

Pokeno Residential and Tourism – Fast Track Referral Project

Summary of actual or potential adverse effects on the environment

The known and anticipated adverse effects associated with this project are those typically associated with greenfield residential development.

The applicant has received advice from various technical experts in respect of these matters, primarily as a result of the rezoning in the Proposed Waikato District Plan (Decision Version). The residential zones for Havelock Village, Pokeno West, and the Ta Ta Valley Zone are beyond legal challenge and are to therefore be treated as operative.

At a high-level, the actual or potential effects are:

Havelock – Pokeno South

- **Earthworks and construction effects** – these can be managed in terms of the Waikato District Plan and Waikato Regional Plan rules and best practice methodologies (consistent with WRC guidelines) so as to minimise the loss of sediment and the potential for erosion (e.g. silt fences, sediment retention ponds, re-grassing and stabilisation at completion). Existing Waikato District Plan rules and NZ Standards also address construction noise.
- **Archaeology effects** - Accidental discovery protocols will be implemented should earthworks reveal any unrecorded archaeological sites. Based on archaeological field work and advice, there are areas of potential archaeological features, such as the hilltops, and earthworks would be avoided in these areas.
- **Cultural heritage and effects on Mana Whenua Values** – the applicant has consulted/engaged with relevant iwi (Ngāti Tamaoho, and Ngāti Te Ata Waiohū and Ngāti Naho) as a result of the Proposed Waikato District Plan process. A Memorandum of Understanding and the Precinct provisions outline the approach to maintaining and enhancing features of cultural significance to iwi, including the two hilltops and ridgelines, the streams, wetlands and areas of native forest (SNA) and the management of earthworks (including cultural monitoring and induction).
- **Ecological effects** – the applicant's ecologist has identified the ecological areas of the site. The Precinct provides an integrated approach to development and enhancement of the site, including that significant areas of indigenous vegetation will be protected and enhanced, and stream and wetland margins will be planted. With the Zone's 'Environmental Protection Area' there will be well over 20 ha of new native plantings. No native vegetation removal is envisaged.
- **Effects on reticulated infrastructure** – the applicant's engineers confirm that Havelock can be serviced with water, wastewater, electricity and telecommunications.
- **Effects on stormwater** – the applicant's stormwater engineers confirm that stormwater quantity and quality effects can be satisfactorily managed on-site. The Regional Plan requires the preparation of a stormwater management plan, which in this case needs to ensure that hydrological neutrality is achieved in that post development flows are not greater than those that exist prior to development.
- **Transportation effects** – The Precinct includes provisions for the evaluation and upgrading of roading infrastructure outside of the site so that the development can connect and integrate with Pokeno. Much of the surrounding roading network has been upgraded as part of the earlier development of Pokeno, including networks to the town centre and a new rail crossing bridge. The applicant's traffic engineer has confirmed that new roading to serve the development can be established to the District Council's standards.
- **Landscape and amenity effects** – The Precinct Plan has been agreed between all parties associated with the Proposed District Plan process. This for the site details the areas where development is anticipated, and those areas where land is to be enhanced for landscape, cultural and ecological reasons. This framework provides an overall pattern for the backdrop to Pokeno, the enhancement of ecological feature and the integration of valued cultural features into the residential development. The applicant intends to implement this agreed framework so as to manage effects of concern to the community and iwi, and to establish a well-designed residential community. The Precinct Plan provides certainty for the location of residential development, a neighbourhood centre, roads and areas of parks/reserves, and District Plan provisions address the design and appearance of future buildings to integrate with the landscape and natural features of the site.
- **Economic effects** – the construction of 750 new houses within Havelock will provide significant economic benefits and employment opportunities. The increase in this number of households will provide additional revenue for existing businesses in Pokeno and close by and ready employment sources.

- **Climate change** – Development of Havelock will provide opportunities for people to be closer to their employment, thus assisting in a reduction of vehicle kilometres travelled by those residents and reduced greenhouse gas emissions.
- **Risks from hazards and contamination** – the geotechnical and contamination experts confirm that land within the Havelock project area is physically suitable for residential development. Site-specific details will be provided at resource consent stage.

