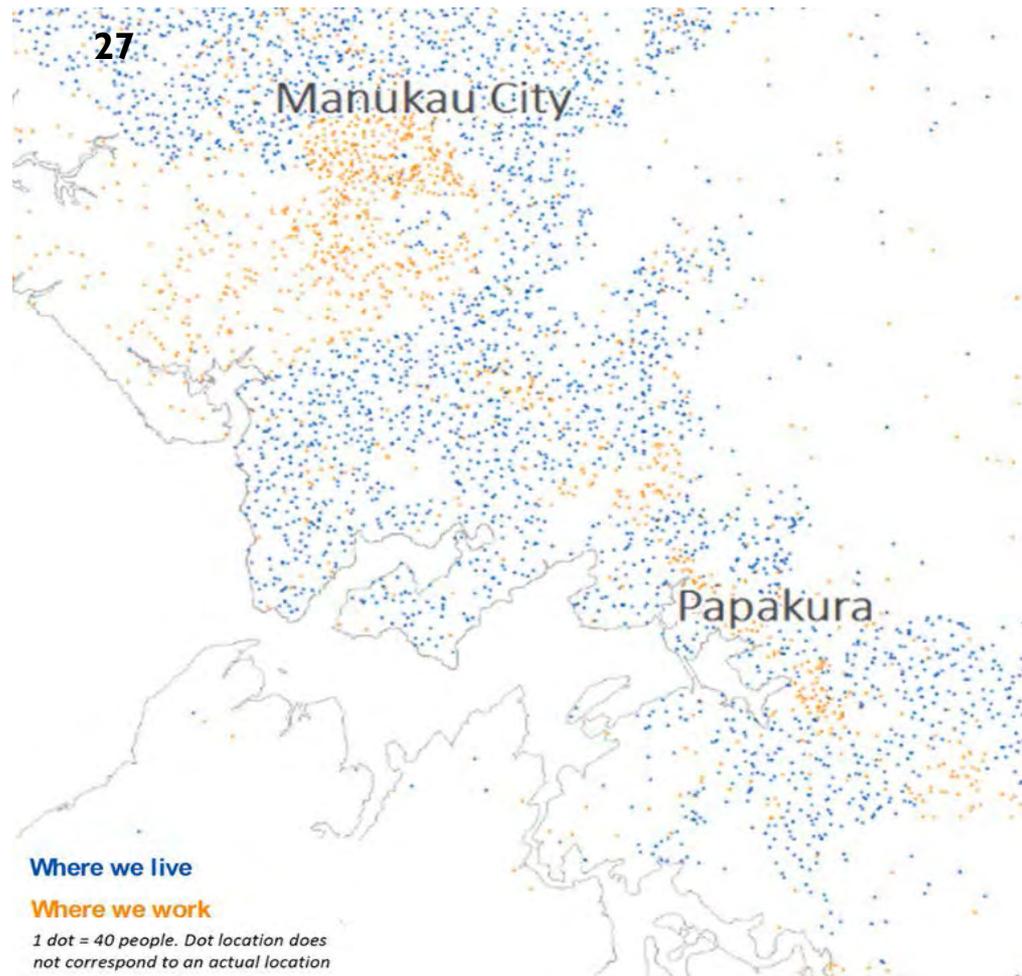
Historically fragmented settlements with low density and dispersed employment and services is resulting in increased vehicle kilometres travelled, and poor safety and environmental outcomes

## Evidence for Problem 2

The existing road network was established and developed to cater for a historically rural area serving farming operations, villages and rural service towns.

With the current population and forecast population growth, this area is rapidly urbanising with new industrial, business and residential development occurring within and surrounding the existing villages and towns.

## Residential & Employment Locations – Manukau-Papakura



## Implications of the evidence

- This dispersed settlement pattern causes difficulties in achieving economies of scale for providing employment and services – this results in increased vehicle kilometres travelled through the reliance on private vehicles and the long distances needed to travel to employment and services.
- The increased numbers of vehicles on the roads increases the risk of poor safety outcomes.
- Poor transport connections and limited travel choice has also resulted in poor environmental outcomes due to the emissions associated with increased VKT.
- Reducing the demand for private vehicle travel through providing local employment and services as well as better public transport options could help to improve safety and environmental outcomes.
- An increased proportion of northern Waikato residents using active and public transport would help to reduce the number of vehicles on the road and the vehicle kilometres travelled.
- Improving the perception of safety for users of active modes, by providing facilities for walking and cycling that are physically separate from vehicles or through road widening could also help to reduce the reliance on private vehicles.

# Objectives and Benefits

- **Benefit 1 - KPIs (40%)**

Enhanced access to economic and social opportunities in the northern Waikato and southern Auckland areas



Average distance travelled to work and education



Average distance travelled to community facilities



Average travel time to work



Access to social and economic opportunities by different modes



Average vehicle kilometres travelled.



