

Pokeno West - Plan Change



Introduction

- Birch Surveyors Ltd (BSL) have been engaged to investigate and deliver a private plan change application in north-western Pokeno.
- BSL completed an initial conceptual design, which was presented to Council along with a high-level briefing.
- A number of successful meetings have been held with the Waikato District Council (WDC). These meetings have established the underlying collaborative, working relationship with the agreed outcome of delivering this request as part of the wider District Plan Review.
- A further briefing paper was prepared and presented to the WDC Councillors. The feedback received was positive.
- In the last meeting held on the 18.09.17, it was agreed that BSL would deliver a number of specialist reports that would assist Council within the District Plan Review process.

Core Consultant Team

To assist in delivering the agreed specialist reports, BSL – on behalf of our clients – have engaged a number of companies, all of whom were chosen for their expertise and experience within their respected fields.

These specialists now form the Core Consultant Team, who together with the WDC will assist in delivering this exciting project. The Core Consultant Team is made up of the following companies:

- Birch Surveyors Ltd



- Commute Ltd



- Maven Consultants Ltd



- Construkt Architects and Urban Design



Purpose of this Workshop

- Today's workshop provides an interactive presentation of our current findings to Council.
- The overarching aim is to seek input and refinement on the structure, timing and content of the underlying design principles and outcome driving this request.
- This is a high-level master planning exercise, which seeks collective refinement and agreement from all parties on the underpinning development principles.
- The outcomes of today's workshop will also provide clarity and confirmation on the processes moving forward. Such key outcomes include:
 - Confirm the structure of the collaborative approach. This could form the basis of an M.O.I
 - Confirm required content of specialist reports, including what existing work has been done by WDC
 - Understand Responsibilities and critical 'delivery' dates

Regional Context

KEY FEATURES:

1. Strategic location between Auckland and Hamilton
2. Proximity to Waikato Expressway
3. Well connected to Pukekohe & Tairāhema
4. One hour drive to both Auckland and Hamilton
5. 20 mins drive to local employment centres at Pukekohe, Drury and Papakura-Takanini
6. Easy access to regional amenities such as Waikato river trail and Hunua range reserve



Local Context

1. Existing Pokeno residential growth area
2. Pokeno Town Centre
3. Market Square
4. On-going residential earthworks for future development
5. Quarry bounded by Ridge Road
6. Prominent ridge line



Site Analysis

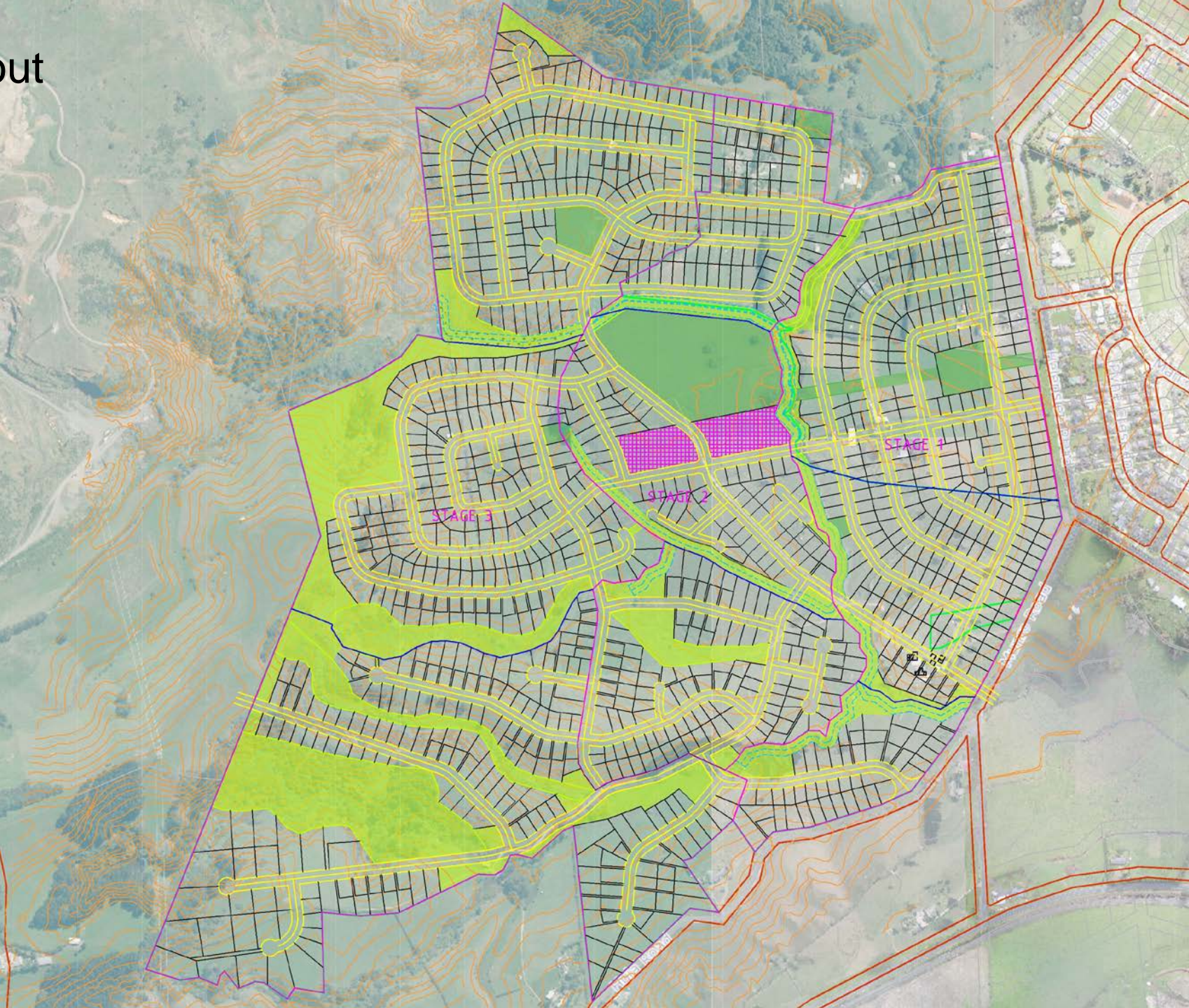
1. Potential focal point for the site due to suitable terrain and strong views to northern ridge
2. Internal ridge line forming the natural boundary and constraint to the development
3. Significant views to Ridge road
4. Sensitive interface with the rural/farming activities
5. Natural streams with potential for green network
6. Possible boulevard connecting Helenslee Road and site focal point(1)
7. Important cemetery at the corner can be a strong node
8. The site is located strategically to be the natural extension of existing residential growth of Pokeno



