# BEFORE THE WAIKATO INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991 (Act)

**AND** 

IN THE MATTER Hearing 25: Zone Extents for the Proposed District

Plan (the 'PDP')

# Statement of Primary Evidence of Anthony David Vile on behalf of Thorntree Orchards, Cindy and Tony Young and Parkmere Farms

(Urban Design)

Dated 17 February 2021

Jeremy Brabant

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### Introduction

- My full name is Anthony David Vile. I am an Urban designer with a background in Architecture. I hold a Bachelor of Architecture Studies (1997) from Auckland University and a Bachelor of Architecture Prof. (2000)<sup>1</sup> from Pratt Institute New York, New York. I am a member of the New Zealand Institute of Architects and the NZ Urban Design Forum.
- I have 20 years of experience as a practising Architectural and Urban Designer; 15 years of those in New Zealand. I have experience in urban land development master planning of greenfield and brownfield sites, town centre master-planning, residential architectural design, and multi-unit residential design at a range of scales. I have worked in local government as an urban designer at a strategic level and in a design review role. I have taught architectural design and urbanism at Auckland University as a professional teaching fellow as well as fulfilling a similar role at Unitec. My role with Harrison Grierson is leading urban design and master planning projects and managing the integration of multi-disciplinary inputs into land development projects, most notably in the Bay of Plenty, Waikato District, and the Auckland Region.
- 3. My evidence is being prepared on behalf of the following three submitters:
  - Thorntree Orchards (Submitter Reference 54, Further Submission Reference 1054)
  - ii. Cindy and Tony Young (Submitter Reference 735, Further Submission Reference 1221)
  - iii. Parkmere Farms (Submitter Reference 696, Further Submission Reference 1283)
- 4. A summary of the relevant submissions lodged and a description of the area for which rezoning is sought (Pokeno East) is set out in the evidence of Mr Grala. To avoid repetition, I adopt Mr Grala's evidence in that regard.
- I have visited the site and surrounds on two occasions, on Wednesday 7<sup>th</sup>
   October 2020 and Thursday 14<sup>th</sup> January 2021. Being Auckland based I am

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<sup>&</sup>lt;sup>1</sup> Equates to the current 3 year + 2 year post graduate March Prof. Masters Degree,

generally aware of the site and context of the surrounding landscape.

6. I record that I have read and agree to abide by the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2014. This evidence is within my area of expertise, except where I state that I rely upon the evidence of other expert witness as presented to this hearing. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

## **Scope of Evidence**

7. My statement of evidence is to be read in conjunction with Pokeno East Indicative Masterplan (PEIM) - attached as **Appendix 1**. The PEIM forms the basis on which my statement of evidence has been prepared and is referenced throughout this statement.

# 8. My statement will provide:

- A summary of the methodology used for evaluation and consideration of the suitability of the site for future urbanisation.
- ii. A summary of the site and its context.
- iii. An overview of the general principles used to guide urban expansion and urbanisation.
- iv. The key findings from the site and contextual analysis I have completed; and
- v. The design principles and approach that I adopted in developing an indicative masterplan for the site.
- I have utilised what I consider to be a best practice methodology for consideration of Pokeno East as suitable for urbanisation and future development.
- 10. The methodology is based on rigorous analysis of Pokeno East's physical features, and its geographical and cultural context. From this "place research" I have established an understanding of the topographic and physical constraints of Pokeno East, as well as relevant statutory, cultural, and technical considerations.

- Analysis has identified constraints but also opportunities considered as enabling for future urban development and quality-built environment and urban design outcomes.
- 12. Design principles have been applied to Pokeno East through the lens of identified opportunities and constraints enabling an indicative masterplan as a "test" of development potential and a possible guide to future development.

### Pokeno East in Context

- 13. The following description of Pokeno East should be read with reference to the site context plans and photographs contained at pages 5-17 of Appendix 1.
- 14. Pokeno East² is located at the northern reaches of the Waikato District and just beyond the southern extent of Auckland. It lies at the southern edge of the Bombay Hills at the junction of State Highway 1 (SH1) and State Highway 2 (SH2) transportation corridors. It is approximately 52 km to Auckland CBD, 69km to Hamilton CBD, 18km to Pukekohe and 2 km from Pokeno town centre.
- 15. My research on the history of the area highlights Pokeno township was established in the 1860s as a southern outpost of colonial Auckland. At the time it was the most southern extent of Great South Road. The Mangatawhiri Creek to the south of Pokeno East had formed the boundary between the Auckland and Waikato regions; the crossing of which by colonial forces had triggered the Waikato land wars. Land to the south is largely swamp which has been subsequently drained for agricultural purposes.
- 16. Pokeno has experienced significant and rapid growth over the last 10 years with new residential development located west of SH1, in the area known as Pokeno Village Estate. The development consists primarily of detached single-storey housing creating a new supply of housing within a 1-hour drive from Auckland Central and a similar length drive from Hamilton. Storm water reserves in the valleys form a network of reserves throughout. Development and subdivision are ongoing, with extensive earthworks currently in progress.
- 17. Additional development in the area includes Yashili New Zealand Dairy Factory,

<sup>&</sup>lt;sup>2</sup> The extent of the site is depicted by the red boundary line on Page 4 of Appendix 1

Synlait Milk, and Hynds Concrete pipe manufacturing facility. A supermarket is currently being developed in Pokeno Town Centre to service the growing residential population as well as the wider rural catchment.

- 18. Pokeno East is zoned rural in both the Operative District Plan and the notified version of the Proposed District Plan. Pokeno East exhibits and maintains a generally rural character, with lifestyle properties making up most of the land use with a mixture of single-storey standalone houses and rural utility buildings scattered across the site.
- 19. Planted shelterbelts, remnant agricultural utility buildings, and fencing contribute to the rural character. Buildings are generally set back from the road with established gardens providing screening.
- 20. A kiwi fruit orchard had been operating at 66 Avon Road until recently with necessary support sheds and windbreaks. The vines have been recently uprooted due to unavailability of water resources. The land has subsequently been replanted with sunflowers.
- 21. Pokeno East is generally flat with a stream bisecting the site in a north-south direction in the western quarter with areas of steep slopes adjacent to the stream. Ponds are present in the base of the stream at a number of locations with associated wetlands.
- 22. The entry point for the stream is the north-west corner of the site where it crosses under SH2 via a culvert. The exit point is the low point of Avon Road via another culvert running parallel to Gulland Road continuing its course to the wetlands to the south.
- 23. To the north of Avon Road the site is roughly triangular in shape. The northern boundary is formed by SH2, while the western boundary aligns with SH1. SH1 forms a physical barrier between Pokeno East and the existing Pokeno development to the west. South of Avon Road the boundary is formed by existing cadastral boundaries including a boundary to Pokeno Domain in the east.
- 24. Access to Pokeno East from Pokeno Town centre is via Pokeno Road, Great South Rd, Dean Road to Fraser and Avon roads. Great South Road travels

- under SH1 from the eastern extent of Dean Road.
- 25. The nature of the existing "rural" roads within Pokeno East neither encourage walking nor cycling (although as identified by Mr Black, traffic volumes within Pokeno East are low). Speed limits are 100km/hr. There are limited formed footpaths.
- 26. Walking distance to Pokeno town centre from Pokeno East is approximately 2km and using Walkscore.com and google maps to analysis walking time, it is an approximately 20min journey. Cycling is approximately an 8 minute journey and by car it's a 3 minute journey.
- 27. Avon Road forms the primary access road to Pokeno East, both to the North and South. It follows the general topography of Pokeno East with a low point where the stream is culverted adjacent Gulland Road. Gulland Road extends to the south-east for a short distance. A paper road exists, but no direct connection between Gulland and Gulland Road East has been formed likely due to challenging topography.
- 28. Analysis of views to and from Pokeno East are discussed in the evidence of Ms Jack in the context of her landscape analysis. In brief, views from Pokeno East to the north include Mt William, Hunua Ranges, and a general rural landscape. To the west views to suburban Pokeno open through vegetation across SH1 allowing visual connection to Pokeno Village Estate. Western views are particularly apparent adjacent the cemetery at the Avon Road and Fraser Road intersection. To the south side of Avon Road, a pastoral landscape is visible with houses and rural utility buildings dotted in the landscape.
- 29. Views to Pokeno East are confined to points on the surrounding road network especially heading south on SH1. Views to Pokeno East from elevation on SH1 are focused into the north-west quadrant of the site.
- 30. Pokeno East is bisected by national grid power lines towards its western boundary adjacent and parallel to the stream. Three pylons sit within Pokeno East approximately 300m apart. The National Grid Yard and the National Grid Corridor designations run through the site creating a large area of building restrictions.

31. Historically there is recorded habitation in the Pokeno East vicinity with a Ngati Tamaho Village recorded at the Avon Road intersection with Fraser Road. The village has been recorded as being abandoned in 1863 coincident with the start of the Waikato wars.<sup>3</sup>

32. A heritage church building, and cemetery now exist at the Avon Road and Fraser Road intersection. Graves in the cemetery date back to the late 1800's. A second heritage-listed church building St Mary on the Hill<sup>4</sup> exists at the eastern edge of Pokeno East adjacent to the Pokeno Domain.

33. The eastern corner of Pokeno East adjacent St Marys on the Hill on the north side of Avon Road contains the highest concentration of buildings currently on the site. It is assumed this is related to St Marys parish occupation and is convenient to Pokeno Domain.

34. The heritage church buildings create landmark gateway opportunities when entering Pokeno East and Avon Road from Pokeno West and also from SH2 in the east.

35. The Pokeno Domain attracts visitors from the wider Pokeno area. It is the only local off-lead dog exercise space in Pokeno. There are tennis courts, a public restroom and a community hall in the public Domain. A mature stand of oaks along with the neighbouring St Mary on the Hill Church building invokes a special character the retention of which should be considered in any future urbanisation.

### General urban design principles applied to site assessment

36. Beyond any statutory planning or infrastructure requirements, in my view there are a number of key urban design principles that can be used to inform whether an area is suitable for being developed for urban use. They are:

37. **Context** – ensuring any development is considerate of the existing and planned urban form while being cognizant of any potential conflicts.

Is urbanisation possible within context?

<sup>3</sup> http://www.queensredoubt.co.nz/main.cfm?id=2#5

<sup>4</sup> St Marys on the Hill, Built 1900

38. Connection – ensuring connections between centres and neighbourhoods prioritise a multi- modal transportation shift as well connection as to existing and planned networks of infrastructure, open space, social infrastructure amenities and transportation.

Does urbanisation enable connection and network enhancement?

39. **Character**- ensuring the unique identity of place including land from and landscape character are maintained and enhanced

Can urbanisation enhance the character of place?

40. **Site suitability** – ensuring the land is suitable for development including favourable topography, avoidance of natural hazards, contamination, or areas of ecological and cultural sensitivity.

Will urbanisation occur in the right place, can it enhance and maintain landscape character, as well as historic and cultural values?

41. **Sustainability** – ensures resources are managed carefully through environmentally responsive and sustainable design solutions.

Will urbanisation protect resources and ecological systems for future generations?

It is noted the general principles applied and methodology utilised in development of an indicative masterplan are aligned and in accordance with elements included in the Waikato district plan policy 1.4 pertaining to structure plans.