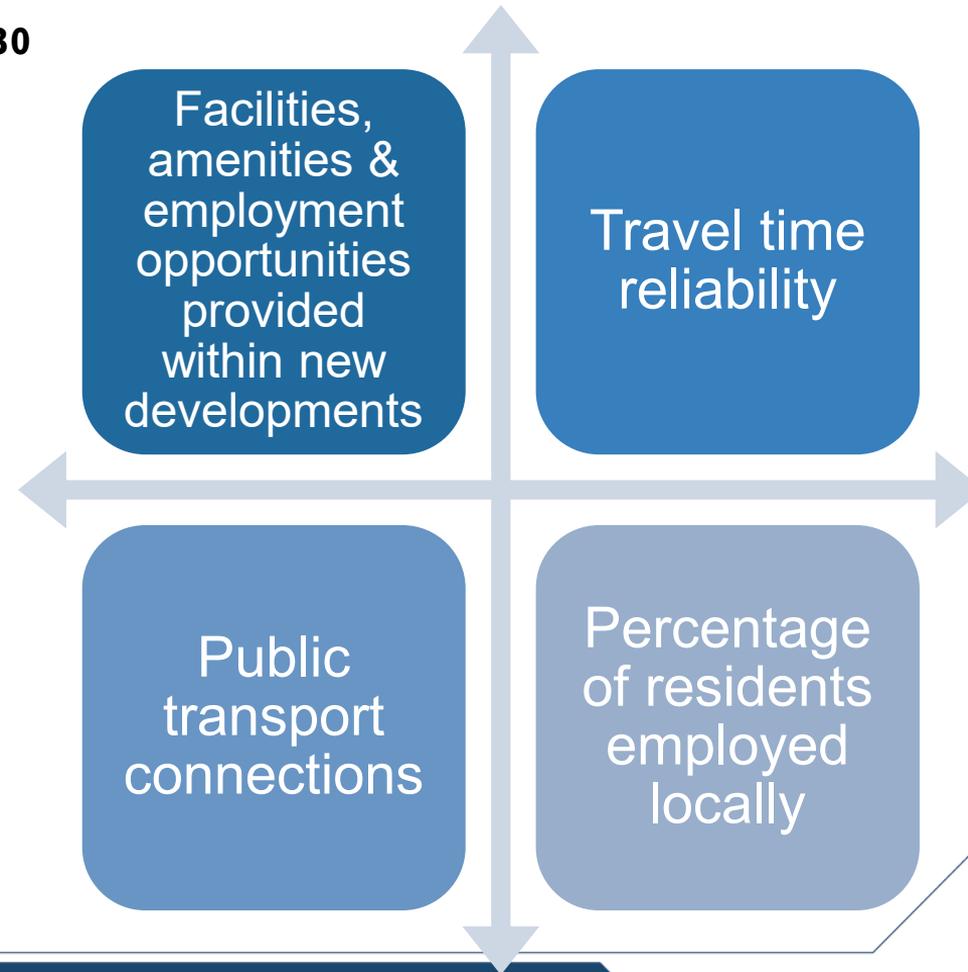
Further accessibility KPIs will be identified in the next phase with stakeholders.

# Objectives and Benefits

- **Benefit 2 – KPIs (35%)**

The transport system supports local and regional economic growth and improved social outcomes for the local community

30



# Objectives and Benefits

- **Benefit 3 - Improved safety and environmental outcomes (25%)**
  - Number of Death and Serious Injury (DSI) crashes on state highway and local roads within the focus area (over a 5-year period)
  - Proportion of DSIs relating to vulnerable users
  - Proportion of high-risk roads (mega maps)
  - Perception of safety
  - Average vehicle kilometres travelled
  - Proportion of northern Waikato and southern Auckland residents taking public transport to access work, school and amenities
  - Proportion of northern Waikato and southern Auckland residents taking active transport to access work, school and amenities.

# Next Step – Development of the Programme Business Case

## ➤ Phase 1

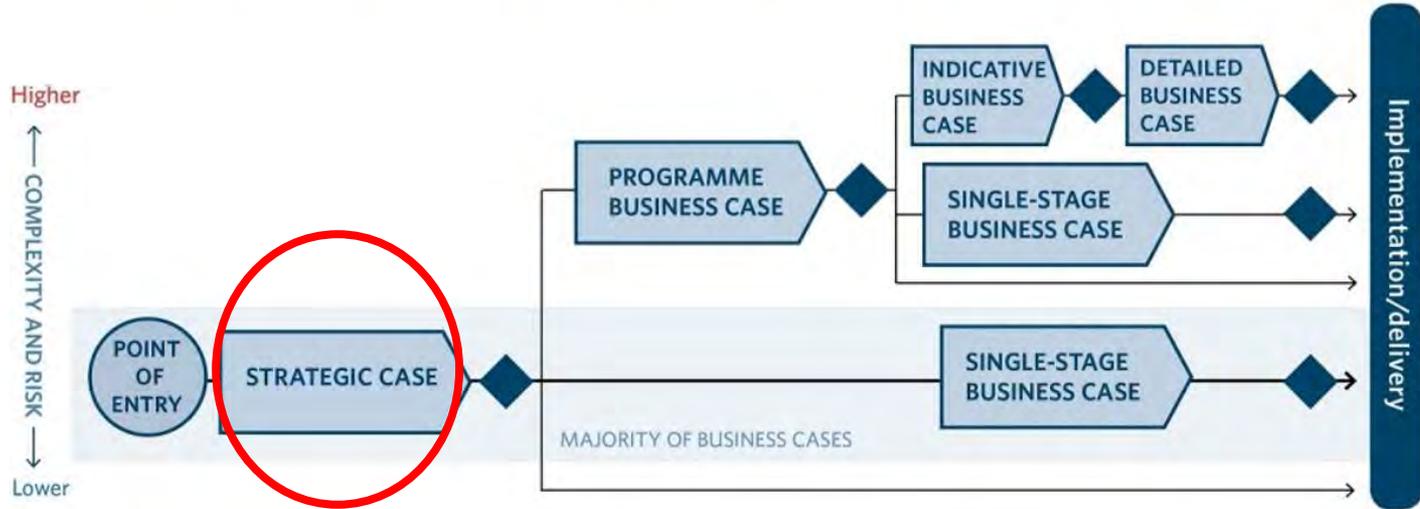
- Update evidence base
- Evidence gaps understanding of customer profiles
- Understand demand for trips in north Waikato and updated commuter profiles
- Potential for mode shift – with a focus on walking and cycling between Pokeno, Tuakau and Mercer.

## ➤ Phase 2

- Scenario/option development
- Design framework, development and preparation of MCA
- Risk identification
- Shortlisted option to progress to detailed analysis
- Detailed analysis (including costs, risks and benefits) of a preferred option and a do-minimum option
- Assessment against MCA criteria with technical specialists
- Economic, financial, commercial, management evaluation
- Confirm preferred option
- Approvals

# Business Pathways / Efficiencies

## BUSINESS CASE APPROACH PHASES AND POSSIBLE DEVELOPMENT PATHS



Investment decision gates

What is the problem and are the consequences significant?