WDC urban design principles for growth areas:

- Density, diversity and mix of uses
- Pedestrians first
- Transit supportive
- Place making
- Complete communities
- Integrated natural systems
- Integrated technical and industrial systems
- Local sources
- Engaged communities
- Redundant and durable life safety and critical infrastructure systems
- Resilient operations

Proposed Layout



Vision statement

“Pokeno West will be an exemplar vibrant community with a strong local identity. It will combine the best historic characteristics of local settlements with provision for more sustainable patterns of living and lifestyle choices. Pokeno West will be built to high environmental standards”

Key moves are:

- Connected and integrated community
- Respect for setting and site qualities
- Socially and economically vibrant place
- Strong and high quality identity
- Sustainable place

Design Principles:

- Connected movement network
- Green network
- Responding to landscape
- Legible urban structure
- Sensitive perimeter interfaces
- Respect for local heritage
- Demand driven

Connected movement

- Pokeno West is underpinned by a connected road network which allows easy movement within the site and with its wider context.
- A road hierarchy will be established to define characteristics of street with special emphasis on pedestrian amenity.
- The network of riparian margin trails provide ease of access and enhanced community whilst removing reliance on private vehicle trips.



Green Network

- Pokeno West has been designed around quality and connected public open spaces and reserves. The network of riparian margin reserves is interwoven within the development, and provides recreational opportunities for future residents
- This network will also have sports fields which will be part of the neighbourhood centre to form the core of the development.



Responding to landscape

- Respect the natural landscape and topography of the area.
- Acknowledge what makes Pokeno West unique, with desire to retain the natural appearance of the area where possible.
- The proposed development will have significant ecological benefits, through removal of livestock and return to a natural, stream network with vegetated riparian margin.
- Recognize and incorporate water sensitive urban design (WSUD) principles for both control and quality of Pokeno West. The planning controls will reflect this desire, providing the parameters for detention, retention and water-quality for private and public areas.