### Site analysis

- 42. Site analysis has been undertaken as the basis of a master planning strategy. This "place research" has indicated critical elements for consideration in the masterplan. These are identified as both constraints and opportunities while incorporating natural and physical features of Pokeno East as well as high-level urban design considerations.
- 43. The following points should be read in reference to pages 19-21 of Appendix

- 1, Pokeno East Indicative Masterplan.
- 44. Key aspects of Pokeno East for consideration include:
  - The division of the site into east west portions relative to the stream valley and National Grid Corridor axis.
  - The gradients of the site relative to suitability for development.
  - The state highways as northern and western site boundaries with hard boundaries.
  - Good connectivity to state highways.
  - Avon Road as primary access and connector road to Pokeno West.
  - The solar orientation of the site relative to the Avon Road axis and potential access points to new development.
  - The potential of heritage buildings to provide gateway and character elements.
  - The ongoing use of St Mary's on the hill as a parish and community hub and centre.
  - The location and use of Pokeno Domain by the wider Pokeno community including off lead dog walking, tennis courts and community hall.
  - Existing mature trees as character defining site features.
  - Possible landscape buffer areas adjacent highways and managed transitions to rural zones.
  - Location of development relative to environmental considerations including solar orientation and prevailing winds.
- 45. My analysis has identified development constraints within Pokeno East but also opportunities that can enable future urban development that achieves good urban design outcomes and a high quality-built environment.
- 46. I have highlighted what I consider to be potential constraints to any

development of Pokeno East as the following:

- The stream pathway bisecting the site and assumed 20m margins required based on confirmation as a permanent stream.
- Identified existing wetlands and sensitivity of development of any wetland areas in accordance with NPS Fresh Water Management 2020.
- Steep slopes (> 1:5) within and adjacent to stream margins.
- Potential for elevated noise levels from state highways.
- The national grid pylons and extent of no build yard.
- Generally, vehicle access is limited to Avon Road.
- Access to and from SH2 is limited.
- Limited connection east-west across SH1 to other Pokeno developments.
- The presence of and value of high-quality soils. Soil Classification is Class
   1A (soils of high actual or potential value for food production0).
- Protection of the designated heritage buildings on site.
- Potential Iwi Claims or interests on the site if any.
- Any possibility of archaeological findings encountered through the development of the site.
- 47. I have highlighted the opportunity for any development of Pokeno East to achieve the following:
  - Creation of a strong sense of place with a unique identity and character enhancing existing landscape features.
  - The extension of existing urban development areas allowing general population growth to occur in line with strategic direction in regional planning documents addressed in the evidence of Mr Grala.
  - Enhancements to accessibility connectivity and walkability for the wider

community including road, pedestrian bike lane provisions and enhancements.

- Possible pedestrian connection through stream valley walking track enabling greater intra site connectivity.
- Possible future pedestrian and cycle connection across SH1 to Springburn
   Place.
- Providing better and increased connections to open space and reserves networks including better access to Pokeno Domain.
- Restoration and enhancement of the natural environment through revegetation and enhancement of site ecologies.
- Utilisation of ecological corridors as amenity creating space and character-defining elements of the place.
- Working with the topography to minimise the scale of earthworks required in any development.
- Creation of a village hub with a community focus within proximity to St Mary's church and the Pokeno Domain and associated social and recreational facilities.
- Utilisation of a street pattern with a high percentage of lots with the potential for northern orientation.
- Providing increases in diversity and choices for the local residential market as well as potential community /commercial opportunities at the village centre.
- Retention of heritage buildings while highlighting cultural narratives creating an opportunity for a strong and distinctive local place identity and character.

# **Key Principles**

48. With consideration of the above place research; context analysis; opportunities and constraints I have identified some key principles as

guidelines for development of a Pokeno East indicative masterplan:

- Future development is considered with respect to ecological and landscape features as well as the positive amenity characteristics of each.
- Promote a village/rural hybrid character through the retention of mature trees and enhancement of site features and unique characteristics.
- Create a clear but flexible "urban" structure that can evolve over time to enable various development typologies and meet future market demand.
- Protect sites from inclement weather and potential adverse environmental conditions while opening to northern orientation.
- Utilise buffer zones adjacent highways and transitions to existing rural zoned land.
- Create physical and visual links to the wider landscape.
- Utilise site-specific character features to create a unique place.
- Create and enhance good connections and within the site and between adjacent neighbourhoods, in particular Pokeno West and Pokeno Town centre.
- 49. From the key principles above key design moves are proposed as below:

### Site Move 1: Community village Hub

50. A village centre is proposed adjacent St Marys on the hill as a community hub with good access to community facilities in Pokeno Domain and potential local neighbourhood store or cafe opportunities.

# Site Move 2: Distribution of Density

- 51. Site density is distributed relative to the distance from the highway boundaries and proximity to the proposed village centre clustered adjacent St Mary on the Hill church and the Pokeno Domain.
- 52. Development is located to minimise the number of lots on the edges with potential exposure to the state highways.

53. Development is sensitive to transition to rural zone.

### Site Move 3: Urban Structure

54. Provide an urban structure with primary access relative to the grids generated by site boundaries and surrounding infrastructure:

Avon Road provides primary grid axis east-west.

 Development blocks that utilise 60m depth to enable flexibility in subdivision are generally proposed.

Rear lots are to be avoided.

### Site Move 4: Movement and Street Pattern

55. Utilise Avon Road for primary access from the west, Pokeno Town and east. Avon Road could be reconsidered as a local road but with some retention of rural feel and existing character through the retention of existing mature oaks, provision of swales, separated cycle pedestrian shared path.

56. The grid geometries generated give rise to a strong and legible street pattern, with a primary feeder perpendicular to Avon Road located coincident with the existing access to the former kiwi fruit orchard. Primary access on north-west and south-east axis enables secondary access parallel to Avon Road with lots achieving good orientation relative to north.

### Site move 5: Open Space Reserve Edge Road

57. A reserve edge road parallel to the stream provides an organic edge to the neighbourhood enabling connection to nature, amenity and recreational opportunities via a shared cycling and walking paths. Pedestrian connection via small scale bridging to the western portion of Pokeno East is also possible.

58. It is noted the location of the reserve edge is based on high level slope analysis as indicative only.

# **Indicative Masterplan**

Reference page 26 Appendix 1

- 59. Based on my research and understanding of Pokeno East site context and opportunities, I have produced an indicative masterplan that illustrates the potential and possibility of Pokeno East for urbanisation and development over time.
- 60. I note the masterplan illustrates one possible outcome based on assumptions around future demand that offers a point of difference based on unique characteristics of place. Critical to that will be the maintenance of a semblance of the rural character of the area with attention to the design treatment of the public realm, streets and landscape, whilst achieving a residential outcome which meets strategic growth goals.
- 61. I have assumed sites closer to what is identified as St. Mary's Village Hub have the potential to support smaller lots while maintaining detached dwellings as the predominant building type.
- 62. I consider Avon Road as the primary access road into the neighbourhood to have been reconsidered as 50km/hr street, have large scale trees, and separated cycle and walking paths connecting to a wider Pokeno network.
- 63. Local "internal' roads are to be considered as slowed and shared space negating the need for separated cycle infrastructure.
- 64. Low impact urban design principals are promoted to manage stormwater while contributing to a feeling of rural landscape amenity.
- 65. Tree planting and revegetation will be critical to the development of place character over time.
- 66. It is noted the scale of the development lots proposed generally at 30m in depth can scale in width to suit multiple typologies and lifestyle choices. In the St Mary's square area there is the ability to accommodate lanes and /or mews enabling rear loaded lots and possibility of a compact village character.
- 67. There is potential for an overlay of a historical and cultural narrative in any proposed development; therefore, I would encourage that to be considered in any future master planning as well as preparation of design guidelines in order development occurs in a prescribed fashion while adhering to identified key principles.

### Conclusion

- 68. I can conclude from the extent of my analysis that Pokeno East is suitable for urbanisation and future development.
- 69. I note with reference to the evidence of Mr Grala that the Future Urban Zone (as the provisions are proposed) does not of itself enable urban development. Accordingly, I assess urban design matters in the context of a residential zone, which is the ultimate outcome sought for Pokeno East.
- 70. I consider the site presents an opportunity to establish a residential "village "neighbourhood focused on St Mary on the Hill church, Pokeno Domain, and the existing social infrastructure in the area.
- 71. For urbanisation and development to be successful appropriate upgrades to infrastructure including the existing roading network with additional footpath and cycleway provision to Pokeno Town Centre will be required.
- 72. The potential for neighbourhood amenity via integration of onsite stream ecology and revegetation as well as low impact urban design principles contribute to the potential development of the site.
- 73. Building location, architectural treatment and site design guidelines have the potential to further make Pokeno East a natural extension of the existing urban environment of Pokeno West while creating a gentle transition to the surrounding rural area.

\_\_\_\_\_

**Anthony Vile** 

Dated 17<sup>th</sup> February 2021





PROJECT NAME PROPOSED WAIKATO DISTRICT PLAN – EVIDENCE PREPARATION

PROJECT NO. 1020-148082-01

**DOCUMENT** POKENO EAST INDICATIVE MASTERPLAN

DATE OF ISSUE 17 FEBRUARY 2021

STATUS FINAL

ORIGINATORS -

VIONA BASOTA - GRADUATE URBAN DESIGNER

REVIEWED

ANTHONY VILE - URBAN DESIGN TECHNICAL LEAD

APPROVED FOR ISSUE

ANTHONY VILE - URBAN DESIGN TECHNICAL LEAD

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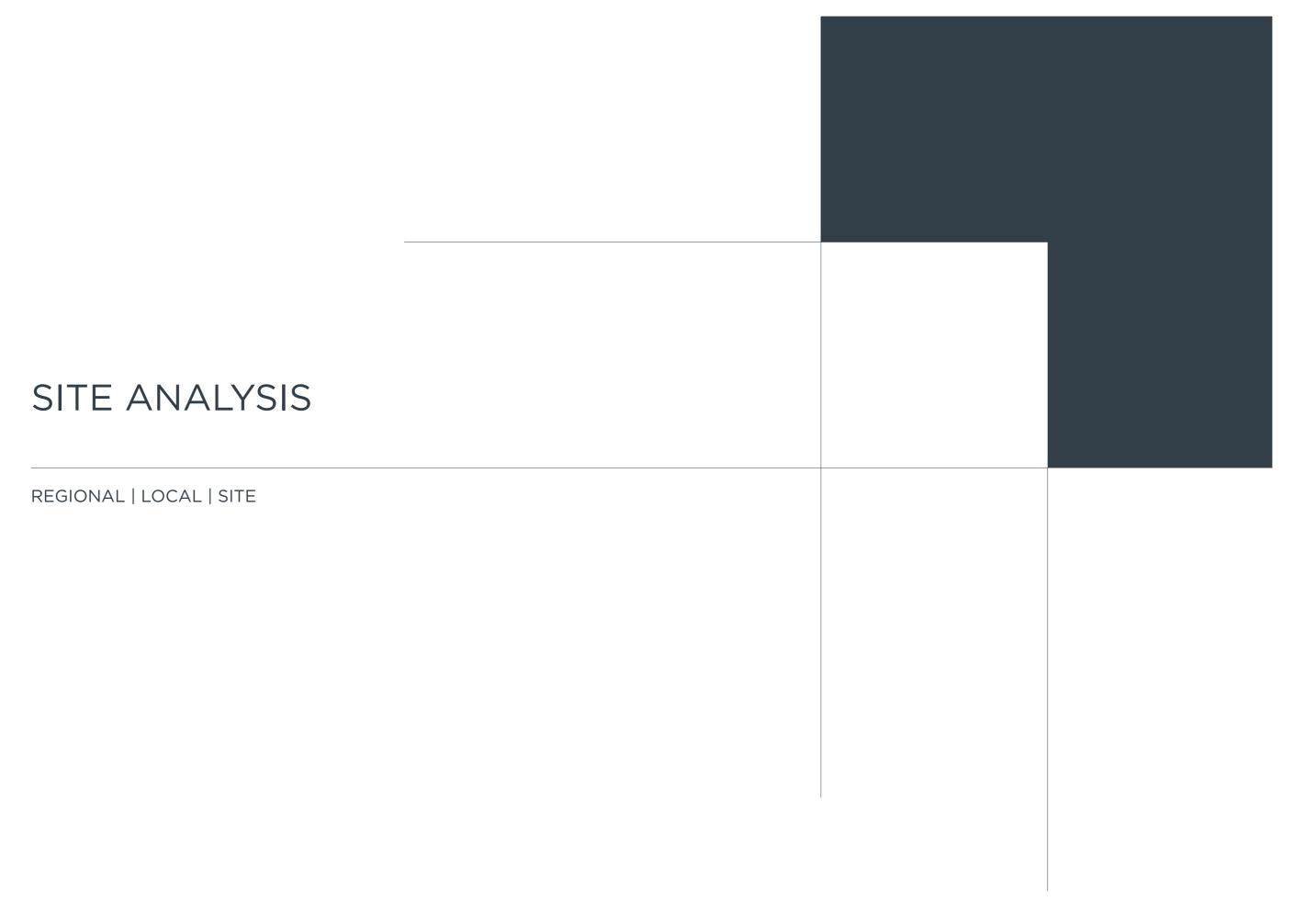
POKENO