What benefits need to be delivered?

What is the preferred strategic response?

What is the preferred solution?



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**Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Clive Morgan General Manager Community Growth
<b>Date</b>	20 January 2021
<b>Prepared by</b>	Lynette Wainwright Committee Secretary
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV0502
<b>Report Title</b>	Pokeno and Tuakau Bus Service Photo Competition

## **1. EXECUTIVE SUMMARY**

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Ms Susi Marinkovich, Waikato Regional Council, will be in attendance at the meeting to promote a competition for local residents to supply photography of their local area to be placed on the sides of the buses.

## **2. RECOMMENDATION**

---

**THAT the report from the General Manager Community Growth be received.**

## **3. ATTACHMENTS**

---

Pokeno to Pukekohe bus service update

## 44 Pokeno to Pukekohe bus service update



Sunday 10 January marked the launch of the Pokeno – Tuakau – Pukekohe bus service.

The new bus service runs seven days a week, and provides a frequent, accessible and comfortable ride between Pokeno, Tuakau and Pukekohe.

Fares are only \$1 for Bee Card holders, or \$2 cash. SuperGold Card holders receive free travel between 9am and 3pm weekdays, and all day on weekends.

The first day, and following week went really well, with very positive passenger feedback and encouraging passenger numbers.

<b>Date</b>	<b>Number of passengers</b>
Sunday 10 January	46
Monday 11 January	23
Tuesday 12 January	31
Wednesday 13 January	49
Thursday 14 January	57
Friday 15 January	34
Saturday 16 January	18
<b>Week one total</b>	<b>258 passengers</b>



*Each bus has room for three bikes*



*Day one passengers*

### Bus livery – making it YOUR bus

Further promotion of the bus service will continue with the opportunity for local residents to submit their own local photos to be printed on the side of the bus. We'd like the community committee's support in obtaining and using the photos as part of a 'local' bus livery, to really make the service all about your community.

We're keen to start the request for high resolution photos next month.



Example of current Northern Connector buses livery – think this, but with photos focusing on Pokeno, Tuakau, Pukekohe and everywhere in between!

### **Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Clive Morgan General Manager Community Growth
<b>Date</b>	11 March 2021
<b>Prepared by</b>	Sandy Mason Personal Assistant
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV0516
<b>Report Title</b>	Pokeno Community Committee Action Register – January 2021

## **1. EXECUTIVE SUMMARY**

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Purpose of this report is to provide the Pokeno Community Committee with an update on Actions arising the previous meeting.

## **2. RECOMMENDATION**

---

**THAT the report from the General Manager Community Growth be received.**

## **3. ATTACHMENT**

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Pokeno Community Committee's Action Register – March 2021

### Pokeno Community Committee's Action Register – March 2021

Meeting Date	Action	PCC / Person responsible	Status Update
30 November 2020	<p><b>Agenda item 4 Public Forum</b></p> <p>Constable Kevin Smith presented that he has been in the Police for 10 years. He is the Community Constable for Pokeno, Monday to Friday based at Community Patrol Base, he covers out to Mercer and Kaiāua. He asked if PCC would be in agreement that an ANPR camera (car number plate reader) be put in place. The committee agreed with the idea in principal and it will be placed on the community wish list.</p> <p><b>Action:</b> Chair, Ric Odom to follow up with Constable Smith for a report at a later date as to costs, etc.</p> <p><b>November meeting Minutes</b> Follow up with Constable Kevin Smith and progress on ANPR Cameras and funding costs.</p>	Chair	<p>The Chair has had an initial discussion on this with Constable Smith who may have a contact willing to facilitate the installation of a camera. This will be followed up in February.</p> <p>Chair had a brief discussion with Const Smith who confirmed a local businessman remains interested in funding. COVID restrictions has hampered follow up. In progress.</p>

Meeting Date	Action	PCC / Person responsible	Status Update
	<p><b>Agenda item 7.2</b>  <b>Ross Bayer, WDC Proposed Roding Works Pokeno</b></p> <p>The LTP process for WDC has some 250 projects on the go. Ross explained that WDC needs to prioritise these projects and an updated prioritised list would be provided by WDC to the communities. For Pokeno, this means in the short-term, restructure from Helenslee Road, past the School to the town centre on Great South Road. This work is to commence soon. In the next three weeks a plan is to be provided for the update of Pokeno Road.</p> <p><b>Action:</b>  PCC to ensure that they put into Council, for LTP funding of roading projects by NZTA/WDC, for work to commence in the next construction period i.e. October 2021. Important this is done in next three weeks, so projects can be prioritised. It is ideal PCC identify and prioritise projects that are 'safety' orientated.</p>	PCC	

Meeting Date	Action	PCC / Person responsible	Status Update
	<p><b>Agenda item 8.1</b> <b>Pokeno Works and Issues Report – October</b></p> <p>Clive Morgan gave an update on progress. The report to be taken as written, plus:</p> <ul style="list-style-type: none"> <li>• <b>Community Connections team re planting of fruit trees project</b></li> </ul> <p>Kim Wood, WDC, has liaised with Kris Hines to scope out options for planting 1500 Daffodil bulbs.</p> <p><b>Action:</b> PCC to work with WDC on a plan for planting.</p>	PCC	
	<p><b>Agenda item 8.6</b> <b>Councillors Reports</b></p> <p>Cr Church gave her report which included:</p> <ul style="list-style-type: none"> <li>• Tuakau Library closed for refurbishment 2 to 7 November.</li> <li>• Totara park does not vest to Council from developers for two years, so services can be wanting! BBQs and benches have been installed lately.</li> </ul> <p><b>Action:</b> Cr Church to provide an agenda of infrastructure projects to PCC Chair.</p>	Cr Church	Request that WDC staff provide an update on what has still to be done to bring Totara Park to the standard expected and when the work on Totara Park will be completed
22 March 2021	<p><b>Agenda Item 7.9.1</b> <b>Public Forum</b></p> <p>PCC members to attend hearing on GULL NZ submission</p>	Chair	