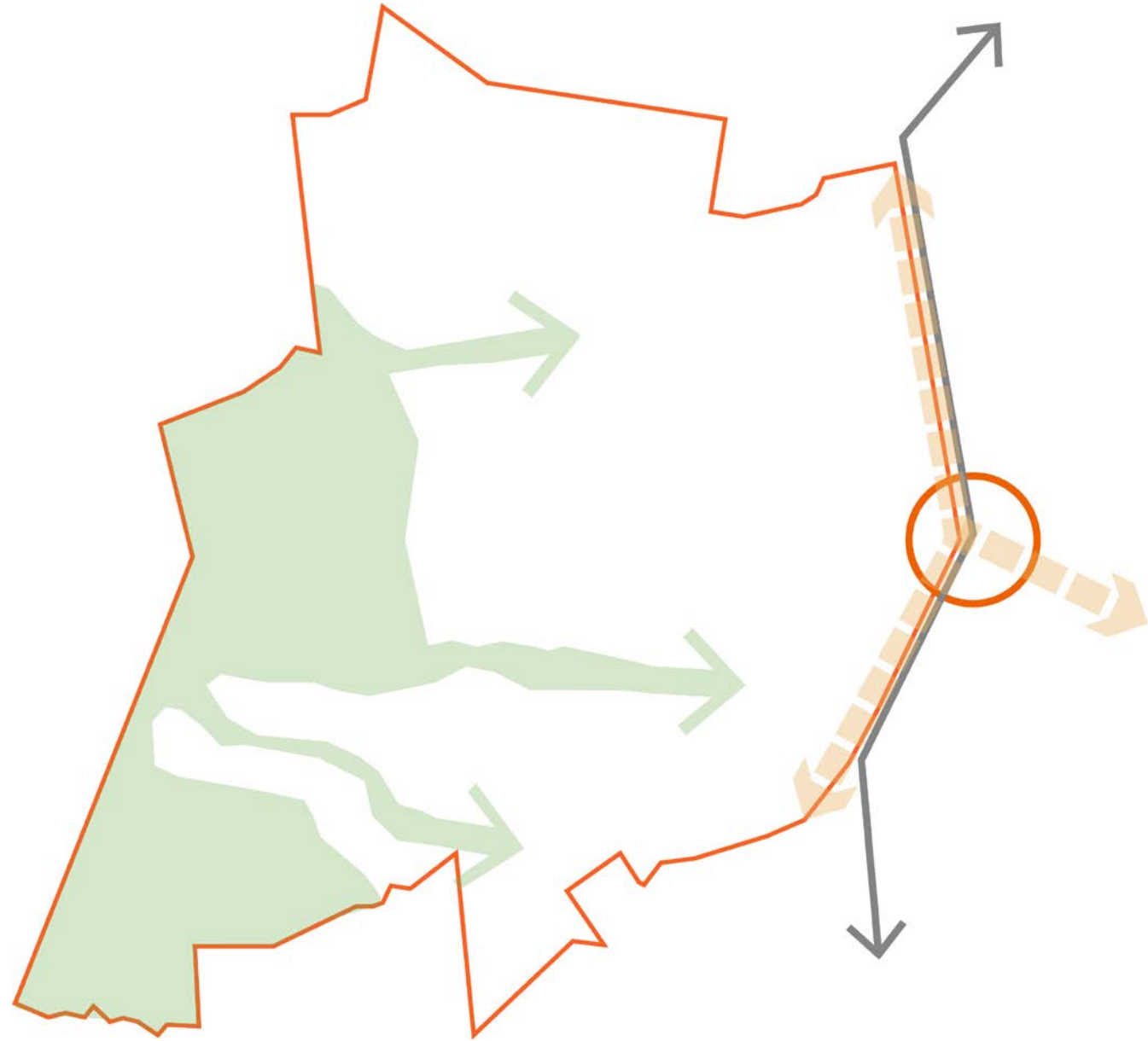
Legible urban structure

- Flexibility with lot sizes – within restricted areas – to ensure affordable dwellings can be delivered alongside more traditional options.
- The planning controls within identified areas will enable the creation of smaller sites and encourage creative design responses.
- The layout seeks to reduce car dependency by provision for future public transport, and an integrated pedestrian network.