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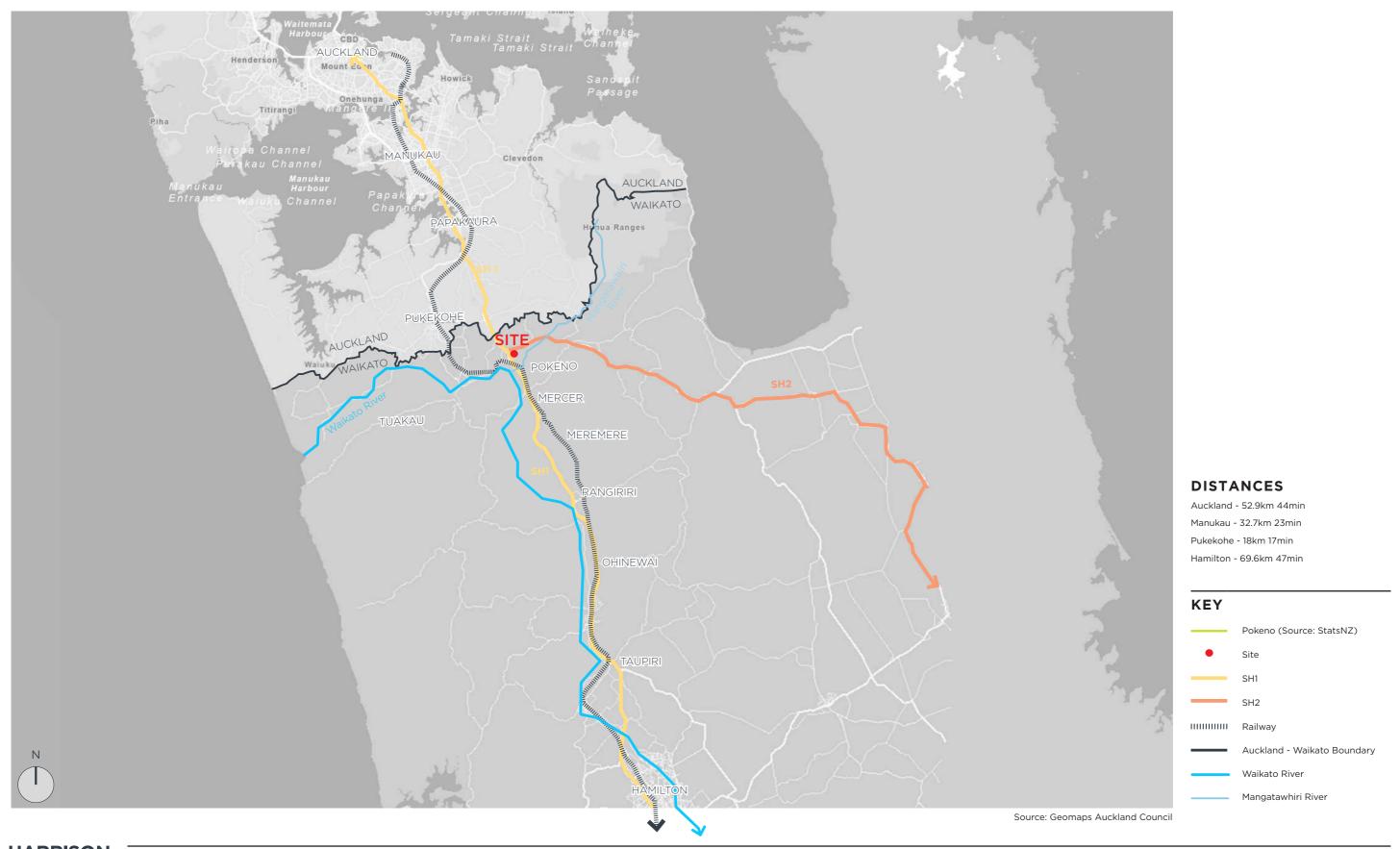
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2.0	MAS 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 2.10	Constraints Site Concept Site Distribution of Density Site Concept Urban Structure Possible Movement & Street Pattern	19 20 21 22 23 24 25 26 27 28 29