Meeting Date	Action	PCC / Person responsible	Status Update
	<b>Agenda Item 7.5</b> <b>PCC Schedule</b> Committee schedule for 2021 to be developed	Chair	To be progressed
	<b>Agenda Item 7.6.2</b> <b>Incorporating the PCC</b> Consider forming a society or trust to allow the PCC to access grant funding for projects	Finance Sub Committee	In progress
	<b>Agenda Item 7.9.3</b> <b>Other Business</b> Consider replacing departed committee members	Chair	Informal correspondence with PCC members indicates leaving PCC composition as is until the election
	<b>Agenda Item 7.9.4</b> <b>Other Business</b> Recruiting/Appointing a committee Secretary	Chair	One person has indicated a possible interest in becoming the minute taker at meetings. In progress

**Pokeno Community Committee Sub Committees**

**Finance**

Responsible for budgets, accounts, funding applications etc.

Helen C  
Ric  
Kris  
Allen

**Facilities (including Sports Grounds)**

Responsible for planning and advising on current and future facilities including sports grounds (especially the Munro Complex). Working in conjunction with developers, Sport Waikato and other sports groups, WDC and, where applicable, WRC

Helen J  
Helen C  
Brenda  
Kris

**Events**

Responsible for planning, organising, coordinating current and future events

Allan  
Doug  
Peter  
James

**Communications**

Responsible for developing and delivering improved communications from a variety of suitable means (email, website, social media, notices etc.) especially to Pokeno residents and our immediate neighbours

Helen C  
Peter  
Allen

**Strategy & Growth**

Responsible for coordinating /developing the planned strategic growth of Pokeno, consulting with residents and advising developers, council and other related parties as applicable.

Ric  
Brenda  
James



## POKENO COMMUNITY COMMITTEE STRATEGIC PLAN 2020-2040

- References:**
- A. Waikato Blueprint June 2019
  - B. Statement of Proposal: Waikato 2070

### Introduction

1. Pokeno occupies a strategically important geographic area. It is at the junction of two major State Highways, SH1 and SH2. It is the northern gateway to the Waikato. Essentially, every vehicle moving into or out of Auckland passes by or through Pokeno.

2. There are currently approximately 1,700 households in Pokeno and the town continues to grow quickly. Waikato District Council household projections indicate the number of Pokeno households anticipated as shown in the table below (the figures are approximate).

Years	Low	Medium	High
2023-2030	2,900	3,500	5,000
2030-2050	5,000	5,500	6,000

3. By these projections, Pokeno will be the largest or second largest (after Tuakau) population centre in the Waikato District in 10-30 years. Waikato 2070 (Reference B, pp27-8) provides an indication of where the growth in Pokeno is likely – or is envisaged – to grow in the Pokeno Development Plan and Pokeno Town Centre Plan. These have been the result of consultations with the Pokeno community. The Blueprints document (Reference A and especially pp65-7) builds on this further and has also been the product of wide consultation. It identifies a number of issues Pokeno residents feel are a priority.

4. To date, the recent and rapid growth of Pokeno has largely occurred without the benefit of a clear and comprehensive area plan that was the result of timely and broad consultation. Indeed, while such consultation has occurred (and continues to occur), given this rapid growth, there has been an element of ‘catch-up’ in the planning.

### Aim

5. To ensure Pokeno grows in a way that is planned to achieve the outcome(s) expressed by its residents.

### Vision

6. Pokeno: The best place to live.

### Endstate

7. Pokeno is a substantial town that is well-planned in its growth. It takes advantage of its strategic location and as the northern gateway to the Waikato. It develops to include a balance of residential and commercial activities that add value to the town and which encourages new residents with local employment. Most importantly, the ‘heart’ of the town – the area we call ‘Market Square’ - is a pleasing and desirable place for locals and visitors alike.

## Factors

### Housing

#### 8. Growth.

- a. Little scope for growth within the town centre area unless developments around Market Square include mixed use (townhouses/apartments along with retail?)
- b. Room for a small number of additional dwellings in the Stage 2 (Hillpark/Mark Ball Drive) area north of the village centre.
- c. Growth currently under way in Hitchen Block.
- d. Potential additional growth to NorthWest (Munro Block) and East (Pokeno East including Kowhai Downs).
- e. Further housing development may be constrained by geology.
- f. Maintain high standard of housing.
- g. Facilitate eco choices (solar, rain/grey water tanks).

### Social

#### 9. Sport & Recreation.

- a. The lack of appropriate sport facilities has long been an issue. These have – or will be – partially addressed with the development of the Munro Sports Block and renovation of the tennis and recreation club surfaces.
- b. It is important that as Pokeno grows, there are spaces for casual recreation, such as open spaces and walking trails. Some of these could include picnic and BBQ areas – and have shelter from sun and rain.
- c. Movement to and from these facilities needs to be safe, especially for children and access to the facilities needs to be simple and easy.

#### 10. Community Spaces.

- a. It is likely the current community hall will not meet the needs of a growing Pokeno. The hall is already well utilised and while there has been some maintenance completed, the building is dated. A new community hall should be considered as part of the planning.
- b. As the community grows, it is inevitable that various community groups will also grow and/or be formed. Such groups will need a place to meet so community meeting rooms will be required. These could be included as part of the community hall – some other community facility (such as a library).

### Employment

#### 11. Need.

- a. Good employment opportunities to encourage people to the area.
- b. Not just a dormitory town for Auckland.
- c. Local employment vital for community – to develop a critical mass.