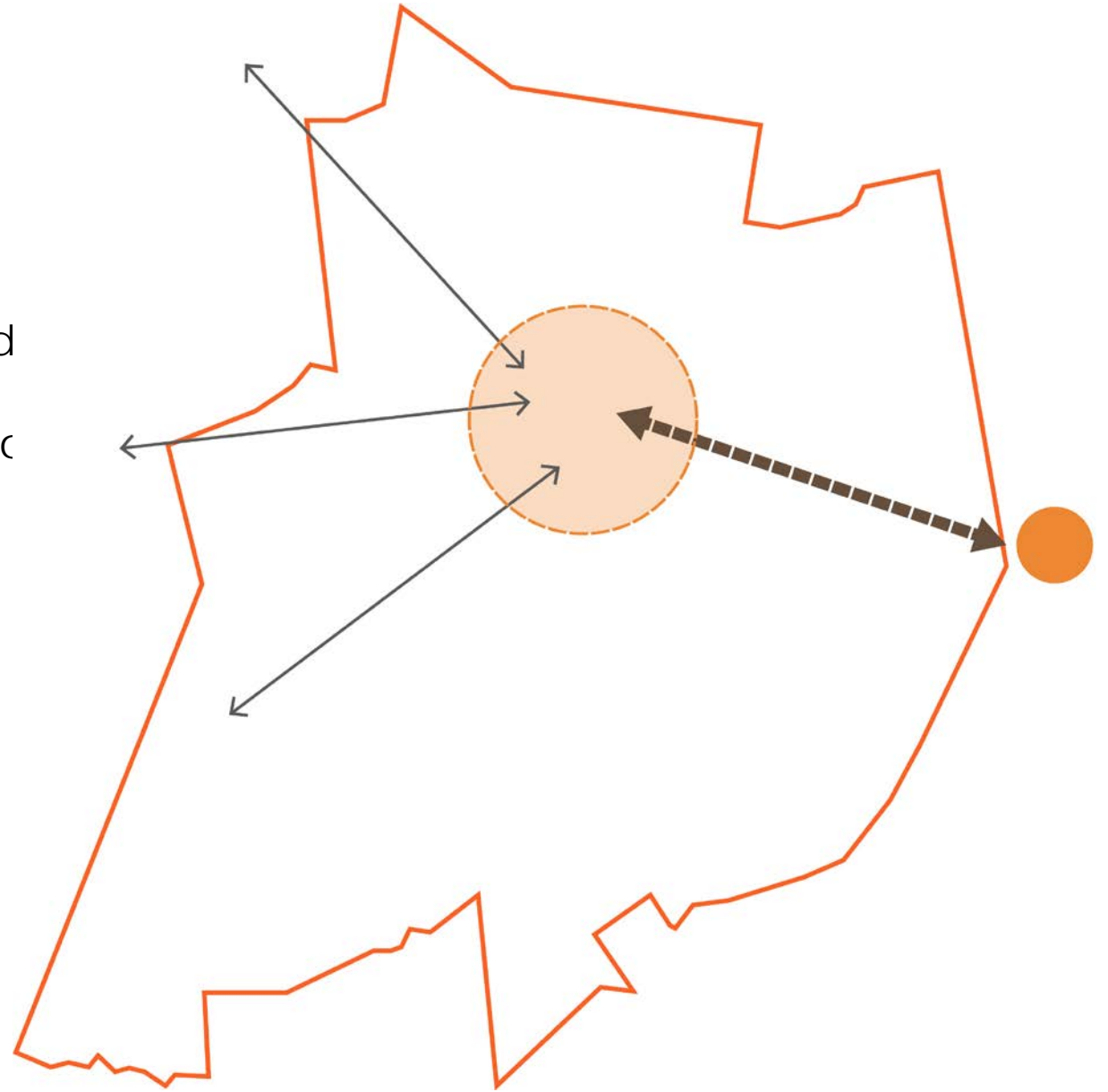
Sensitive Interfaces

- Pokeno West is strategically located between its rural and urban interface. This will be acknowledged with lower density towards the south-west of the site forming the urban boundary
- It is envisaged that Helenslee Road will be a strategic road connecting Pokeno Town Centre and the proposed development. This will reflect in the moderate residential density increase along this road.



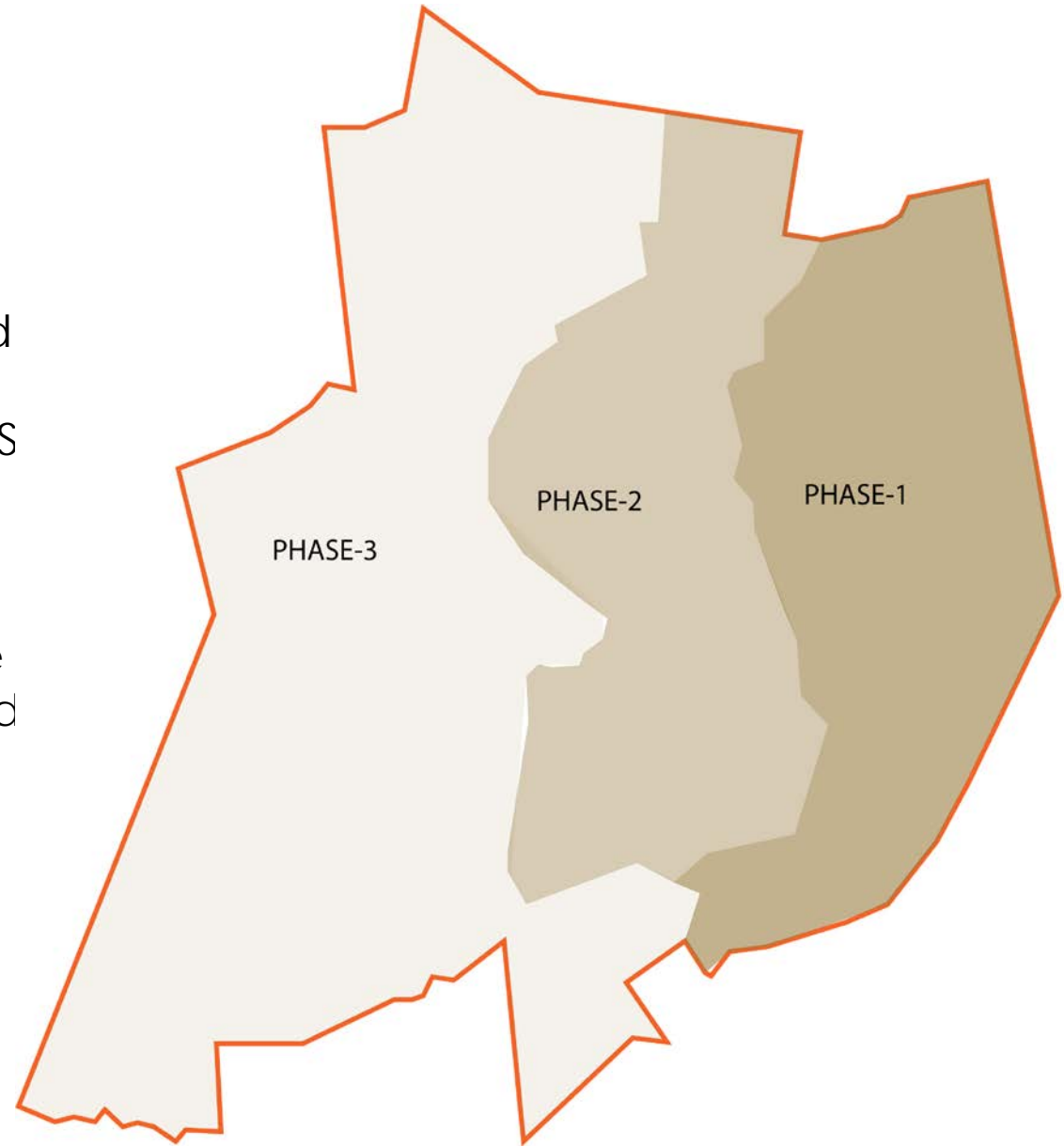
Respecting local heritage

- The park network will feature an interactive and informative network of education-based plaques and signs. This network pays homage to the significant local Iwi and European history.
- The Pokeno Cemetery at the junction of Munro Road and Helenslee Road will be respected through appropriate design interventions.