D21 POKENO 1020-148082-01

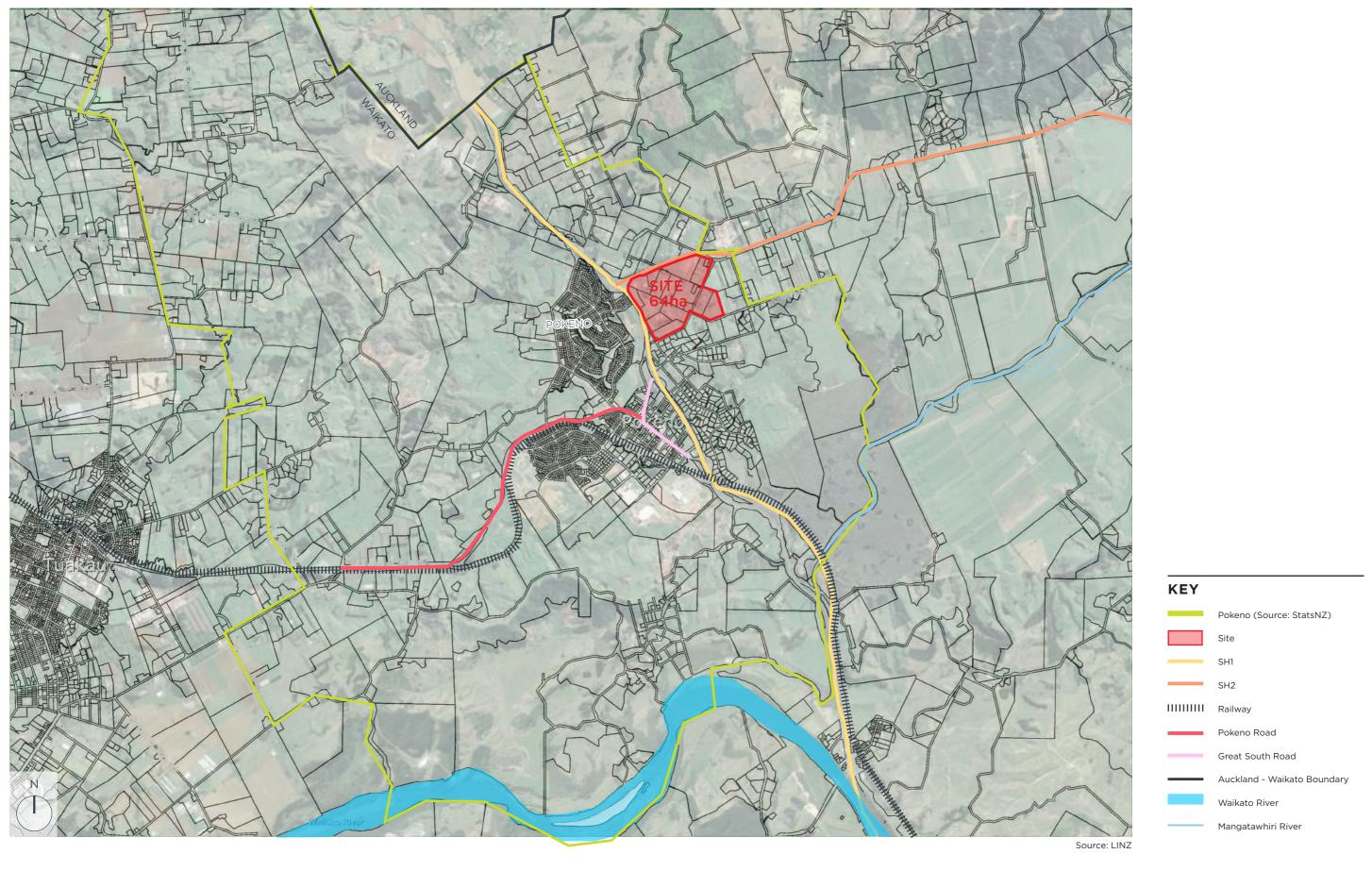


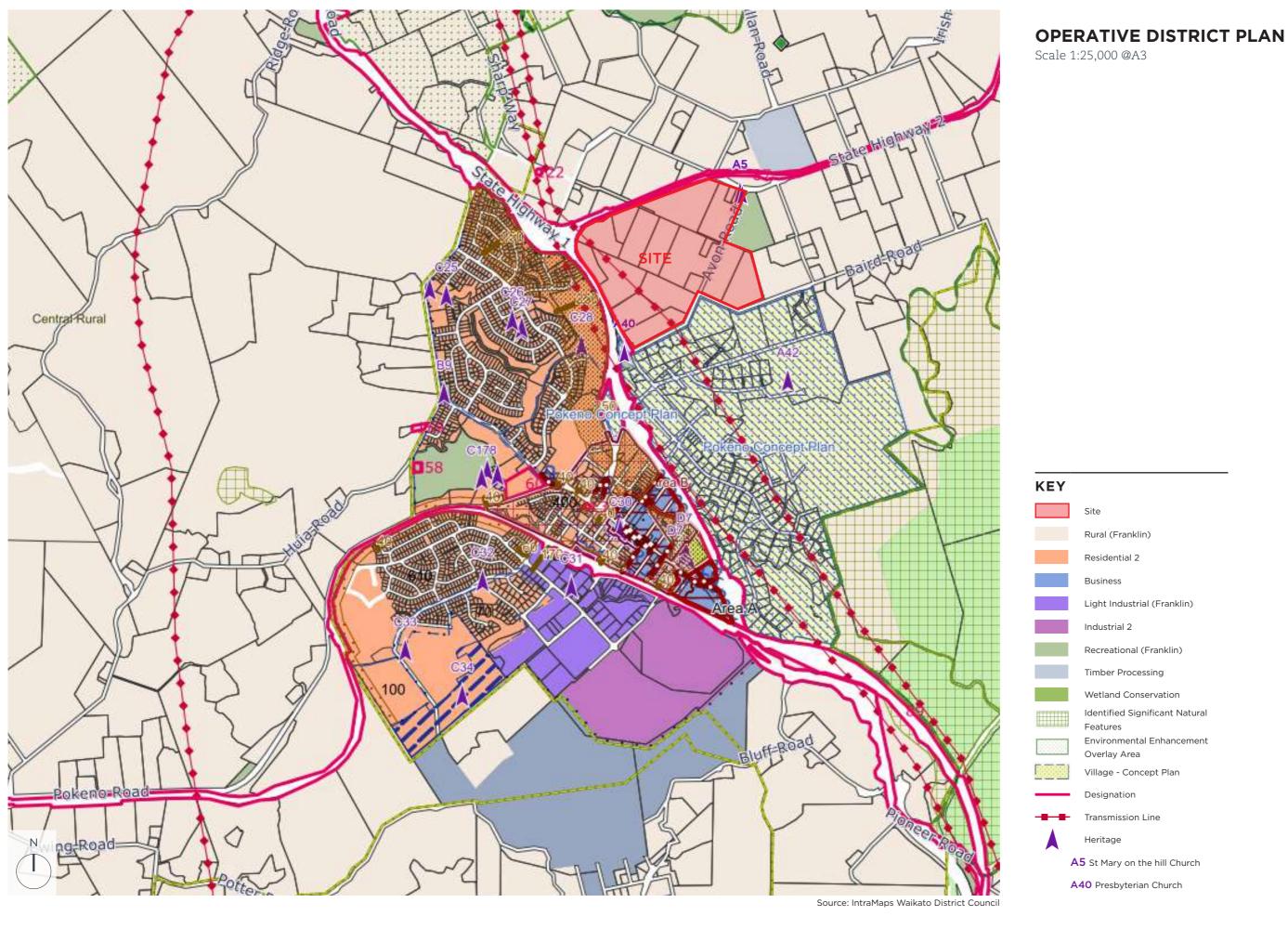


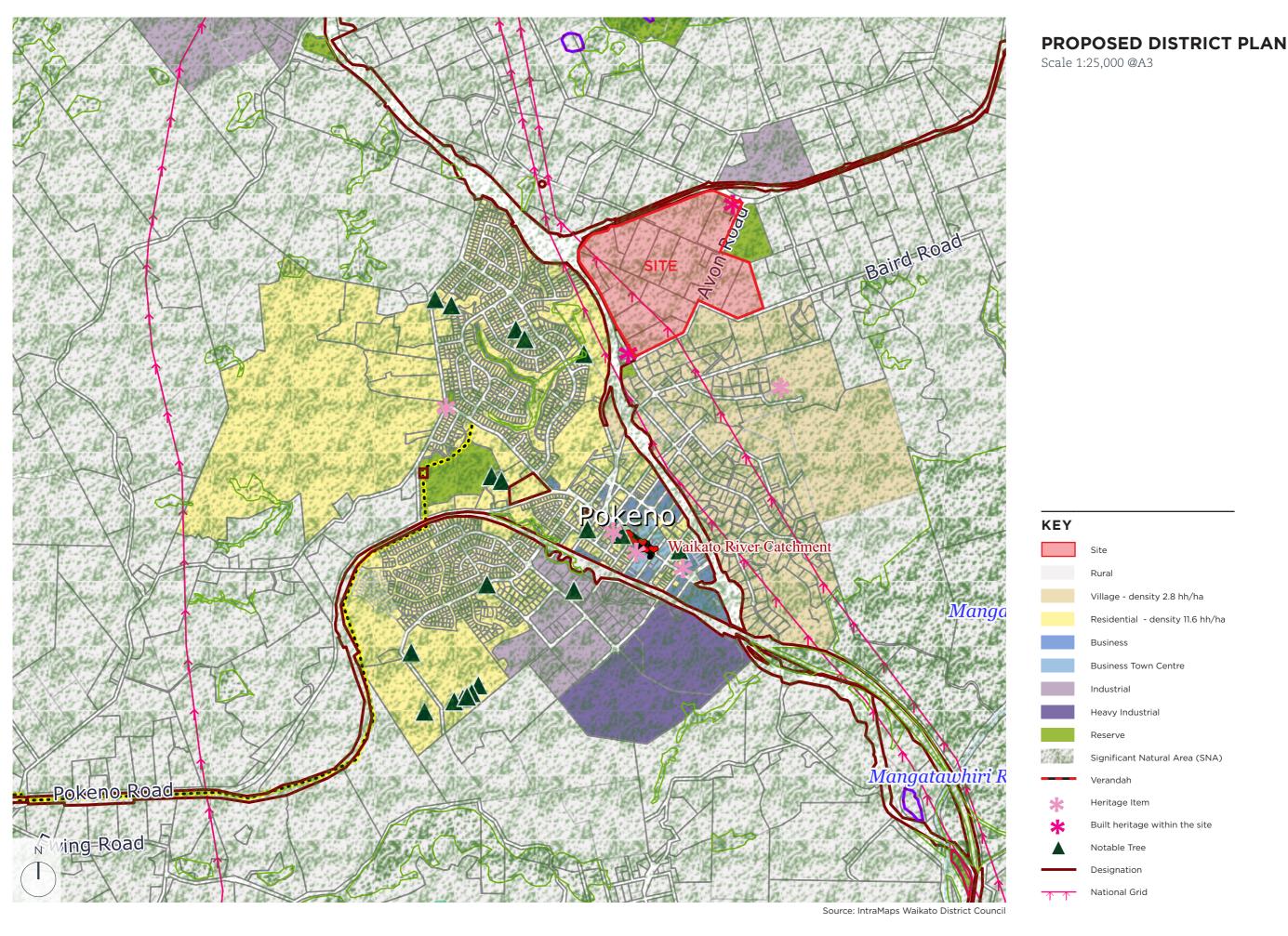


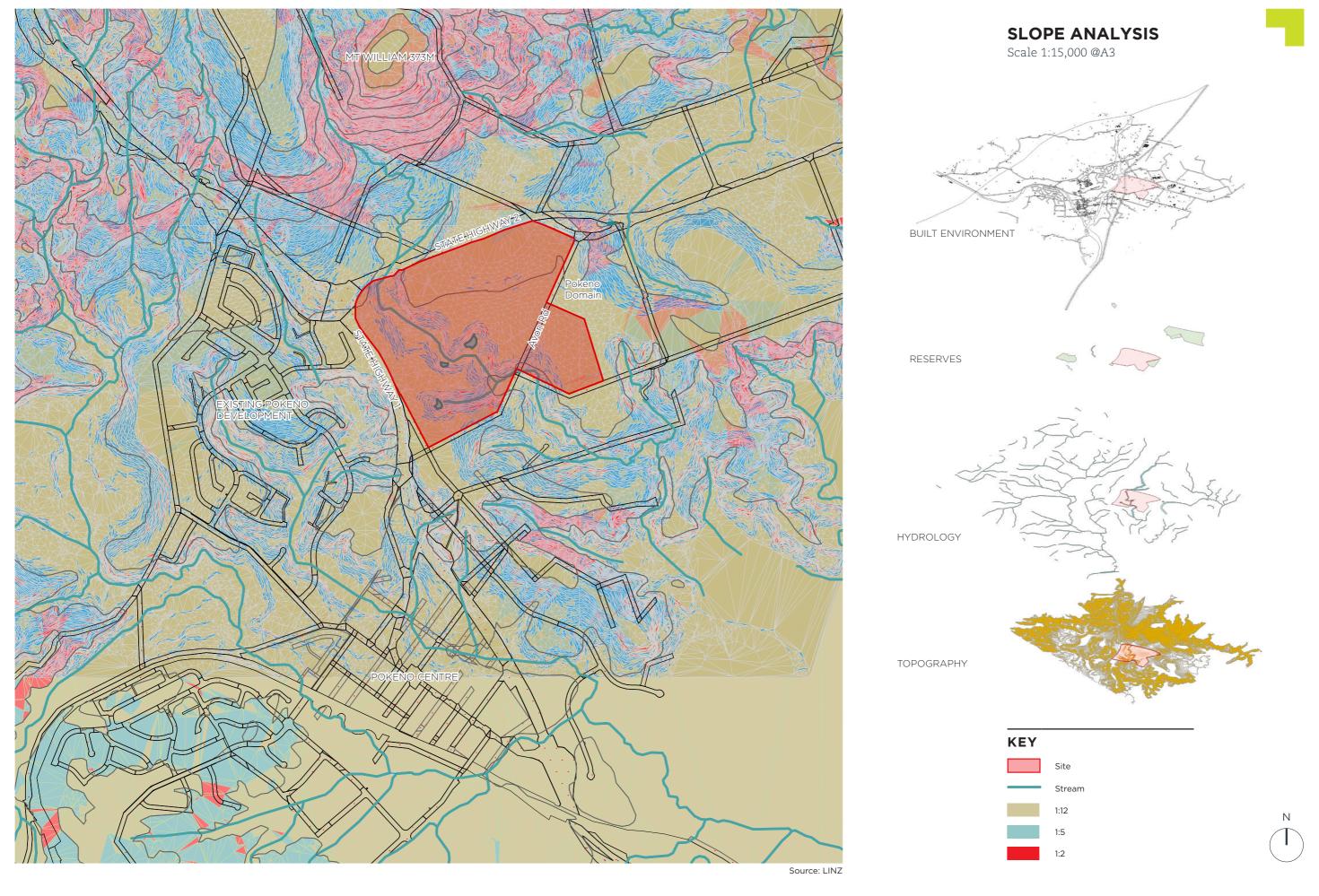
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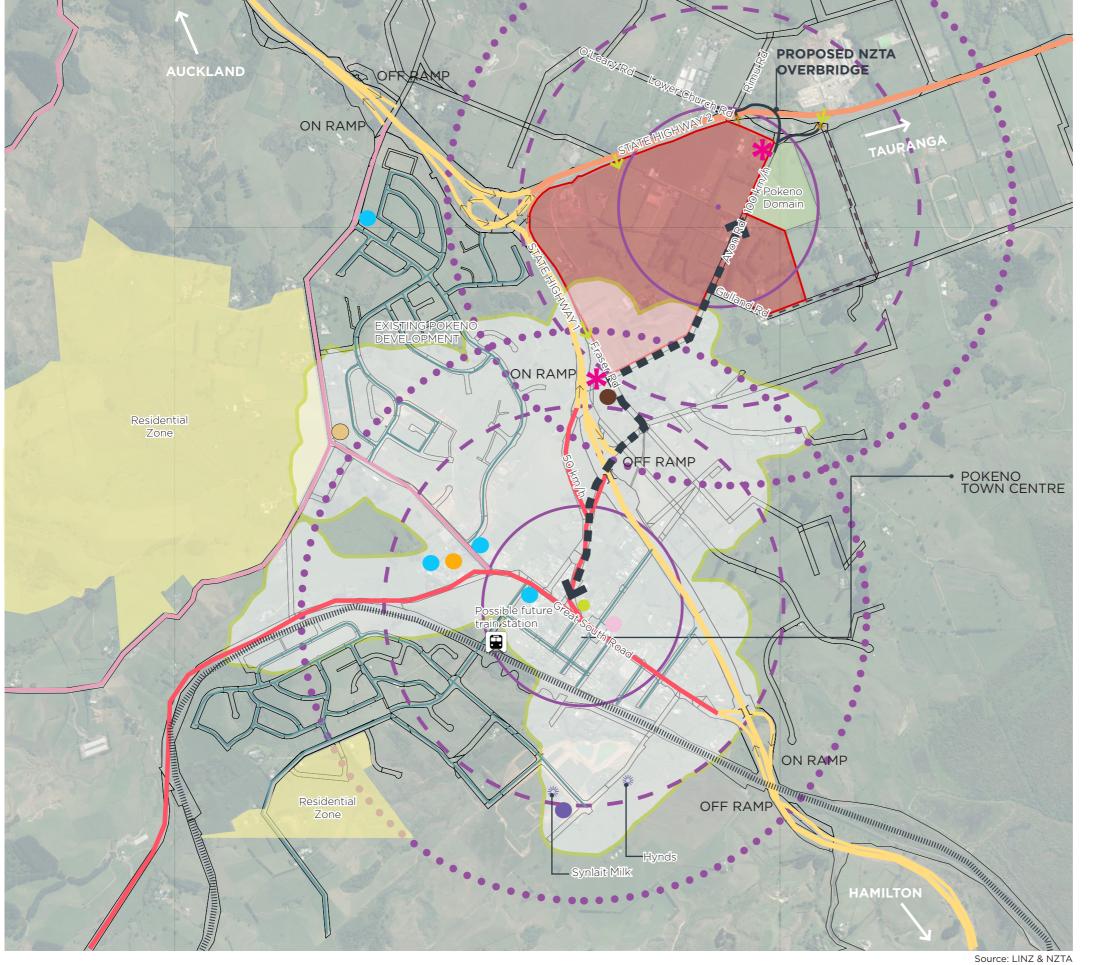