#### 12. What type

- a. Not heavy/dirty (no quarries, refuse processing?).
- b. Light industrial/commercial/retail (tourism?).
- c. New Pokeno East commercial area to north east.

#### 13. Role of Council.

- a. Facilitate the growth of appropriate business and industry.
- b. Facilitate in strategic land acquisition where necessary (and if possible) to prevent unwanted developer/investor-led land acquisition.

- c. In consultation with the Pokeno community, apply relevant zoning regulations.
- d. Promote Pokeno as an attractive place to do business.
- e. Consider the use of incentives (such as limited rates rebates) to encourage development.

### **Transport**

#### 14. Need.

- a. Regular, reliable public transport to major centres
- b. Essential to support growth – both housing and industry.
- c. Not just out of Pokeno but in as well.
- d. Transport hub with parking and services
- e. Linking with Market Square, commercial and retail.

#### 15. Type.

- a. Mix of rail and road.
- b. Rail station/transport hub

### **Services**

#### 16. Public.

- a. Community hub (library/information centre/meeting rooms).
- b. Public toilets.
- c. Adequate rubbish and litter receptacles.
- d. Roads and paths that are safe to use and which promote connectivity.
- e. Public Hall that is fit for purpose in terms of size and amenities.

#### 17. Community.

- a. Medical
- b. Social services
- c. Postal
- d. Banking

### **Council Rates**

18. The system for calculating residential General Rates is based on an amount per \$100,000 of capital value of the property. Most residents will also face additional rates charges such as a Uniform Annual General Charge and targeted rates. While this is common (even standard) this method takes no account of individual personal circumstances (though in some cases, individuals may apply for a form of rates relief). Pokeno has among the highest of median house prices in the Waikato District and therefore residents pay among the highest in General Rates – higher than those of our immediate neighbours in the Auckland Council area. However, public facilities in Pokeno are considered to be well below those of other centres in the District. Moreover, residents of the Waikato District are also required to pay rates to the Waikato Regional Council. This high rates burden (without an accompanying significant uplift in the provision of public facilities and services) is seen as both a significant inequity for current and a potential barrier to new residents.
19. As part of the strategy to grow and improve Pokeno, the Pokeno community at large (and the Pokeno Community Committee in particular) should continue to pressure the Waikato District Council and Waikato Regional Council to ensure a more equitable distribution of the funds collected via rates.

## Governance and Representation

20. Pokeno residents are currently represented by a Community Committee whose members are elected but who serve in a voluntary capacity. As Pokeno grows, it is anticipated that the workload for the community committee – already substantial – will also grow. This may become unsustainable for many volunteers, most of whom are also in paid employment. Consideration should be given to moving from a Community Committee representation to a Community Board which will have fewer members but those members are paid. Not only will this provide an incentive to become a community representative but, as this is a paid role, Community Board members will be subject a greater level of accountability. Perhaps a Community Board representing Pokeno and Mercer (just as there is an Onewhero-Tuakau Community Board) could be considered. Certainly given the growing population, a Community Board structure could be justified.

## Summary

21. As a location of strategic importance, Pokeno has experienced – and is likely to continue to experience – rapid growth. As a means of ensuring this growth can occur in a planned manner that meets the needs and expectations of residents and commercial interests alike, the Pokeno Community Committee strongly believes that this growth should be encouraged and supported but be well managed based on agreed plans.
22. Both Councils (District and Regional) should ensure a more equitable distribution of rates revenue into the northern Waikato (especially Pokeno) area. Given property values, Pokeno residents face among the highest rates demands in the District but have to date not seen a commensurate return on those rates.
23. Consideration should be given to moving from a Community Committee representation to a Community Board – perhaps in partnership with Mercer.

## Strategies

24. The following strategies will form pathways to achieving the aim:
  - a. Strategy 1: Plan for Growth.
    - i. New developments – residential or commercial – are approved as part of a coherent growth strategy and plan.
    - ii. Appropriate community facilities and services are developed and maintained.
    - iii. Private and public Infrastructure meets the future needs of and adds value to the Pokeno community.
    - iv. Improve the main retail area presentation and develop Market Square.
    - v. Ensure main street businesses are appropriate for the area.
  - b. Strategy 2: Encourage Commerce and Industry.
    - i. Suitable commercial growth is encouraged and facilitated.
    - ii. Opportunities for local employment increase.
  - c. Strategy 3: Improve Transport and Connectivity.
    - i. Reduce heavy traffic movement through the main retail area.
    - ii. Develop a transport hub. Road, rail and park and ride.
    - iii. Improved roading, walkways and cycleways to improve safety and connectivity.
  - d. Strategy 4: Have Effective Representation and Equitable Rates.
    - i. Rising property values do not result in unfair additional rate demands.
    - ii. Pokeno receives an equitable portion of the rates income from Council.
    - iii. Pokeno is represented appropriately by a Community Committee or Board.

- iv. Local iwi are well represented and fully engaged in consultation.

### Long Term Plan

25. To achieve the goals and outcomes in this strategic plan, the following should be included in the next and subsequent Waikato District Council Long Term Plans:

a. Roading and Paving.

- i. Great South Road (Main Street).
  - 1. Reseal the road.
  - 2. Install safety measures including traffic calming and a pedestrian crossing.
  - 3. Limit heavy vehicle access (other than delivery vehicles) especially to the section between the intersection of Pokeno and Great South Roads to Selby Street.
  - 4. Improve the Great South /Pokeno Road intersection.
  - 5. Improve sealed parking areas for short-term parking.
  - 6. Improve the roading on Market Street W and Marlborough Street in accordance with the Market Square development.
- ii. Pedestrian Crossings at Pokeno Road and Helenslee Roads to improve safety for school children.
- iii. Close one end of Ford Street.
- iv. Re-construct the Helenslee/Munro Road intersection to improve traffic flow and safety.
- v. Improve Munro Road and install a two-lane bridge (or other solution to facilitate two way traffic flow).
- vi. Improve access from Pokeno town along Avon Road to the recreation facility to include improved roading and a footpath/cycleway.
- vii. Improve accessibility across the current SH1/Waikato Expressway with a vehicle bridge/tunnel to improve connectivity.
- viii. Ensure good pedestrian/cycle connectivity to and from the new Munro Sports complex which should be able to be accessed from multiple points.

b. Market Square.