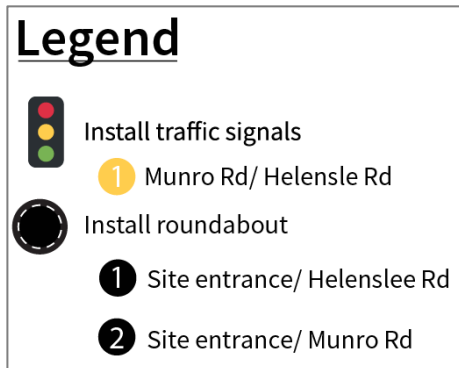
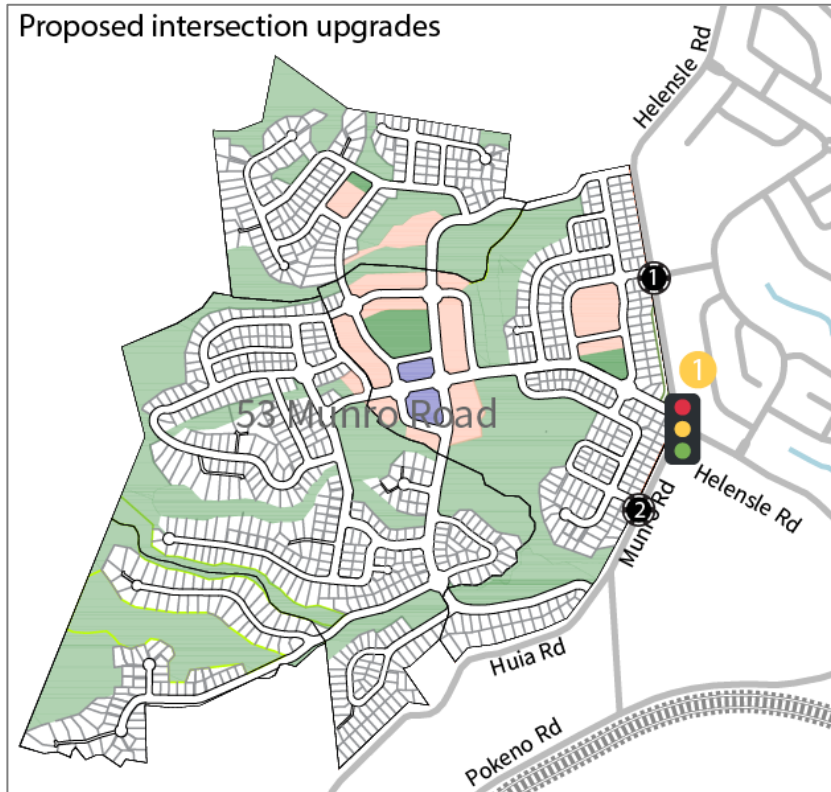


Demand driven

- Staged development, seeking to deliver future capacity to enable Pokeno to logically expand in-line with the predicted growth rates and Council's legislative requirements under the NPS for Urban Growth.
- The first stage of Pokeno West will be development ready within two years, whilst the remaining two stages will be within the deferred zone, reducing consenting costs and reliance upon Council resources.



Traffic conclusions and recommendations



Road network

- Roadway intersection capacity upgrades are required to cater for future growth (e.g. roundabouts, signals)
- proposed cross road intersections will be roundabout controlled
- All upgrades will follow approved standards namely the Franklin Engineering Code of Practice, Austroads and NZS4404

PT

- Increase frequency of bus services connecting to popular commuter areas such as Auckland and Waikato
- Integrate the proposed development road network with the planned local bus routes