# ROAD HIERARCHY & CONNECTIVITY

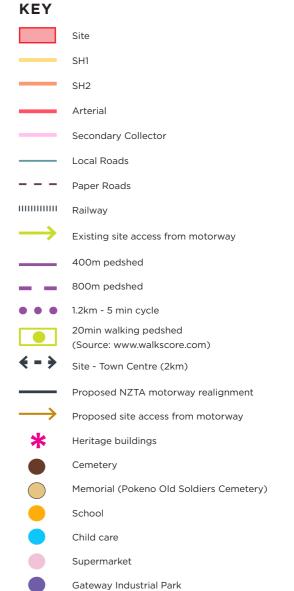


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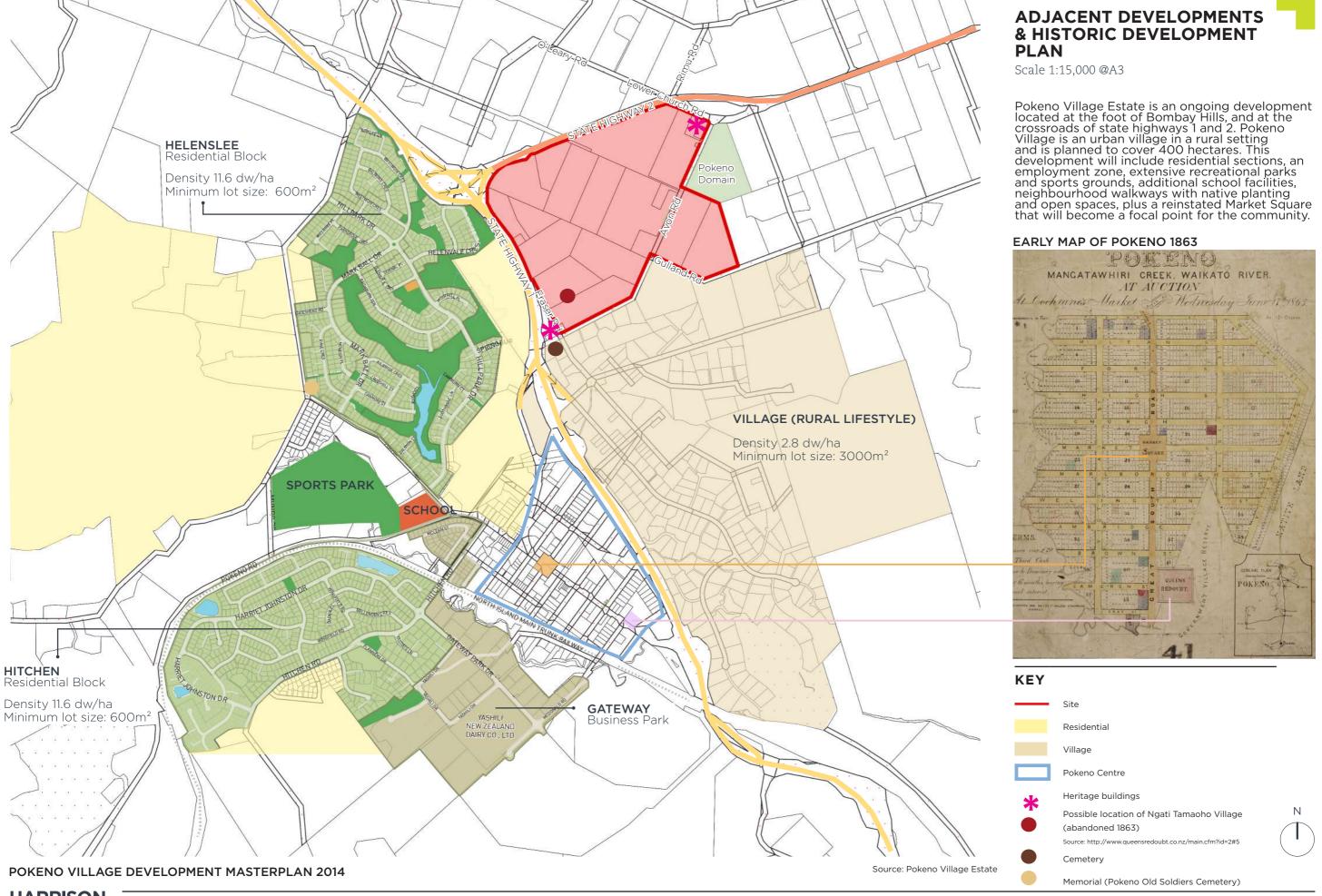
The site is bound by state highway 1 to the west and stage highway 2 to the north which provide a heavy traffic route with 90km speed limit.



# PROPOSED NZTA REALIGNMENT CONCEPT 2018

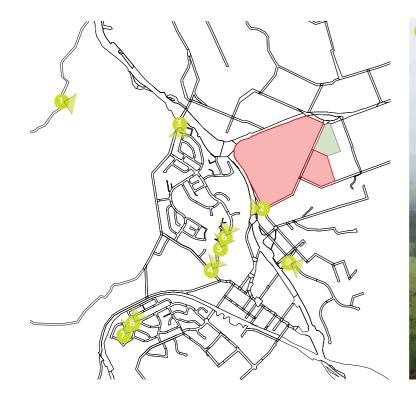


POKENO 1020-148082-01



# ADJACENT RESIDENTIAL DEVELOPMENTS







THE VIEW SOUTH-WAST FROM 537 RIDGE ROAD



POKENO VILLAGE DEVELOPMENT



POKENO VILLAGE DEVELOPMENT



HILLPARK DRIVE



HILLPARK DRIVE

POKENO 1020-148082-01



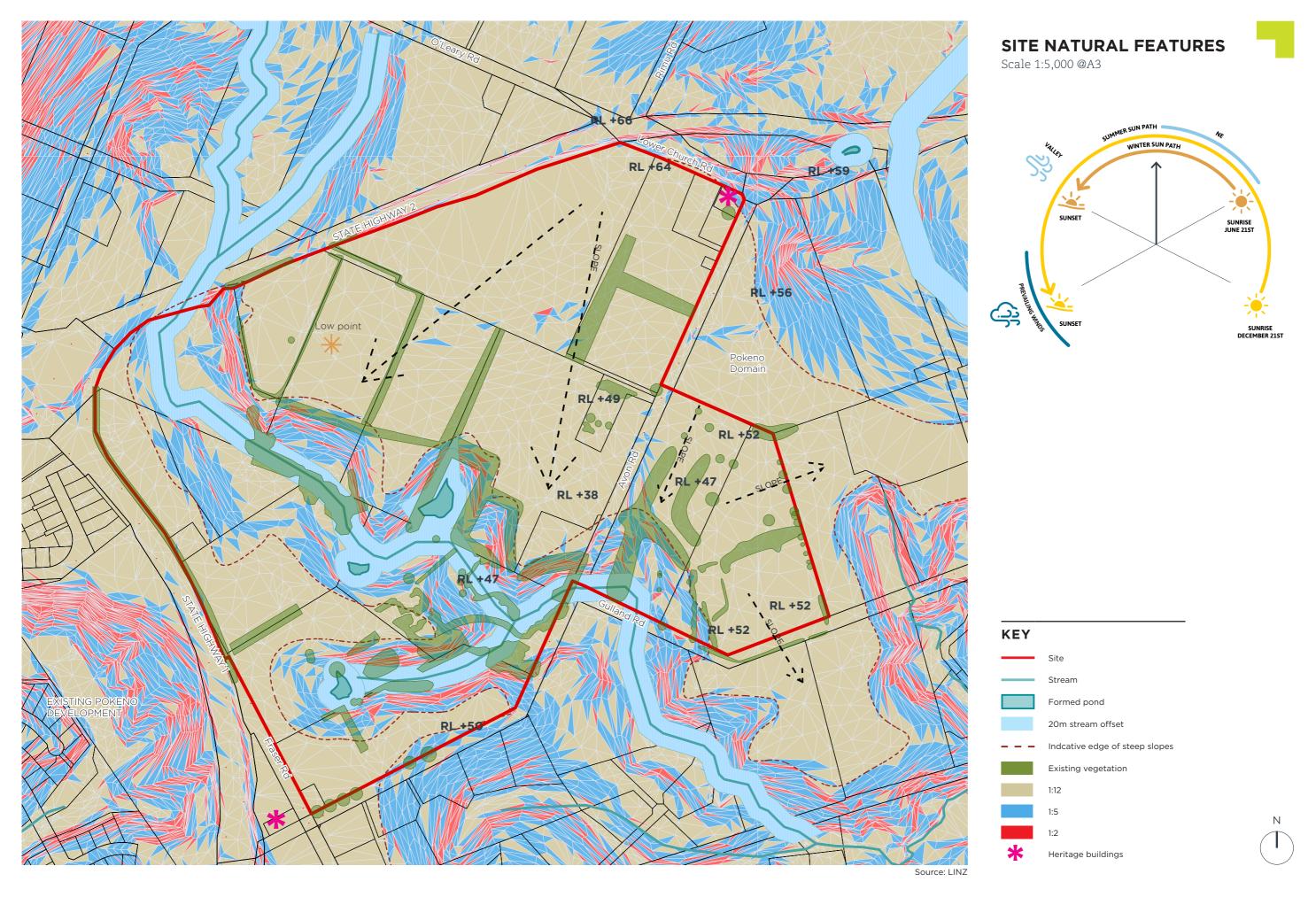




POKENO VILLAGE - SINGLE STOREY BRICK AND TILE RESIDENTIAL BUILDINGS



2021



# **INTRODUCTION TO SITE**



The site is located to the north-eastern side of Pokeno in a rural area and it covers approximately 64ha.