- i. Progress the development of the Market Square concept to allow for a welcoming mixed-use area for housing and retail.
- ii. As part of the Market Square development, improve access (especially pedestrian and cycle) to, along and through the Market Street W/Great South Road/Marlborough Street area.
- iii. A barrier to the Market Square development – indeed the improvement of the entire Pokeno retail area – is the current Truck Stop and, to a lesser extent, the GAS service station. These facilities are not compatible with a pleasant and pedestrian-friendly retail centre and should be re-located.

c. Transport.

- i. Build a transport hub including a train station and platform, Park and Ride parking area and bus interchange.
- ii. Drive the need for a regular train service – especially between Pokeno and Auckland.
- iii. Construct concrete pads and shelters at bus stops in Pokeno.

# STRATEGIC PLAN 2020-2040

Aim	To ensure Pokeno grows in a way that is planned to achieve the outcome(s) expressed by its residents			
Vision	Pokeno: The best place to live			
Goals	<p><b>PLAN FOR GROWTH</b></p>	<p><b>ENCOURAGE COMMERCE AND INDUSTRY</b></p>	<p><b>IMPROVE TRANSPORT AND CONNECTIVITY</b></p>	<p><b>HAVE EFFECTIVE REPRESENTATION AND EQUITABLE RATES</b></p>
Strategy	<ul style="list-style-type: none"> <li>• New developments approved as part of growth strategy &amp; plan</li> <li>• Appropriate community facilities developed and maintained</li> <li>• Infrastructure meets future needs and adds value</li> <li>• Improve main retail area and develop Market Square</li> <li>• Ensure main street businesses are appropriate for the area</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable commercial growth is encouraged and facilitated</li> <li>• Opportunities for local employment increase</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce heavy traffic movement through the main retail area</li> <li>• Develop a transport hub – road, rail, park &amp; ride</li> <li>• Improve roading, walkways and cycleways to improve safety and connectivity</li> </ul>	<ul style="list-style-type: none"> <li>• Rising property values do not result in unfair additional rates</li> <li>• Pokeno receives an equitable portion of rates distribution</li> <li>• Pokeno is represented appropriately – Community Committee or Board</li> <li>• Local iwi are well represented and fully engaged in consultation</li> </ul>
Key Enablers	<p><b>PEOPLE</b></p> <ul style="list-style-type: none"> <li>• Great place to live and work - safe and desirable</li> <li>• Focus on safety &amp; wellbeing of our residents</li> <li>• Fully engaged and consulted</li> <li>• A caring community</li> </ul>		<p><b>SUSTAINABILITY</b></p> <ul style="list-style-type: none"> <li>• Great community facilities</li> <li>• Fair and affordable rates</li> <li>• Community led development</li> <li>• Effective representation</li> </ul>	

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### **Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Ric Odom Chairperson
<b>Date</b>	11 March 2021
<b>Reference #</b>	GOV-516
<b>Report Title</b>	Submission on the Resource Consent Application by GULL New Zealand Limited

## **1. EXECUTIVE SUMMARY**

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The purpose of this report is to seek the Pokeno Community Committee's retrospective approval in relation to the submission for a resource consent application by Gull New Zealand Limited for the construction of a 24-hour self service fuel station at 72 Great South Road, Pokeno. It is noted that the submission has already been sent to Waikato District Council.

## **2. RECOMMENDATION**

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**THAT** the report from the Chairperson be received;

**AND THAT** the Pokeno Community Committee retrospectively approves the Submission to Waikato District Council in relation to a resource consent application by Gull New Zealand Limited for the construction of a 24-hour self service fuel station at 72 Great South Road, Pokeno, as attached to this report.

## **3. ATTACHMENTS**

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Submission – Gull New Zealand Limited



For internal use only

ECM Application # LUC0329/20

ECM .....

SUBMISSION #.....

CUSTOMER # .....

# Submission form

(Form 13)

**Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26<sup>TH</sup> FEBRUARY 2021**

To: Waikato District Council

Name of submitter (full name) Pokeno Community Committee

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

\*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):

Construction of fuel pumps

Vehicle Crossings on to Great South Road

24 hour operation of a fuel station

Expected traffic volume

Amenity planning of hedges and fencing

Relocation of memorial

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

Give details:

The reasons for my views are (see attachment)

.....  
.....  
.....  
.....  
.....

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.

See attachment

Number of additional sheets attached 23

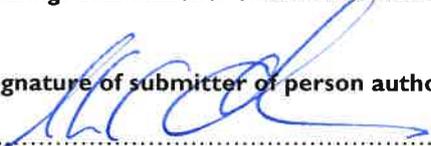
I wish to be heard in support of my submission Yes  No

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 23/2/2021

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

Address 6 McNeish Place, Pokeno Postcode 2402

Email ricodom@xtra.co.nz Phone 0274 811 300

Contact person's name (name and designation if applicable) Ric Odom, Chair, Pokeno Community Committee

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 20<sup>th</sup> 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 Hayson Knell Limited PO Box 381, Tauranga 3140 Att: Grace Burman or email [grace@haysonknell.co.nz](mailto:grace@haysonknell.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](mailto: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.



## POKENO COMMUNITY COMMITTEE SUBMISSION ON GULL PROPOSAL

### Reasons For Opposing (not in priority order)

1. **No Need for Additional Fuel Stations.** There are currently two fuel stations on Great South Road, Pokeno: GAS (primarily for private and smaller vehicles and LPG) and a Z Truck Stop. Accepting that a GULL station is likely to result in increased competition (especially relating to the GAS station prices), probably lower fuel prices and increased convenience resulting from a 24-hour operation, the Pokeno community has no need for a third fuel station ***on its main thoroughfare and in this location***. The Pokeno Community Committee has no objection per se to a GULL Station in Pokeno but not in the location specified in the current proposal.
  