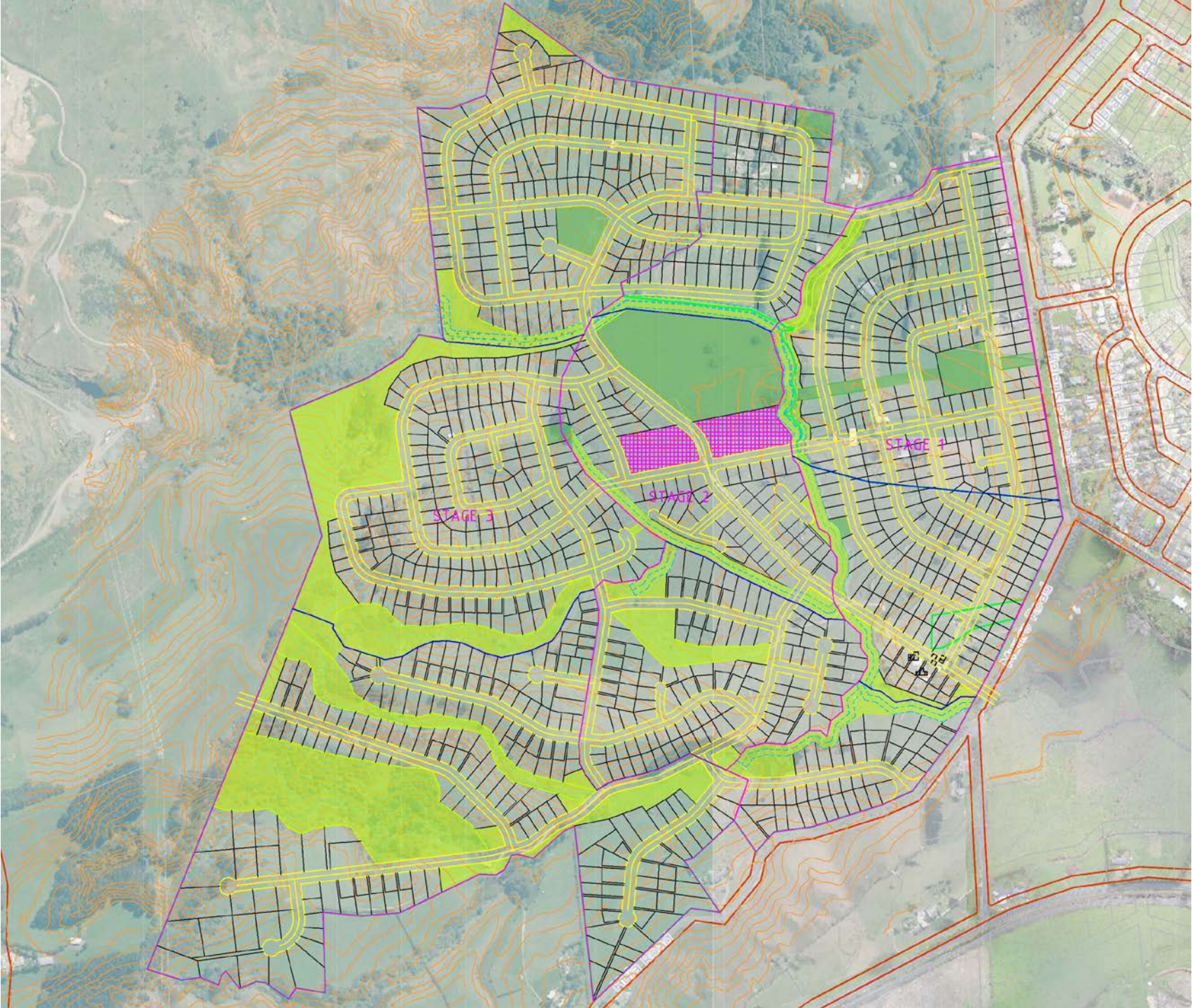
Cycling/walking

- The development provides a comprehensive cycling and walking network

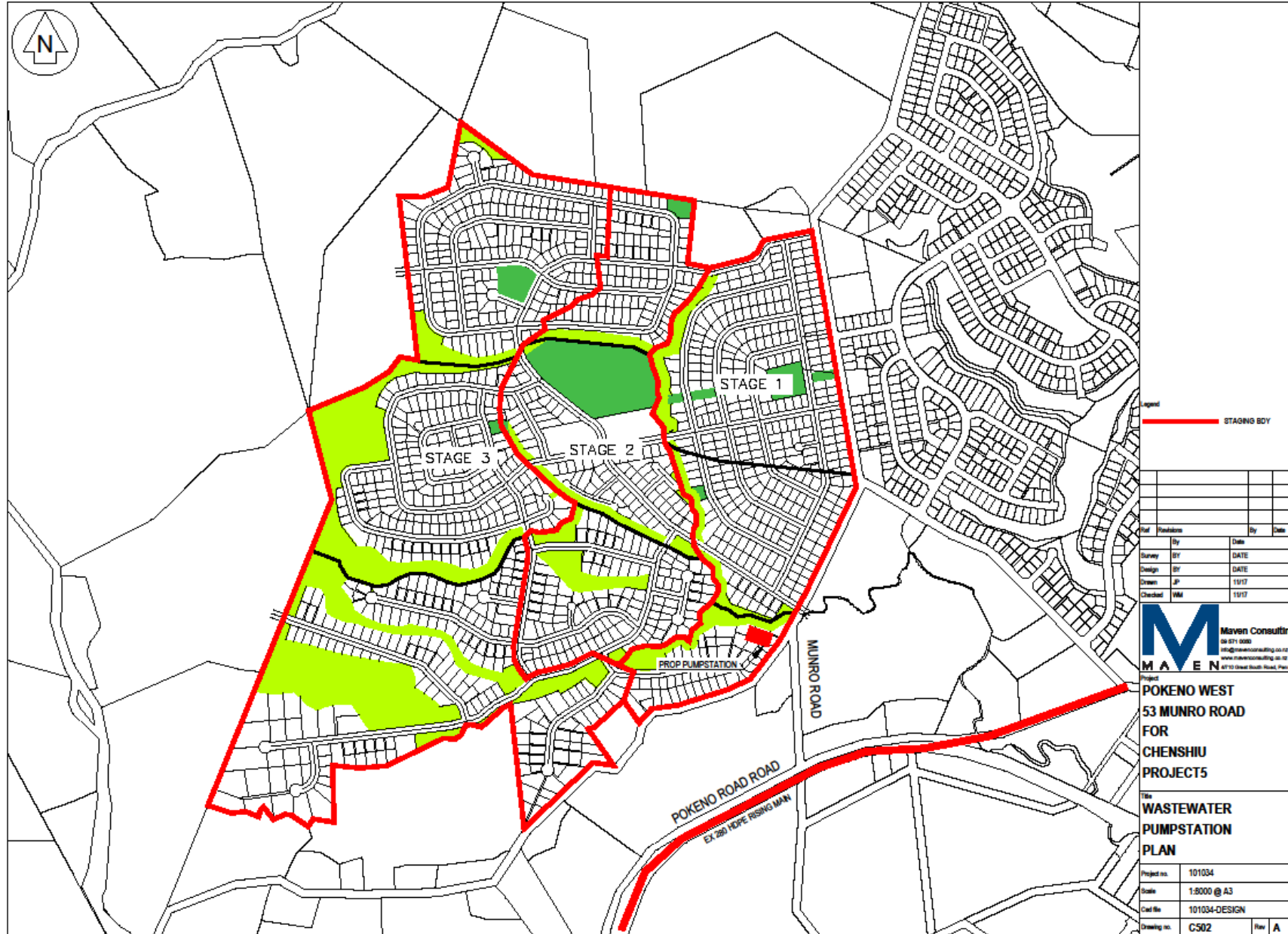
Parking

- Minimum of 1 parking space per dwelling required to comply with Franklin District Plan requirements

Proposed Layout

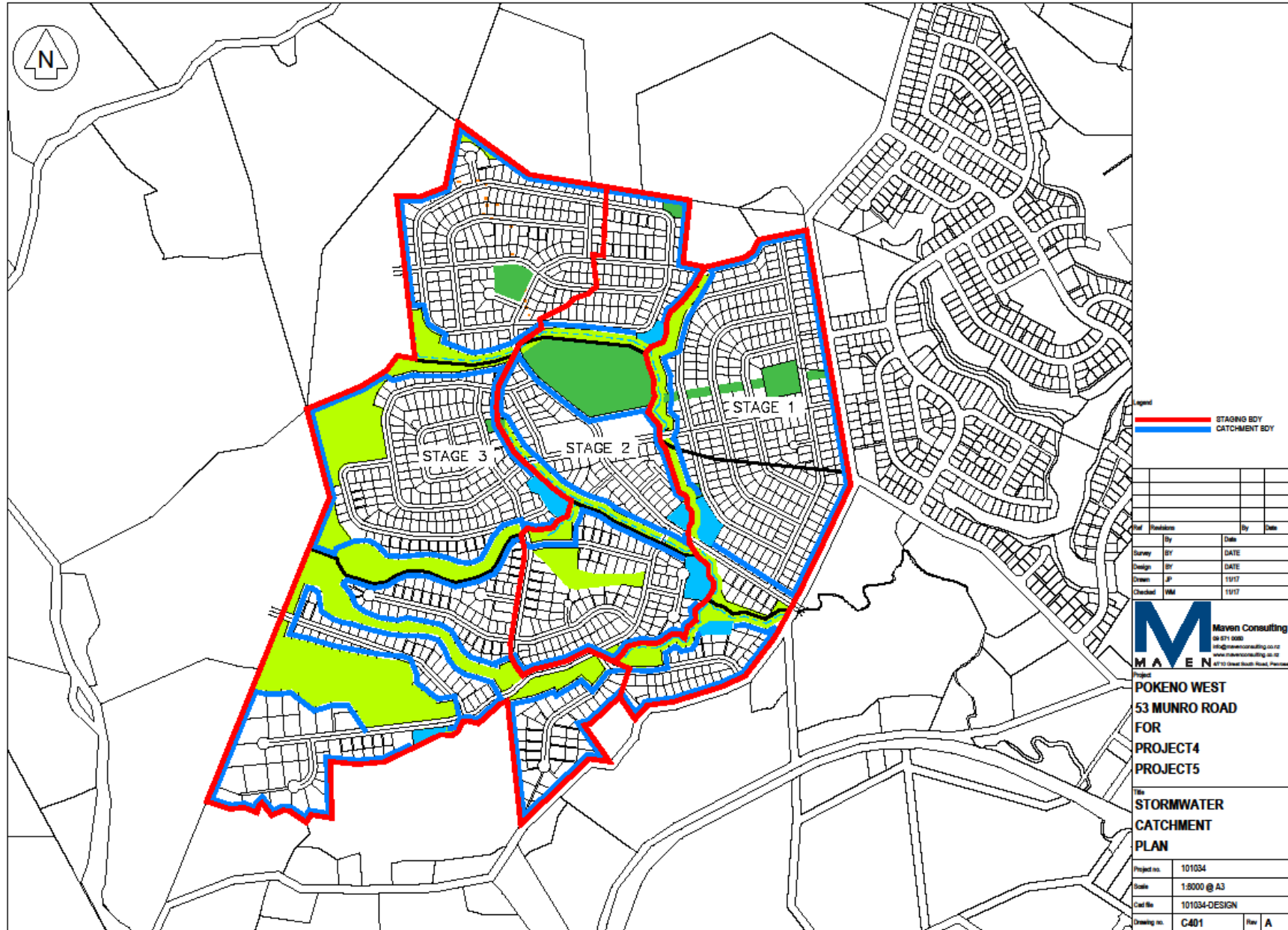


Initial Wastewater Findings and Discussion Points



- Single or Multiple Pump Stations?
 - Location
 - Private or Public?
- Confirmation of capacity at the Pukekohe wastewater plant?
 - Stage 1 (now)
 - Stage 2 and 3??
- Down-stream overflow Issues?
- Does Council have any plans / upgrades planned in the area that we should know about?
- Confirmation of rising main, capacity and operational requirements?