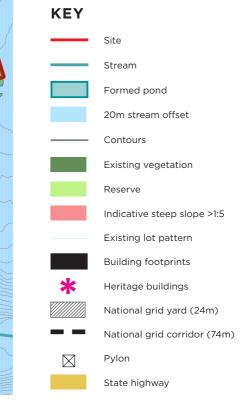
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# FORMER KIWIFRUIT ORCHARD **KEY** EXISTING POKENO DEVELOPMENT CEMETERY $\boxtimes$

# **EXISTING SITE FEATURES**



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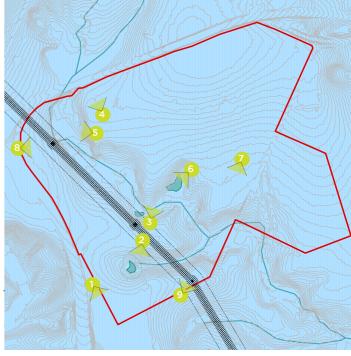
# **SITE PHOTOS**























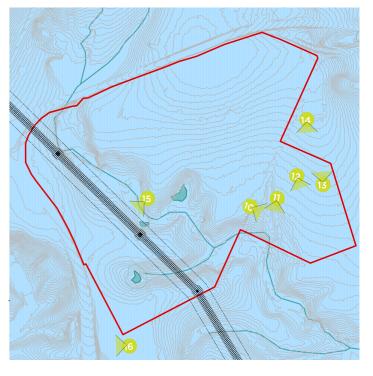
# **SITE PHOTOS**



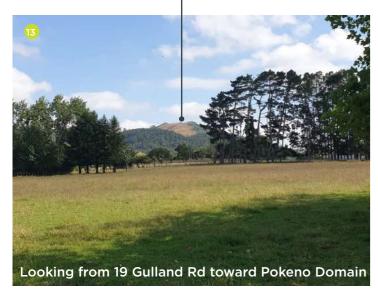




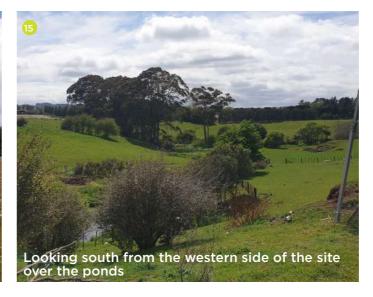




MT WILLIAM



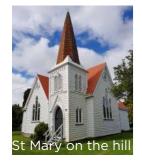






# **LOCAL CHARACTER**







HERITAGE BUILDINGS













**BUILT ENVIRONMENT - LIFESTYLE PROPERTIES** 









BUILT ENVIRONMENT - POKENO VILLAGE NEW SUBDIVISION





**ROADING** 







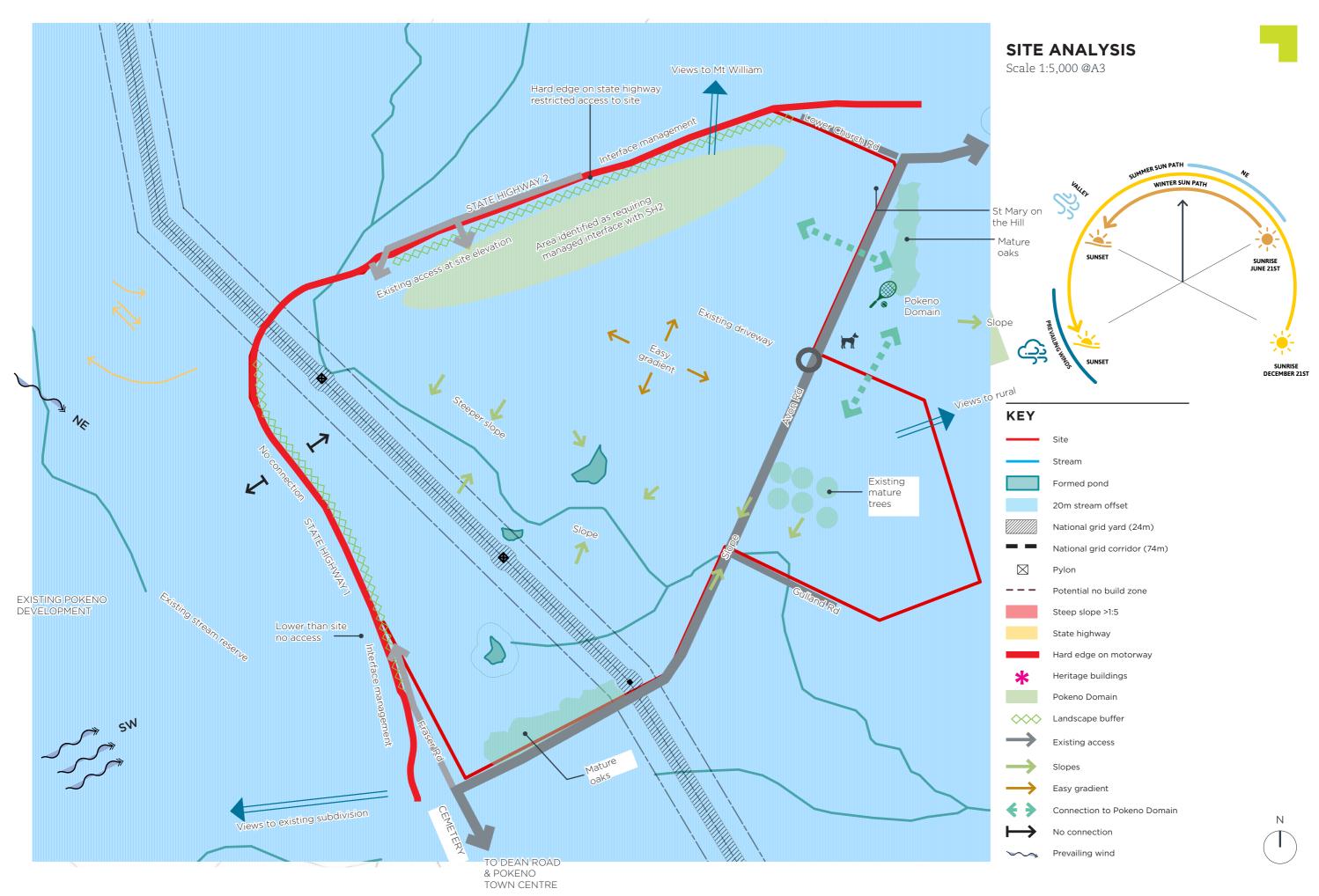


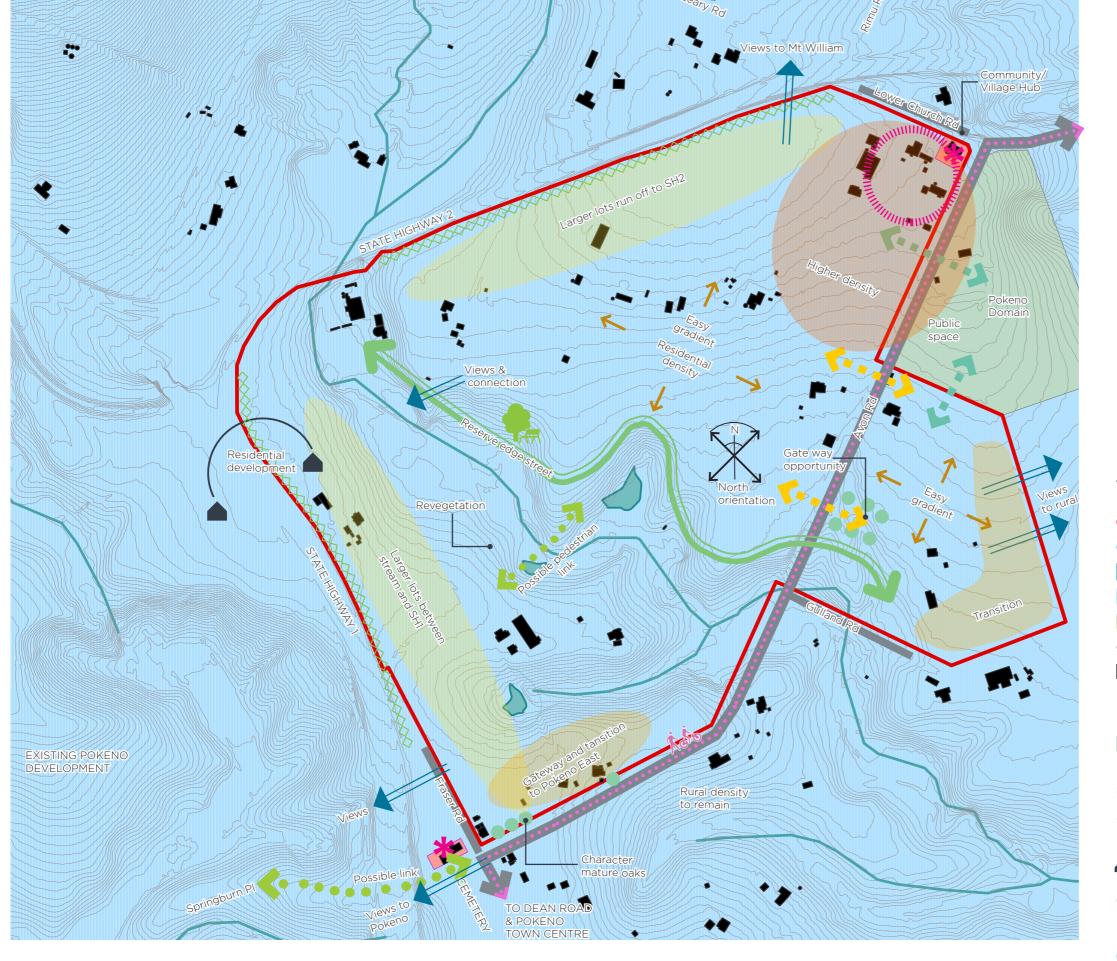


POKENO TOWN CENTRE









# **OPPORTUNITIES**



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- Strong sense of place, unique identity and
- High quality residential development.
- Extend existing urban development areas.
- Enhance accessibility, connectivity, and walkability.
- Connection to Pokeno Town Centre and Pokeno Village development.
- Provide connections to open space/reserves.
- Restoration and enhancement of natural environment.
- · Utilise ecological corridors as amenity and character-defining element of place.
- Work with topography to minimise the scale of earthworks and retaining.
- Create neighbourhood centre and community focus close to existing church and Pokeno Domain.
- Northern orientation.
- Provide further housing choices for the community.
- · Economic benefits.
- Retention of heritage buildings.
- Provide diversity in Pokeno market.