2. **Inconsistent with Vision and Plans.** A fuel station on the proposed site does not meet the intent and vision for Pokeno outlined in a number of key documents – the majority of which have been derived following extensive public consultation. These include:<sup>1</sup>
  - a. Parts of the *Waikato District Plan* such as Chapter 18: Business Town Centre Zone. Especially Rule 18.2.2 Servicing and hours of operation; 18.2.3 Glare and artificial light spill and 18.2.5 Hazardous substances.
  - b. Appendix 10.4 to the *Waikato District Plan: Pokeno Town Centre Character Statement*. When read in its entirety, it is clear that a fuel station in or on the fringes of the Pokeno Township does not fit with the Character Statement.
  - c. *Waikato 2070* and especially:
    - i. Page 15, 04.2 Pokeno Development Plan and page 16, 04.3 Pokeno Town Centre Plan where the proposed site sits on the fringes of the Town Centre and commercial activity zones.
  - d. *Waikato Blueprint 2019*, pages 66-67: 4.2 Pokeno. A significant comment derived from the consultation for this document was “The truck stop, while it is contributing to Pokeno, causes amenity issues for the town centre.” It can be inferred from this that another fuel station in or adjoining the town centre will elicit a similar concern from Pokeno residents.
  - e. *Pokeno Town Centre Architectural Form, Material and Signage Design Guide*. Adopted by the Waikato District Council in September 2015, and reflecting community consultation, this documents reflects how the Pokeno Town Centre should be developed in terms of ‘look and feel’ and provides a Concept Guide for Pokeno’s Market Square
  
3. **Pokeno is Growing.** Pokeno is growing rapidly with some predictions pointing to a population approaching 20,000 which would make Pokeno one of the largest towns in the Waikato District. One of the challenges facing the Council, Community Committee and residents is managing that growth in a way that results in a town that is well-planned and which reflects the desires of its residents. It is – and will continue to be - a strategically important area, at the junction of SH1 and SH2 and the northern gateway to the Waikato. It is therefore critically important that Pokeno – and especially the ‘heart’ of Pokeno (the town centre/Market Square) - is developed in a way that is consistent with the already well documented views of Pokeno residents. It must

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<sup>1</sup> It is acknowledged that the proposed site might not sit fully within current business/commercial zone or the Market Square boundaries. However, it is on the fringe of these areas and so activities carried out on this site are certain to impact on these zones and plans.

not be allowed to continue to develop in the ad hoc way it has to date. Business and commercial growth is encouraged but in areas which are clearly designed and ear-marked for such activities.

#### 4. Traffic Management and Safety.

- a. We contend that the Traffic Impact Assessment by Traffic Solutions Ltd (Appendix 3 to the Gull submission) is flawed. Traffic volumes along Great South Road in this report are based on 2015 council traffic counts of 3,995 per day which the traffic engineer has estimated will have increased to around 4,500 per day. No updated accurate data was provided and it is not clear from the proposal where the traffic counter was situated on Market Road East to count the 40 vehicles per day that has been alluded to. For instance, did this count also include the vehicles accessing the existing GAS station though the Market Road slip lane? There is considerable scope for underestimating the traffic volumes experienced and indeed the Pokeno Community Committee is of the view that traffic volumes along Great South Road Pokeno have increased substantially. Developments in Tuakau have led to higher volumes of traffic entering Pokeno from the west and the new Countdown supermarket in Pokeno has certainly generated significantly more traffic<sup>2</sup>.
- b. The peer reviews of the Traffic Impact Assessment – and especially the Addendum dated 26 November 2020 and the Memorandum dated 15 December 2020 – cast significant doubt on the safety and practicality of locating a fuel station on the site. The November addendum raises some serious concerns regarding sight lines and traffic flow concluding in part that “Without mitigation, these potential safety effects would be unacceptable.” The review also raises concerns around:
  - i. Pedestrian safety even to the point of recommending the War Memorial be moved (something the Pokeno Community Committee and residents would adamantly oppose).
  - ii. The proposed signage, fencing and hedging.
  - iii. Traffic movement into, out of and within the proposed site.
  - iv. Queuing traffic, especially on days where fuel discounts are offered, will be a hazard with increased likelihood of vehicle accidents occurring.
- c. It must be noted that the impact on traffic movement following the opening of the new supermarket appears not to have been factored into the proposal or the traffic plans. The Pokeno Community Committee, through direct observation, feels that traffic volumes have increased markedly. As the town grows, so will these volumes.
- d. There has already been a notable increase in heavy traffic movement at the Pokeno Road/Great South Road intersection. The planned widening of Pokeno Road does not include this intersection and while there has been discussion around placing traffic signals at this intersection (as noted by the traffic engineers), there are as yet no firm plans or time frames for this to occur (if it does); though there are plans to close Ford Street to through traffic which will result in all traffic having to transit this intersection. Given that this is a major intersection and that the distance from the proposed Gull station and sight lines from it to this intersection are below the recommended distances, this is likely to result in significant traffic issues, especially on days of increased volumes to the proposed fuel station (such as fuel discount days).

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<sup>2</sup> These are based on observations rather than an actual count but are probably more accurate than the estimates made by Traffic Solutions Ltd. The Pokeno Community Committee has already requested that Council review the traffic flow around and through Pokeno.