Initial Stormwater Findings and Discussion Points



- Public Ownership of Ponds?
 - Offline/online?
 - Wetland vs Wetpond?

- Confirmation around pre-treatment?

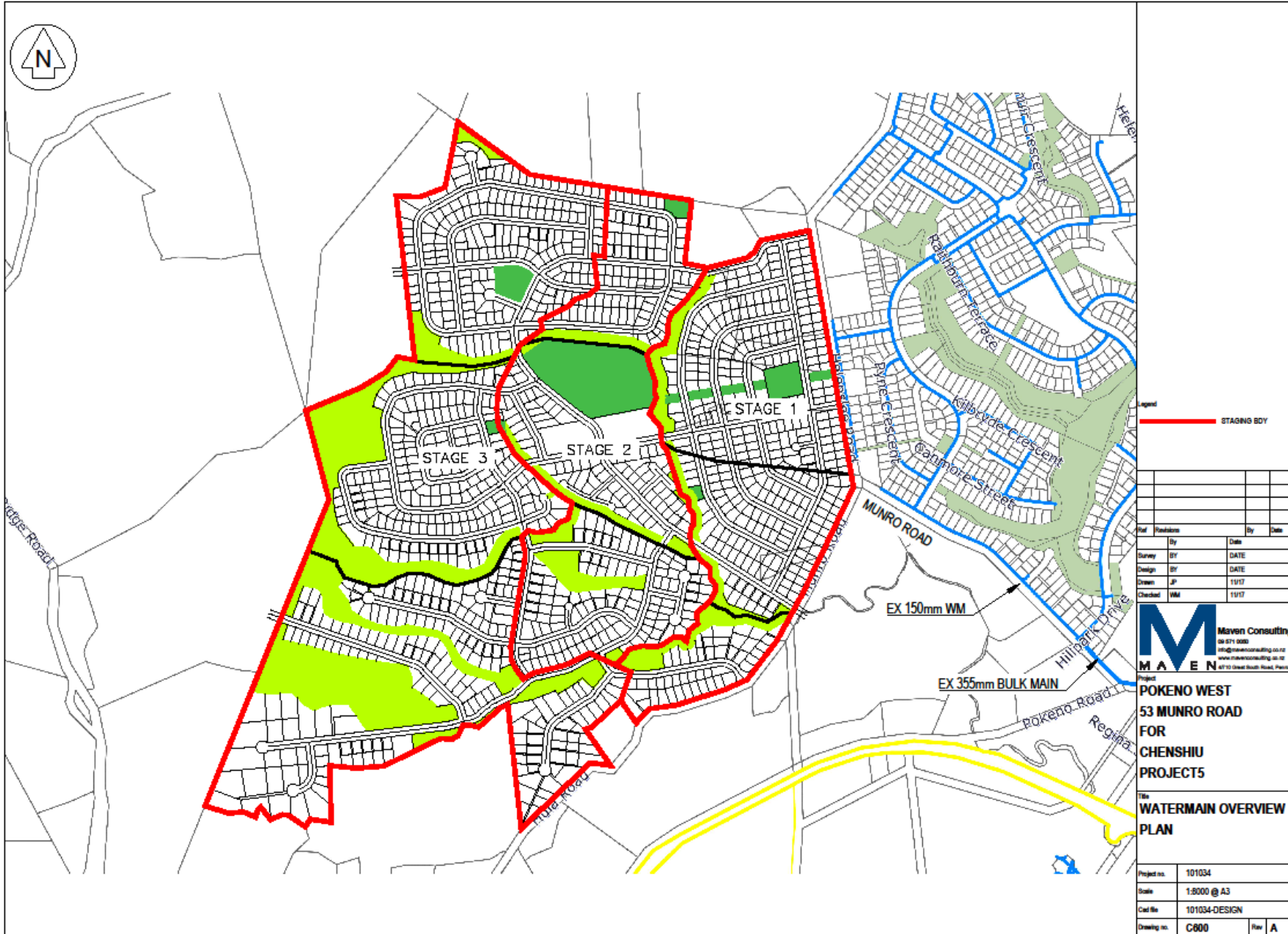
- Down-stream Flooding Issues?

Assume Provisions within Pokeno Catchment Management Plan

- Does Council have any plans / upgrades planned in the area that we should know about?

- Confirmation of detention requirements?
 - On-site
 - Public Spaces

Initial Water Findings and Discussion Points



Public Supply, availability, timing and expansion?

Confirmation of capacity within the existing Pokeno Network?

- Existing 355mm Bulk Main
- Existing 150mm WM

Does Council have any plans / upgrades planned in the area that we should know about?

Confirmation of working pressure given large head-loss

- Stage 1?
- Future Stages?

Next steps.....