# **KEY**



Formed pond



20m stream offset



Pokeno Domain



Existing building footprints



Heritage buildings



Landscape buffer



Revegetation

Connection



Reserve edge street



Strong connection to Pokeno Domain



Extend existing urban development areas



Pedestrian and cycle path (Pokeno - New hub)



Views

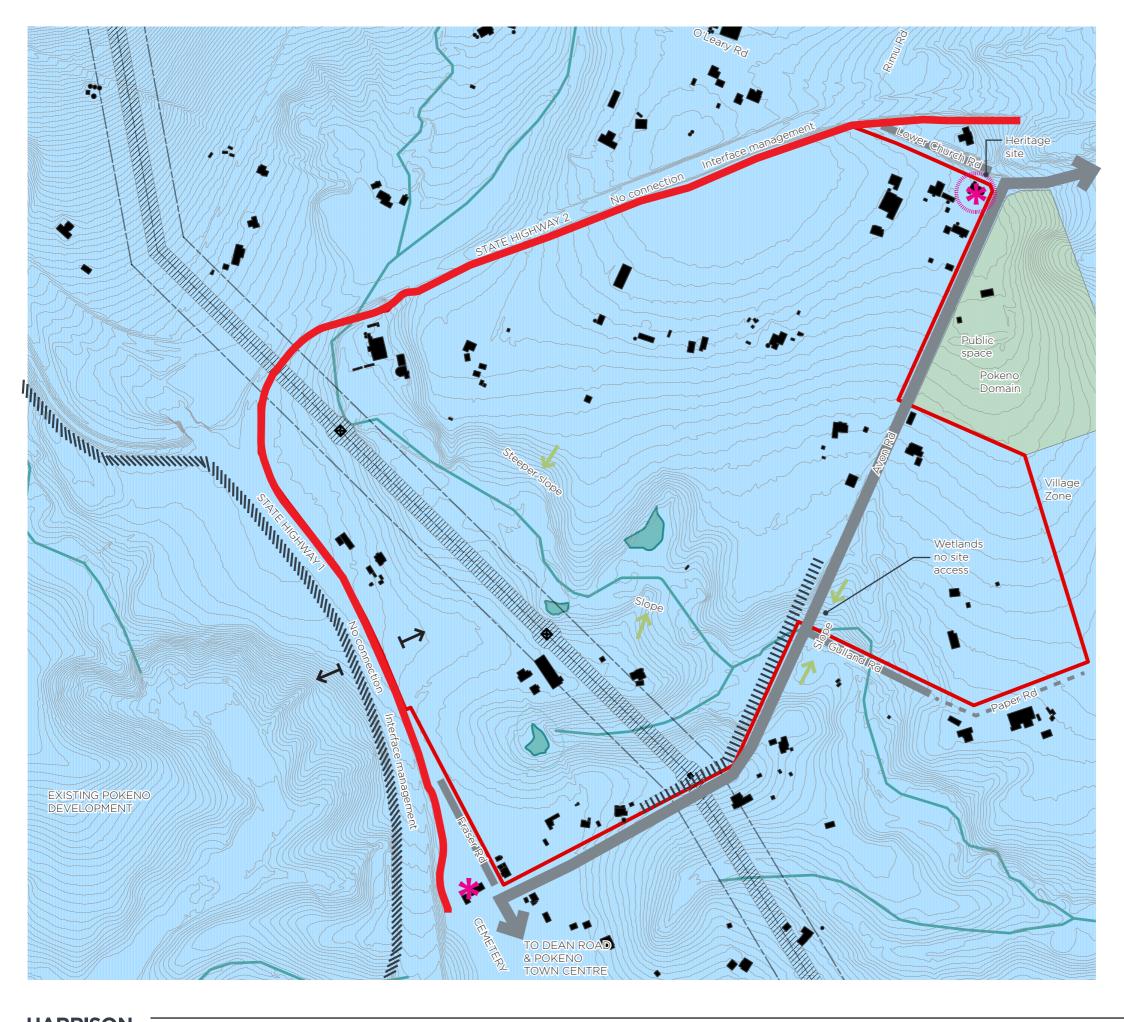


Existing mature tees



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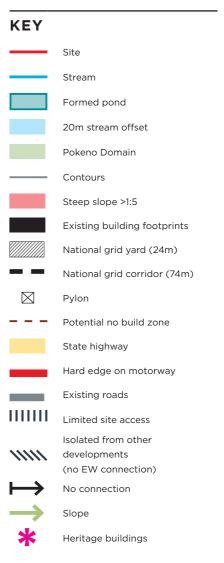


# **CONSTRAINTS**

Scale 1:5,000 @A3

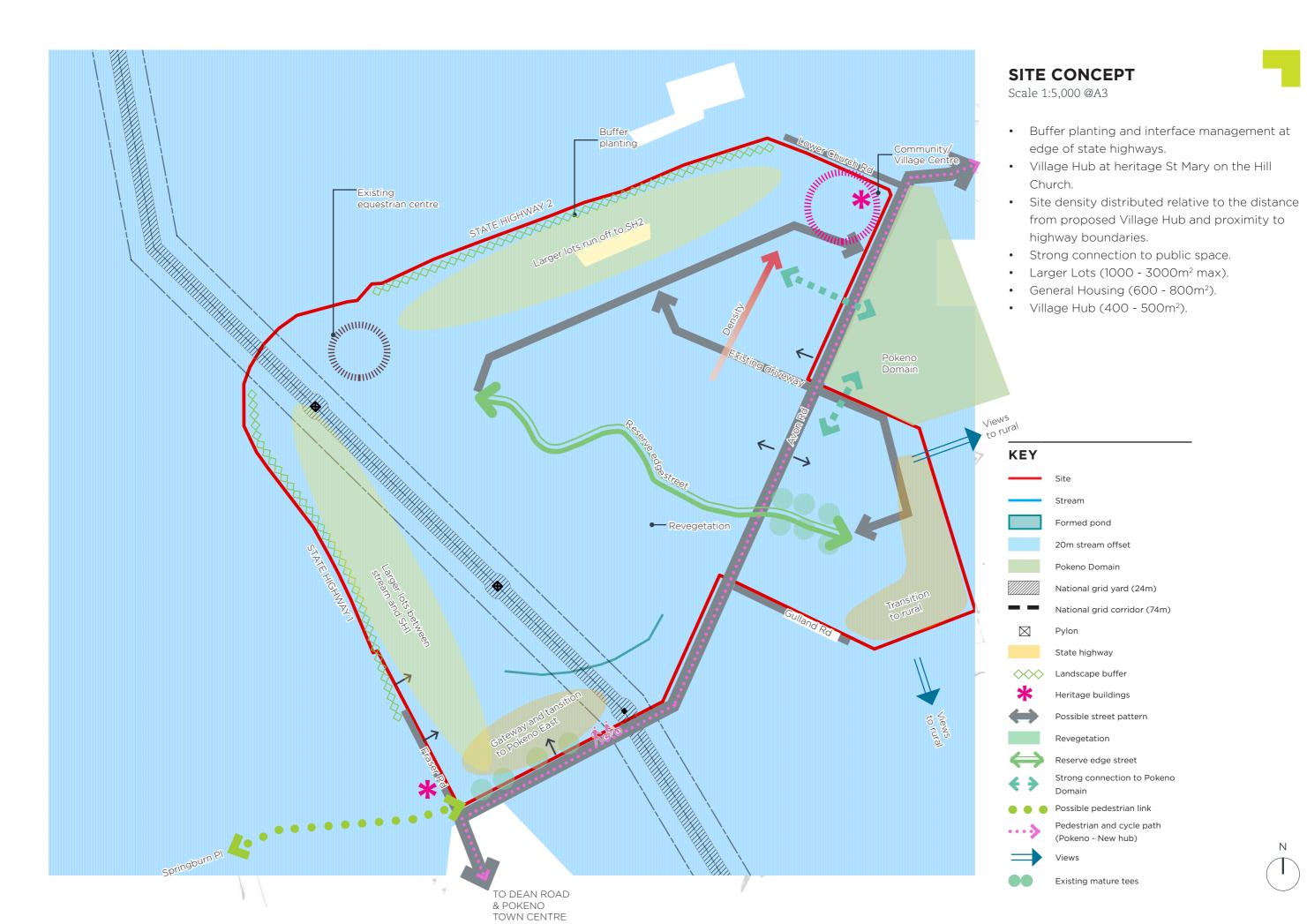


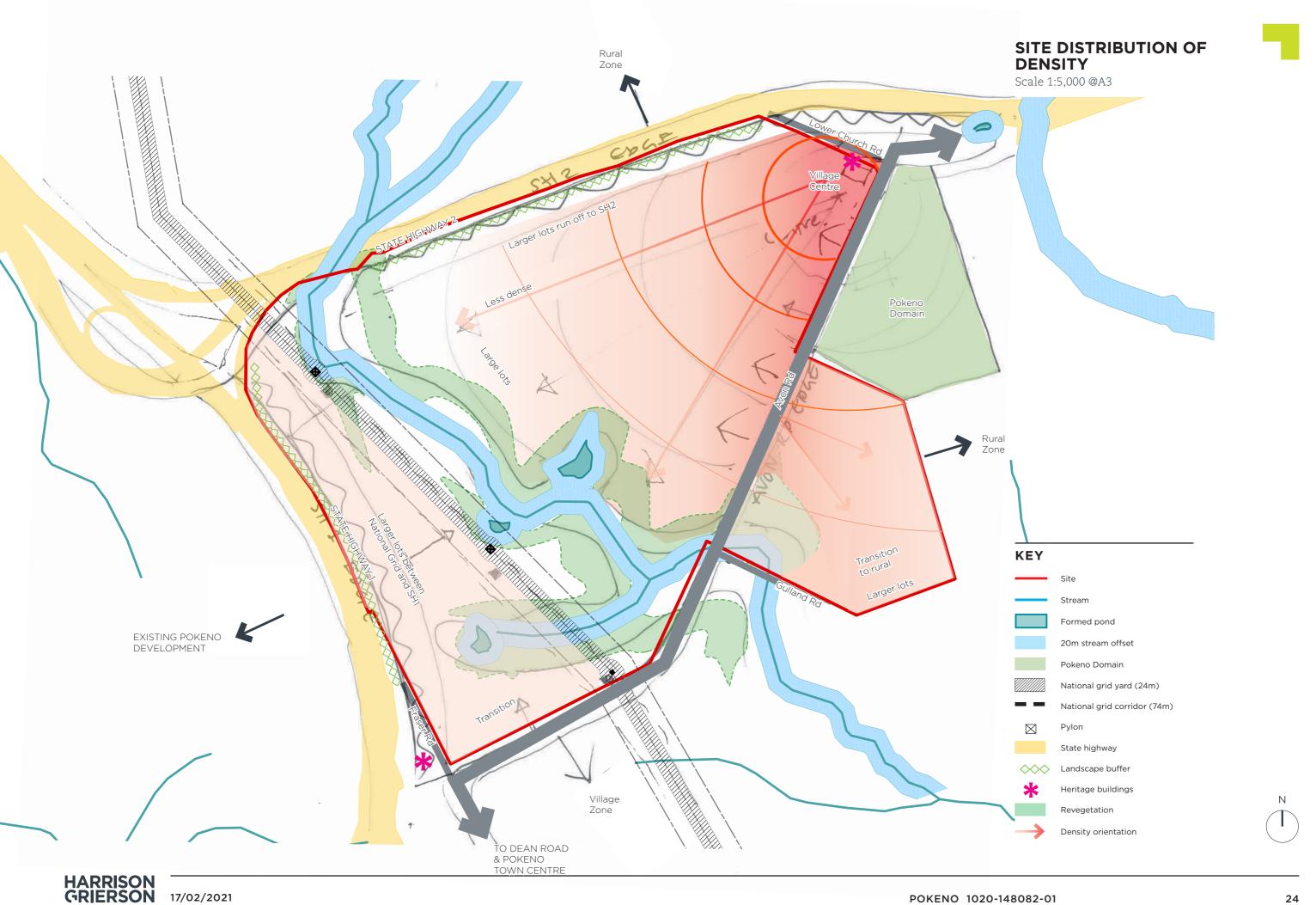
- Topography and steep slopes.
- Surrounding state highways and heavy traffic.
- No or limited access through highway edge and possible increased noise levels.
- Pylons and national grid yards.
- Potential no build zone generated by topography.
- Accessibility limited.
- Site access from Avon Rd is constrained by the slopes close to the stream.
- Isolated from other developments.
- High quality soils.
- Infrastructure.
- Protection of heritage buildings.