- e. On the issue of pedestrian safety, it is the view of the Pokeno Community Committee that the impact of a fuel station at the proposed location would adversely impact pedestrian safety – especially that of the young and the elderly. The proposed location, close to the major intersection of Pokeno and Great South Roads, is already a major pedestrian thoroughfare for those going to and from the shopping precinct and the Pokeno School. The additional traffic movement – and especially the impact of reduced sight lines as described by the traffic peer reviews - would exacerbate this.
5. **Trees.** One of the recommendations contained in the proposal was the recommendation to remove or severely trim the trees to improve sight lines. These trees were planted as part of the Beautify Pokeno programme to enhance the look and ambience of the area - not for developers to trim or remove them if the developer felt they were unnecessary. Additionally, we are of the view that these trees are designated as Notable Trees by the Waikato District Council. Therefore, the Pokeno Community Committee strongly opposes any action that would remove or seriously deplete these trees. Given the trees location in the area of the war memorial, it is useful to point out that 300 or more people attend ANZAC services at the memorial – and of course, these attendees also cross the Great South Road to attend this service and to attend the subsequent morning tea at the Pokeno Hall.
6. **Public Opinion.** On Sunday 21<sup>st</sup> February, members of the Pokeno Community Committee set up a stand at the Pokeno Market from 8.00 am to 12 noon. Market attendees were asked if they supported, opposed or were neutral on the proposal. Where necessary, the proposal was explained to them in outline and the Summary of Application was made available for them to read. Committee members indicated the Committees position on the proposal if asked. 160 individuals recorded their opinion. Of these, 49 identified as Pokeno residents by address. In total, 9 supported the proposal, 4 were neutral and 147 opposed the proposal. No Pokeno residents supported the proposal though two were neutral. The remaining 47 opposed it. The original sheets recording this information are available if required.



Ric Odom

**Chair**

**Pokeno Community Committee**

23<sup>rd</sup> February 2021

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**Open Meeting**

<b>To</b>	Pokeno Community Committee
<b>From</b>	Clive Morgan General Manager Community Growth
<b>Date</b>	5 March 2021
<b>Prepared by</b>	Sandy Mason Personal Assistant
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV0506 / 2991399
<b>Report Title</b>	Action Register – March 2021

## **1. EXECUTIVE SUMMARY**

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Purpose of this report is to provide the Pokeno Community Committee with an update on Actions arising the previous meeting.

## **2. RECOMMENDATION**

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**THAT** the report from the **General Manager Community Growth** be received.

## **3. ATTACHMENT**

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Pokeno Community Committee's Action Register – March 2021

### Pokeno Community Committee's Action Register – March 2021

Meeting Date	Action	PCC / Person responsible	Status Update
30 November 2020	<p><b>Agenda item 4 Public Forum</b></p> <p>Constable Kevin Smith presented that he has been in the Police for 10 years. He is the Community Constable for Pokeno, Monday to Friday based at Community Patrol Base, he covers out to Mercer and Kaiaua. He asked if PCC would be in agreement that an ANPR camera (car number plate reader) be put in place. The committee agreed with the idea in principal and it will be placed on the community wish list.</p> <p><b>Action:</b> Chair, Ric Odom to follow up with Constable Smith for a report at a later date as to costs, etc.</p> <p><b>November meeting Minutes</b> Follow up with Constable Kevin Smith and progress on ANPR Cameras and funding costs.</p>	Chair	The Chair has had an initial discussion on this with Constable Smith who may have a contact willing to facilitate the installation of a camera. This will be followed up in February.

Meeting Date	Action	PCC / Person responsible	Status Update
	<p><b>Agenda item 7.2</b>  <b>Ross Bayer, WDC Proposed Roding Works Pokeno</b></p> <p>The LTP process for WDC has some 250 projects on the go. Ross explained that WDC needs to prioritise these projects and an updated prioritised list would be provided by WDC to the communities. For Pokeno, this means in the short-term, restructure from Helenslee Road, past the School to the town centre on Great South Road. This work is to commence soon. In the next three weeks a plan is to be provided for the update of Pokeno Road.</p> <p><b>Action:</b>  PCC to ensure that they put into Council, for LTP funding of roading projects by NZTA/WDC, for work to commence in the next construction period i.e. October 2021. Important this is done in next three weeks, so projects can be prioritised. It is ideal PCC identify and prioritise projects that are 'safety' orientated.</p>	PCC	

Meeting Date	Action	PCC / Person responsible	Status Update
	<p><b>Agenda item 8.1</b> <b>Pokeno Works and Issues Report – October</b></p> <p>Clive Morgan gave an update on progress. The report to be taken as written, plus:</p> <ul style="list-style-type: none"> <li>• <b>Community Connections team re planting of fruit trees project</b></li> </ul> <p>Kim Wood, WDC, has liaised with Kris Hines to scope out options for planting 1500 Daffodil bulbs.</p> <p><b>Action:</b> PCC to work with WDC on a plan for planting.</p>	PCC	
	<p><b>Agenda item 8.6</b> <b>Councillors Reports</b></p> <p>Cr Church gave her report which included:</p> <ul style="list-style-type: none"> <li>• Tuakau Library closed for refurbishment 2 to 7 November.</li> <li>• Totara park does not vest to Council from developers for two years, so services can be wanting! BBQs and benches have been installed lately.</li> </ul> <p><b>Action:</b> Cr Church to provide an agenda of infrastructure projects to PCC Chair.</p>	Cr Church	Request that WDC staff provide an update on what has still to be done to bring Totara Park to the standard expected and when the work on Totara Park will be completed.

### Open Meeting

<b>To</b>	Pokeno Community Committee
<b>From</b>	Tony Whittaker Chief Operating Officer
<b>Date</b>	11 March 2021
<b>Prepared by</b>	Lynette Wainwright Committee Secretary
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV13103
<b>Report Title</b>	Exclusion of the Public

## I. RECOMMENDATION

**THAT the public be excluded from the following parts of the proceedings of this meeting.**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Item number 1 Confirmation of Minutes	Good reason to withhold exists under Section 6 or Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item No.	Section	Interest
Item 1 Confirmation of Minutes		Refer to the previous Public Excluded reason in the agenda for this meeting.