Pokeno West

- **Earthworks and construction effects** – these can be managed in terms of the Waikato District Plan and Waikato Regional Plan rules and best practice methodologies (consistent with WRC guidelines) so as to minimise the loss of sediment and the potential for erosion (e.g. silt fences, sediment retention ponds, re-grassing and stabilisation at completion). Existing Waikato District Plan rules and NZ Standards also address construction noise.
- **Archaeology effects** - Based on archaeological field work and advice, there may be archaeological sites associated with the foundations of a former cottage. Accidental discovery protocols will be implemented should earthworks reveal any unrecorded archaeological sites. This matter can be addressed through a consent condition.
- **Cultural heritage and effects on Mana Whenua Values** – the applicant has consulted/engaged with relevant iwi (Ngāti Tamaoho, and Ngāti Te Ata Waiohua and Ngāti Naho). Each iwi is preparing a cultural values assessment associated with the development of the site (addressing matters such as road naming, cultural monitoring, planting of streams and wetlands). Consultation with all relevant iwi is on-going and feedback will be provided as part of future resource consent applications.
- **Ecological effects** – the applicant’s ecologist has identified the ecological areas of the site. As with best practice and the provisions of the District Plan, the stream and wetland margins will be planted to enhance these features and increase the level of biodiversity within the development. Streams and wetlands will be retained, and there are opportunities to restore areas of wetlands associated with the maintenance of the floodplain as part of the drainage reserve network.
- **Effects on reticulated infrastructure** – the applicant’s engineers confirm that all land within Pokeno West can be serviced with water, wastewater, electricity and telecommunications.
- **Effects on stormwater** – the applicant’s stormwater experts have confirmed that stormwater quantity and quality can be satisfactorily managed on-site. The Regional Plan requires the preparation of a stormwater management plan, which in this case needs to ensure that hydrological neutrality is achieved in that post development flows are not greater than those that exist prior to development. The floodplain needs to be maintained, and this offers opportunities to establish stormwater devices, ecological enhancements and recreation trails.
- **Transportation effects** – the site is part of the expected growth for Pokeno and adjoins one of the principal arterial roads linking the site to State Highway 1 and the Pokeno town centre. A new signalised intersection is required with the new collector road and Helenslee/Munro Roads. Helenslee Road is also required to be upgraded to provide for pedestrian and cycle facilities. The applicant’s traffic engineer has confirmed that new roading can be developed to integrate with the existing transportation network, including providing pedestrian and cycle facilities. Site-specific details will be provided at resource consent stage.
- **Landscape and amenity effects** – The applicant has prepared an overall concept plan for the site which addresses opportunities and constraints associated with floodplains, streams and gullies, areas of indigenous vegetation, recreation trails and location of neighbourhood parks and drainage reserves, along with the road network and the local shopping centre. This framework integrates development (lots, roads, urban blocks, infrastructure) with the natural features of the site, establish a well-functioning urban environment that provides amenity for future residents while maintain natural features that are valued by iwi and the community.
- **Economic effects** – the construction of 2000 new houses and infrastructure will provide significant economic benefits and employment opportunities. The increase in this number of households will provide additional revenue for existing businesses in Pokeno and close by and ready employment sources.
- **Climate change** – The developments will provide opportunities for some people to be closer to their employment, thus assisting in a reduction of vehicle kilometres travelled by residents and reduced greenhouse gas emissions.
- **Risks from hazards and contamination** – the geotechnical and contamination experts confirm that land within the Pokeno West project area is physically suitable for the proposed projects. Site-specific details can be provided at resource consent stage.

Ta Ta Valley Resort

- **Earthworks and construction effects** – these can be managed in terms of the Waikato District Plan and Waikato Regional Plan rules and best practice methodologies so as to minimise the loss of sediment and the potential for erosion (e.g. silt fences, sediment retention ponds, re-grassing and stabilisation at completion). Existing Waikato District Plan rules and NZ Standards also address construction noise.
- **Archaeology effects** - Accidental discovery protocols will be implemented should earthworks reveal any unrecorded archaeological sites. This matter can be addressed through a consent condition.
- **Cultural heritage and effects on Mana Whenua Values** – the applicant has consulted/engaged with relevant iwi (Ngāti Tamaoho, and Ngāti Te Ata Waiohua and Ngāti Naho) as a result of Proposed Waikato District Plan process. A Memorandum of Understanding and the Precinct provisions outline the approach to maintaining and enhancing features of cultural significance to iwi, including the two hilltops and ridgelines, the streams, wetlands and areas of native forest (SNA) and the management of earthworks (including cultural monitoring and induction).
- **Ecological effects** – the applicant’s ecologist has identified the ecological areas of the site. As with best practice and the provisions of the District Plan, the stream and wetland margins will be planted to enhance these features and increase the level of biodiversity within the development. Streams and wetlands will be retained, and there are opportunities to restore areas of wetlands.
- **Effects on reticulated infrastructure** – the applicant’s engineers confirm that the Ta Ta Valley Resort land can be serviced with water, wastewater, electricity and telecommunications.
- **Effects on stormwater** – the applicant’s stormwater experts have confirmed that stormwater quantity and quality can be satisfactorily managed on-site.
- **Transportation effects** – the roading access to Ta Ta resort is a key matter and the applicant is expecting a resource consent to issue shortly from the District Council (regional consents have been issued) to develop the main entrance into the site through the Havelock land. This will connect the resort to Pokeno, and this road connection is anticipated by the District Plan.
- **Landscape and amenity effects** – The applicant has prepared an overall concept plan for the site and key elements of this in terms of activity areas are included in the District Plan. Detailed landscape, ecology and engineering advice guided the layout of these activity areas, and the applicant has a masterplan for the site and existing designs for the hotel development. These integrate with the framework in the District Plan, and the advice received from the applicant’s experts is that landscape and amenity effects can be appropriately managed given its rural context and the adjoining Waikato River and its cultural landscape setting.
- **Economic effects** – Annual revenue from the resort is forecast to be \$100 million when first opened and this is expected to double over a 20-year period. The resort will include a farm park, health spa centre, food and beverage service, recreational activities and retail for products in the Made in NZ Hub. All of these activities will significantly contribute to the tourism, hospitality, and retail sectors of the region, with the total value added estimated to be \$37 - \$96 million per annum.
- **Risks from hazards and contamination** – the geotechnical and contamination experts confirm that land to be developed for the Ta Ta Valley Resort is physically suitable for the proposed buildings. Site-specific details can be provided at resource consent stage.