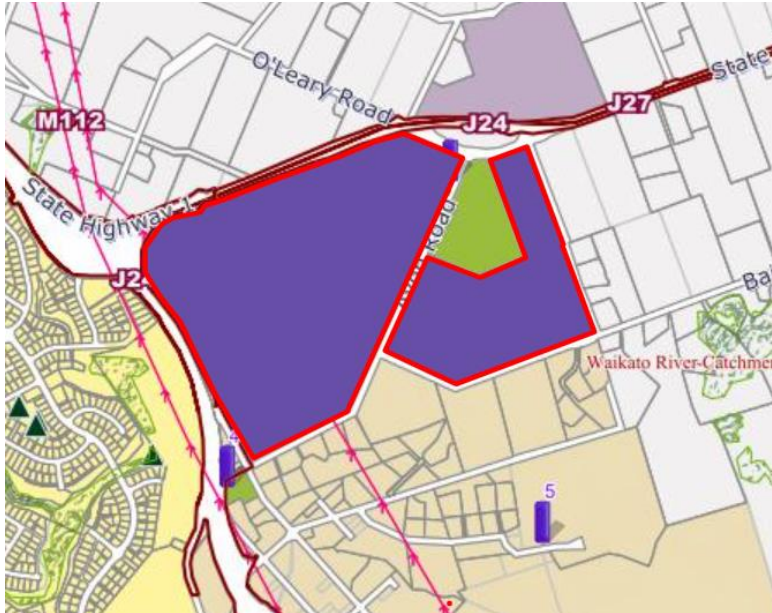


Appendix 2: Recommended amendments

Recommended Amendments to Maps

Pokeno East – Future Urban Zone

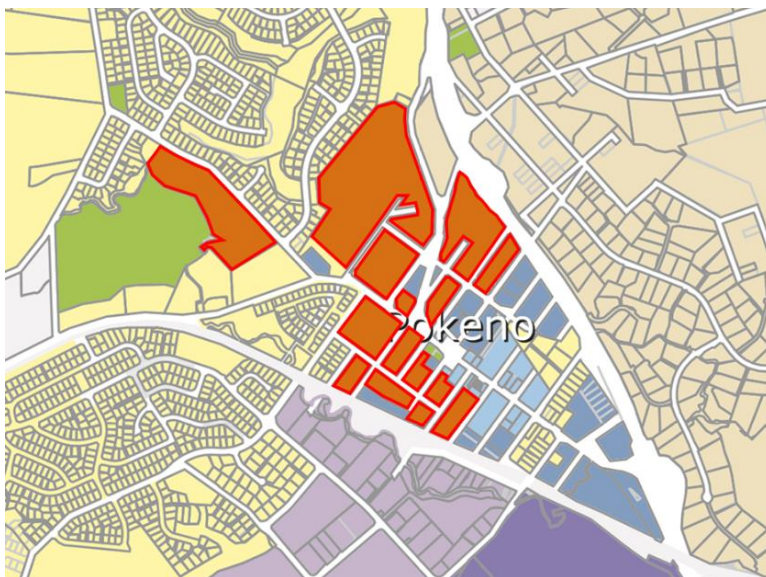


Recommendation: Rezone from Rural to Future Urban

Site: Multiple properties located to east of SH1 and south of SH2

Submitters: Thorntree Orchards Ltd [54.I Brenda and Gavin Butcher for Parkmere Farms [696.I], Cindy and Tony Young [735.I] and Pieter Van Leeuwen [754.I]

Pokeno Central – Residential Medium Density Zone



Recommendation: Rezone all areas shown in orange to Residential Medium Density

Site: Multiple properties located in central Pokeno

Submitter: Kāinga Ora [749.I54]