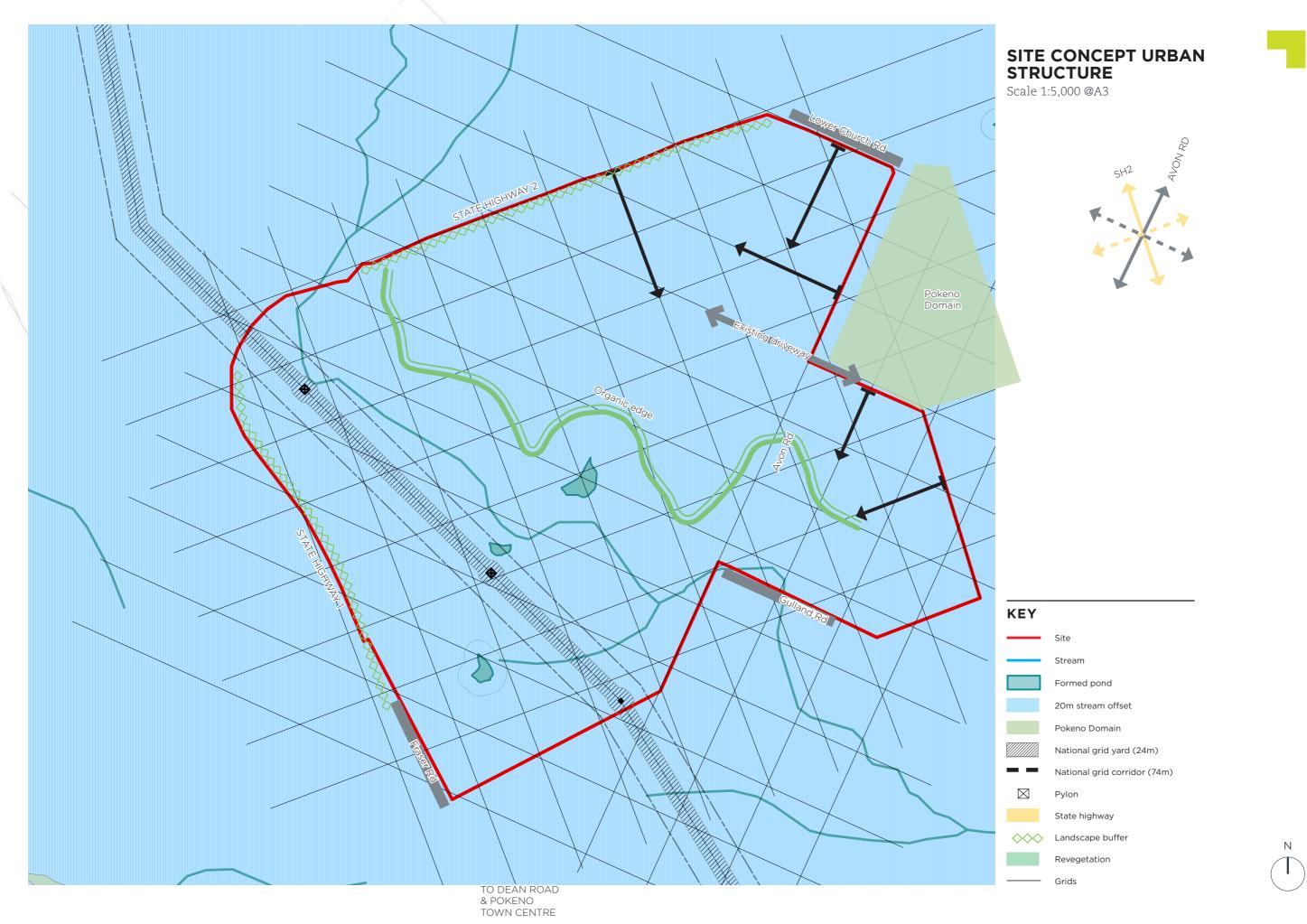


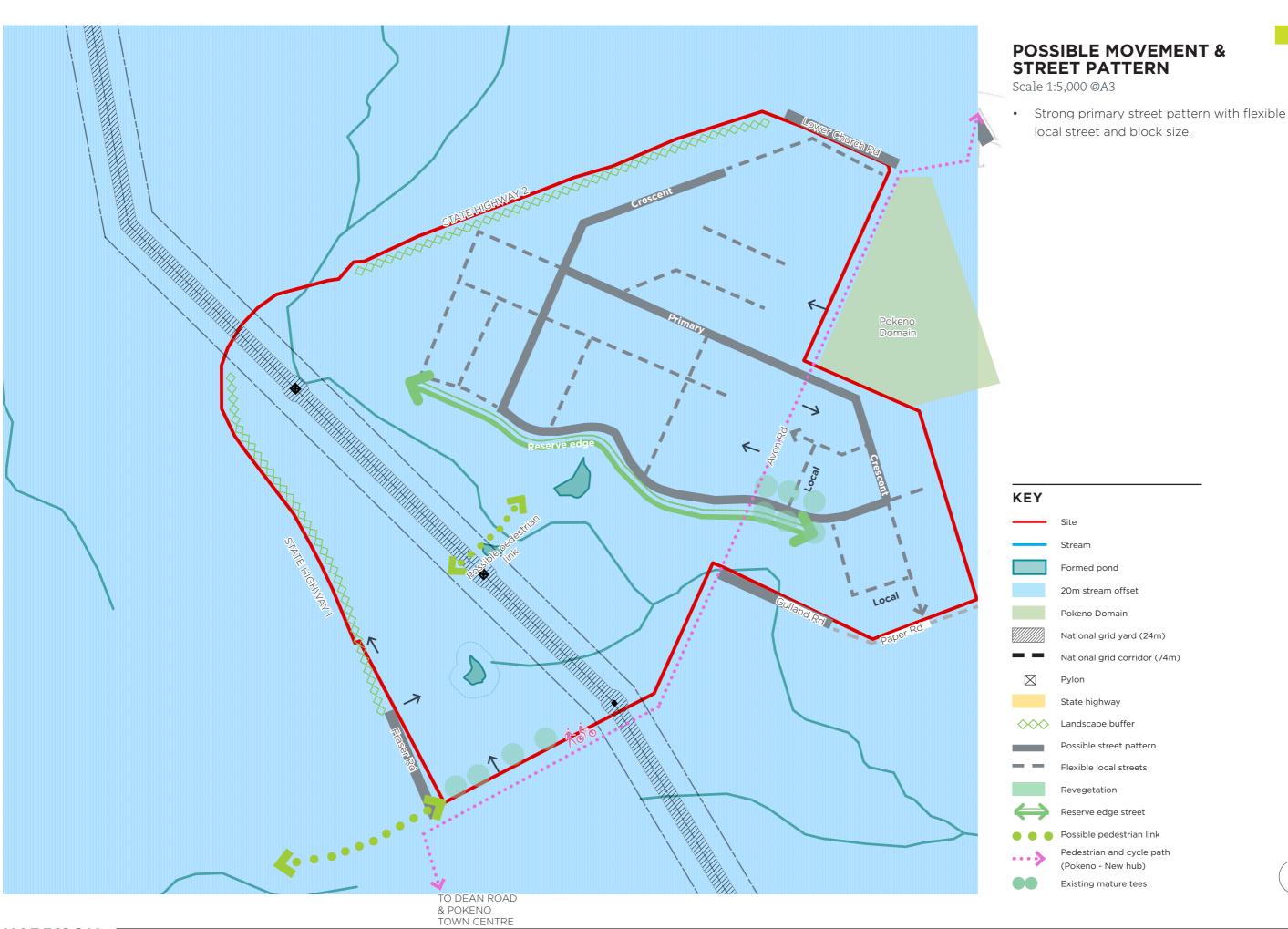


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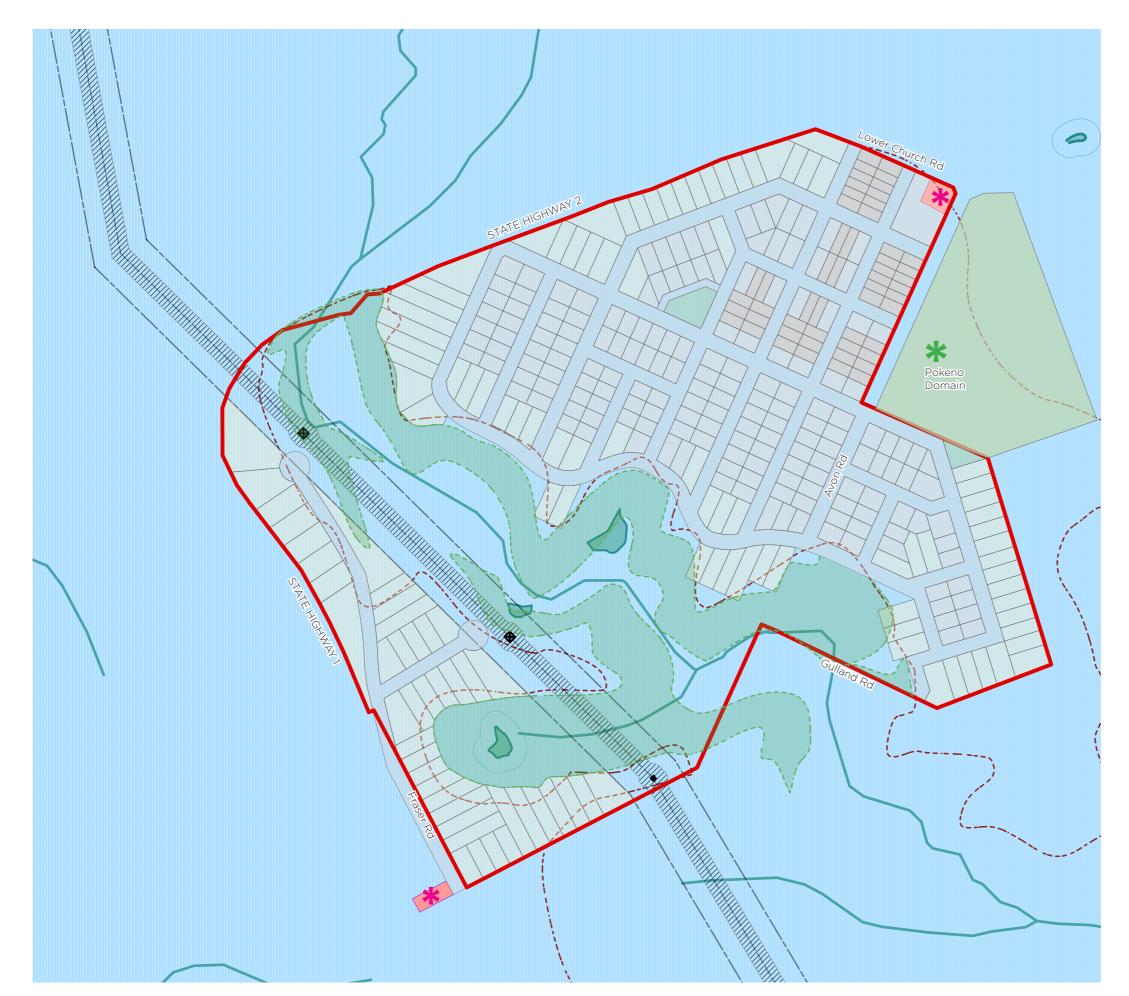








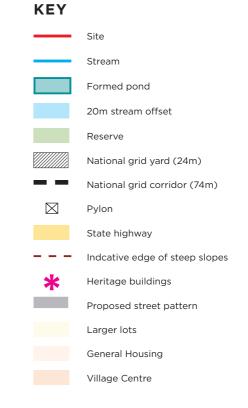




# **INDICATIVE SCHEME PLAN**

Scale 1:5,000 @A3

- Approximately 320 340 lots
- Larger Lots (1000 3000m² max)
- General Housing (600 800m²)
- Village Hub (400 500m²)





# **CONCEPT MASTERPLAN**

Scale 1:5,000 @A3





