

MINUTES of a hearing by Commissioners acting on behalf of the Waikato District Council held in Tuakau Memorial Town Hall, George Street, Tuakau on **MONDAY 26 AUGUST 2019** commencing at **9.30am**.

These minutes should be read in conjunction with notes and evidence placed on the Consent file.

Present:

Commissioner P Mitchell (Chairperson)
Commissioner JM Gibb
Commissioner JD Sedgwick

Attending:

Mrs J Thomas (Senior Consents Administrator)
Ms M Carmine (Consultant Planner)
Mr J Wright (Consents Team Leader - West)
Ms N McMinn (Traffic – Gray Matter)
Ms L White (Urban Design – GHD Limited)
Ms K Ridling (Senior Solicitor)
Mr D Bastion (Land Development Engineer Team Leader)
Mr C Gatehouse (Development Engineer)
Mr G Bellamy (Roading Safety Engineer)

Ms L Eaton (Russell McVeagh)
Ms P Coulter (Russell McVeagh)
Ms K Panther Knight (Planning – Director at Forme Planning Ltd)
Mr P Buchan (Applicant – Corporate – Portfolio Manager for Countdown and National Manager of Property for Super Value / Fresh Choice)
Mr G Scott (Urban Design – Urban Design Consultant at ASC Architects Ltd)
Mr M Smith (Civil Engineer – Director at CivilPlan Consultants Ltd)
Mr C Robinson (Acoustics – Acoustic Consultant and Associate at Marshall Day Acoustics Ltd)
Mr M Georgeson (Transport - Transportation Group Manager for the Central Region at Stantec)

Mr G Black / On behalf of Z Energy (Traffic)

Mrs H Clotworthy – Pokeno Bacon (Submitter)
Mr J Clotworthy – Pokeno Bacon (Submitter)
Mr R Odom – Pokeno Community Committee (Submitter)

HEARING – WOOLWORTHS NEW ZEALAND LIMITED

File No. LUC0408/19

Application by Woolworths NZ Ltd to construct and operate a 3000m² Supermarket and form a public road at 58 Great South Road Pokeno.

INTRODUCTION

Commissioner Mitchell introduced the members of the hearing panel and welcomed all parties.

HEARING OF THE APPLICATION

The applicant's representative presented written and verbal evidence and answered questions of the committee.

HEARING OF SUBMISSIONS

Ms Eaton presented written and verbal evidence (Doc 1) and answered questions of the committee.

Ms Carmine presented the Proposed Draft Conditions (Doc 2) that Ms Eaton discussed as part of her presentation.

Mr Buchan presented verbal evidence in regards to Doc 1 and answered questions of the committee.

Mr Scott presented verbal evidence in regards to his expert evidence and answered questions of the committee.

Mr Robinson presented verbal evidence in regards to his expert evidence and answered questions of the committee.

Mr Smith presented verbal evidence in regards to his expert evidence and answered questions of the committee.

Mr Georgeson presented verbal evidence in regards to his expert evidence and answered questions of the committee.

Ms Panther Knight presented verbal evidence in regards to her expert evidence, clarified comments and answered questions of the committee.

Mr Black / Z Energy presented verbal evidence in regards to his expert evidence and answered questions of the committee.

Mrs Clotworthy / Pokeno Bacon presented verbal evidence in regards to her submission and commented on others evidence.

Mr Odom / Pokeno Community Committee presented verbal evidence in regards to his submission and answered questions of the committee.

STAFF REPORT

The planner's report was taken as read. Ms Carmine gave verbal and written evidence (Doc 3) and answered questions of the committee.

Ms McMinn presented verbal and written evidence (Doc 4) and answered questions of the committee.

RIGHT OF REPLY

The applicant's representative gave her right of reply.

The hearing adjourned at 4.18pm and the decision reserved.

The hearing was declared closed at 5pm on Monday 9th September 2019.

DELIBERATIONS

The Commissioners undertook deliberations on all evidence presented.

DECISION

THAT the Commissioners confirmed the application of Woolworths New Zealand Limited be granted subject to conditions as outlined in the decision dated 25th September 2019.

HE1908/01