Pokeno Central – Business Zone

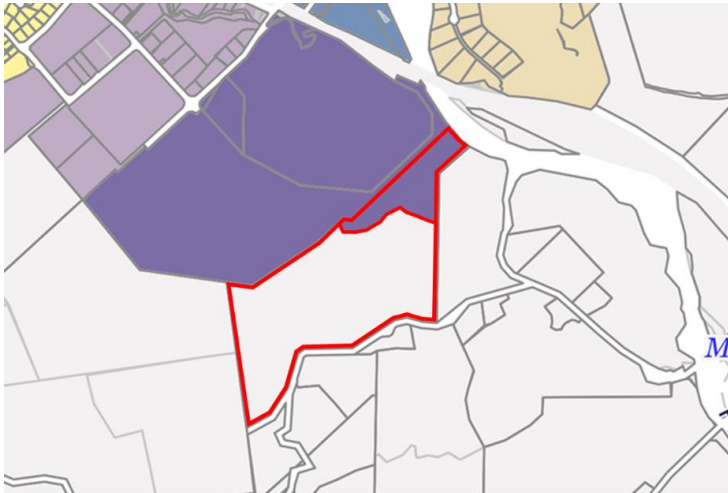


Recommendation: Rezone from Residential to Business
Site: 34 Great South Road, Pokeno
Submitter: Janet Elaine McRobbie [684.3]



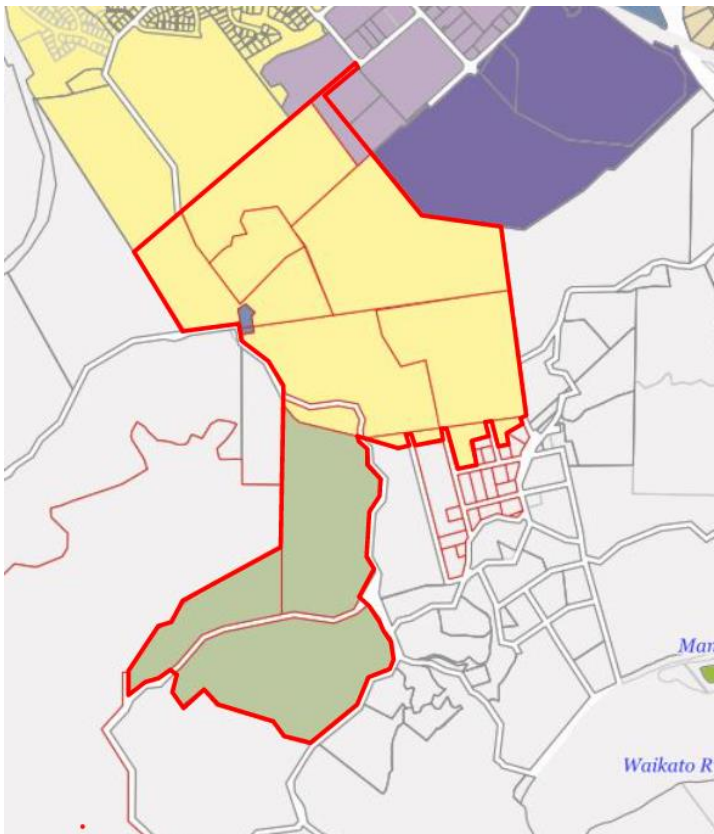
Recommendation: Rezone from Village to Business
Site: Lot 1 DP 476779
Submitter: Janet Elaine McRobbie [684.3]

Pokeno South – Industrial



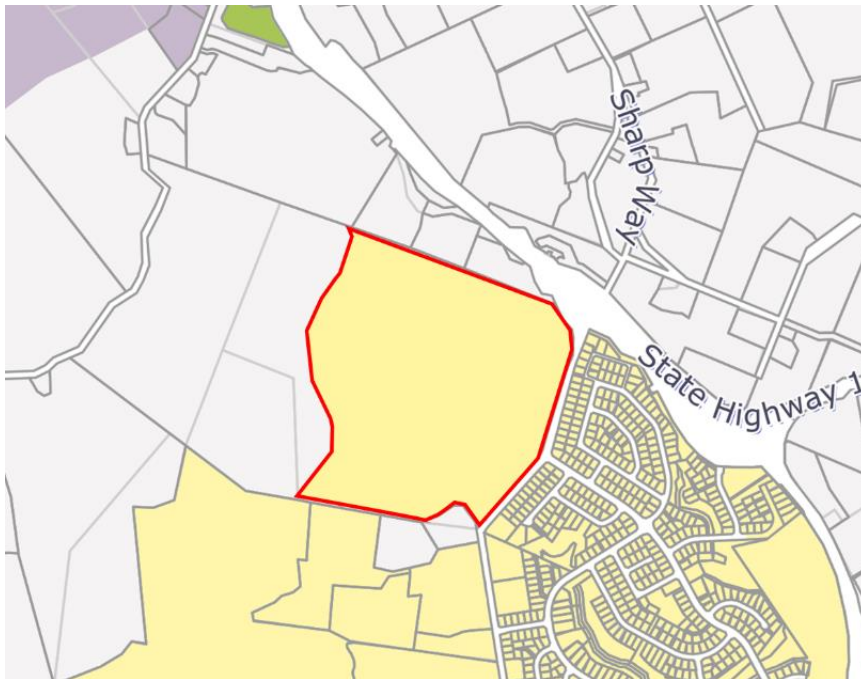
Recommendation: Rezone from small area of site from Rural to Heavy Industrial
Site: 62 Bluff Road, Pokeno
Submitter: Bill Loutit for Hynds Pipes [983.1]

Pokeno South – Mixed Zoning



Recommendation: Recommendation: Rezone sites to Residential, Industrial, Business and Country Living
Site: Multiple properties located in the south of Pokeno
Submitter: Havelock Village Limited [862.1]

Pokeno West – Residential Zoning



Recommendation: Rezone portion of site from Rural to Residential zone
Site: 203 and 205 Helenslee Road, Pokeno
Submitter: CSL Trust and Top End Properties [89.1]

Recommended Amendments to Text

Submitter: Havelock Village Limited [862]

That Policy 4.1.1 I be amended as follows:

- (a) *Pokeno is developed to ensure;*
- i. *Subdivision, land use and development of new growth areas does not compromise the potential further growth and development of the town;*
 - ii. *Walking and cycling networks are integrated with the existing urban area; and*
 - iii. *Reverse sensitivity effects from on the strategic transport infrastructure networks are avoided or minimised*
 - iv. *A range of densities and types of residential development are enabled in new subdivisions, as well as the existing urban area.*

Submitter: Havelock Village Limited [862]

- A policy that recognises the need for Havelock Village to provide a buffer area and to take measures to address reverse sensitivity issues, for example:

“Subdivision and development shall minimise the potential for reverse sensitivity effects to arise on the Havelock Precinct’s eastern boundary with Heavy and Industrial zoned land through a combination of physical separation, lot orientation, landscape treatment and building design”.

- Amend rule 16.3.9.2 Building Set back – Sensitive Land use as follows:

Any new building or alteration to an existing building for a sensitive land use must be located outside the Pokeno Industrial Buffer illustrated on the planning maps

Any new building or alteration to an existing building for a sensitive land use located outside the Pokeno Industrial Buffer but within the 40 dBLAeq noise contour illustrated in the planning maps must be designed so that internal noise levels do not exceed 25dBLAeq in all habitable rooms with ventilating windows open.

- Amend Subdivision: Havelock Village Precinct Plan Area as follows:

Council’s discretion is restricted to the following matters:

(vi) Design of earthworks (contours), lots size and orientation and landscape treatment to reduce reverse sensitivity effects on near-by Heavy Industrial zoned activities, including through limiting direct visual interaction.

(vii) Ownership and on-going management of the Environmental Protection Area identified on the eastern edge of the residential area as a ‘no-build’ area.

- Add a policy that recognises the need for Havelock Village to provide a buffer area and to take measures to address reverse sensitivity issues, for example:

“Subdivision and development shall minimise the potential for reverse sensitivity effects to arise on the Havelock Precinct’s eastern boundary with Heavy and Industrial zoned land through a combination of physical separation, lot orientation, landscape treatment and building design”.

- Amend rule 16.3.9.2 Building Set back – Sensitive Land use as follows:

P2 (a) Any new building or alteration to an existing building for a sensitive land use must be located outside the Pokeno Industrial Buffer illustrated on the planning maps

P2 (b) Any new building or alteration to an existing building for a sensitive land use located outside the Pokeno Industrial Buffer but within the noise contour line illustrated in the planning maps must be designed so that internal noise levels do not exceed 25dBLAeq in all habitable rooms with ventilating windows open.

- Amend Subdivision: Havelock Village Precinct Plan Area as follows:

Council’s discretion is restricted to the following matters:

(v) Potential effects on the safe and efficient operation of:

(i) Bluff and Pioneer Roads, including where these intersect with SH1 from roading connections with Cole Road

(ii) Yashili Drive and McDonald Road, including in relation to safe walking and cycling

(vi) Design of earthworks (contours), lots size and orientation and landscape treatment to reduce reverse sensitivity effects on near-by Heavy Industrial zoned activities.

(vii) Ownership and on-going management of the Environmental Protection Area identified on the eastern edge of the residential area.