

Private Plan Change 21: Graham Block Development

Plan Change

Prepared for:
Pokeno Village Holding Limited

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August 4, 2017



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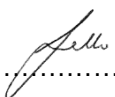
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01/08/2017

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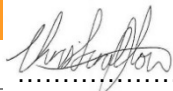
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REVISION SCHEDULE

Rev No.	Date	Description	Signature or Typed Name (documentation on file)			
			Prepared by	Checked by	Reviewed by	Approved by
0.1	13/04/17	First draft	AJ/MC	AJ	CS	CS
1.0	02/05/17	Final for lodgement	AJ/MC	AJ	CS	CS
1.1	01/08/17	Final for notification	AJ/CS	AJ	CS	CS

Pokeno Village Holdings Limited

Private Plan Change 21

Graham Block Development

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1 Introduction

This document has been prepared in support of a Private Plan Change which seeks to enable the future residential development of the site located at 201 Hitchen Road (identified as the 'Plan Change Area'). Specifically, Pokeno Village Holdings Limited (the applicant), proposes a Private Plan Change to the Waikato District Plan (the District Plan) to re-zone the Plan Change Area.

The Plan Change proposes to:

- (a) Re-zone an area of 26ha from Rural to Residential 2 Zone (one of the suite of zones currently applied to the Pokeno area). This is anticipated to accommodate the development of 100 standalone residential dwellings;
- (b) Remove the Large Lot Overlay which currently applies to the northern extent of the Plan Change Area, thereby enabling a denser, more efficient development of the land resource. This is anticipated to enable the development of an additional 50 standalone residential dwellings within an area which is currently zoned for residential development;
- (c) Apply the Large Lot Overlay to the southern extent of the Plan Change Area.
- (d) Incorporate the Plan Change Area into the existing Pokeno Structure Plan Area;
- (e) Delete two Taraire Trees (ITEM C.33) from Schedule 8A: Historic Buildings, Structures, Trees and Areas;
- (f) Schedule a Rewarewa Tree and Taraire Tree located within the Plan Change Area;
- (g) Identify Wetland 1 and Wetland 2 (and associated areas) on the Pokeno Structure Plan Area map; and
- (h) Remove the Central Rural Management Area from the Plan Change Area

The Plan Change therefore requires amendments to the Pokeno Structure Plan, Planning Maps and provisions contained within the Waikato District Plan, as detailed in Section 2 of this Plan Change.

1.1 Section 73 of the RMA and the Structure of this Plan Change

Section 73(2) of the RMA provides that any person may request a territorial authority change a district plan, and that the plan may be changed in the manner set out in Schedule 1 to that Act.

Part 2 of the First Schedule sets out applicable provisions to requests for changes to plans of local authorities.

The requirements of Clause 22 of the first schedule, and the relevant sections of this Plan Change where these are addressed is set out in Table 1-1.

Table 1-1: Requirements of Clause 22 of the First Schedule to the RMA

Requirement	Section of this Plan Change
Be made in writing	All Plan Change Documents and covering letter
Explain the purpose of the plan change	Section 1.2 of this Report
Explain the reason for the plan change	Section 1.2 of this Report
Contain an evaluation under section 32 for any objectives, policies, rules or other methods proposed	s32 Report
Describe the environmental effects anticipated	Assessment of Environmental Effects Report

1.2 Purpose and Reasons for the Request

The purpose of the Plan Change is to rezone the applicant's landholding from Rural to Residential 2 Zone as detailed in Section 2 of this Plan Change. The spatial extent of the Plan Change comprises approximately 26 hectares, which is anticipated to accommodate another 150 dwellings (approximately).

The Plan Change process has been identified as the most appropriate resource management technique to enable the development of the Plan Change Area for residential purposes, as evaluated in Section 3 of this Plan Change.

The proposed Plan Change is underpinned and supported by guiding documents, namely the attached technical reports and the Assessment of Environmental Effects set out in Section 4.

As canvassed in the following sections, the proposed Plan Change will assist in meeting the purposes of the RMA (i.e. the sustainable management of natural and physical resources of the District). Furthermore, the plan change will provide a range of positive economic, social, environmental, and cultural outcomes thereby supporting the wellbeing of the Pokeno community, the wider Waikato District, and the future inhabitants within these regions.

The Plan Change will give effect to the National Policy Statement for Urban Land Supply and Waikato District Council's District Growth Strategy 2007, by enabling the release of greenfield land to support the residential growth which has occurred within Pokeno to date. The Plan Change supports, and gives effect to, the strategic approach within Council's District Plan, and the Waikato Regional Policy Statement by protecting areas of significant indigenous vegetation.

2 Plan Change

Plan Change 21 seeks to enable the development of the Plan Change Area by:

- (1) Rezoning the Plan Change Area from Rural to Residential 2 Zone;
- (2) Adopting the existing provisions of these zones, with some modifications;
- (3) Removing the Large Lot Overlay the northern extent of the Plan Change Area;
- (4) Applying the Large Lot Overlay to the southern extent of the Plan Change Area;
- (5) Incorporating the Plan Change Area into the existing Pokeno Structure Plan Area;
- (6) Identifying Wetland 1 and 2 on the Pokeno Structure Plan Area map;
- (7) Deleting trees from Schedule 8A: Historic Buildings, Structures, Trees and Areas;
- (8) Scheduling a Rewarewa Tree and Taraire Tree in Schedule 8A; and
- (9) Removing the Central Rural Management Area from the Plan Change Area.

The specific changes that are required are detailed below. Where there is a proposed change to text, these are indicated as follows:

- additions underlined
- deletions ~~strikethrough~~
-

Appendix A sets out the proposed changes against the full provisions of the Waikato District Plan.

Appendix B sets of the survey accurate extent of the proposed Large Lot Overlay.

Table 2-1: Amendments to District Plan Text

Item	Proposed Change		Remaining Text (where relevant)	
<p>Waikato District Plan – Franklin Section</p> <p>Appendix 2 Inventory of Historic Buildings, Structures, Trees and Areas</p> <p>Group C: Trees</p>	ITEM C.33	Name: Taraire Trees – indigenous	C.33 [Deleted by Plan Change 21]	
	Type:	Taraire – INDIGENOUS		
	Location:	201 Hitchen Road, Pokero Vineyard		
	Valuation Number:	03800/104.00		
	Legal Description:	Pt Allotment 16, Parish of Mangatawhiri 03800-10400		
	Description:	Mature trees in good health and form		
<p>Waikato District Plan – Franklin Section</p> <p>Appendix 2 Inventory of Historic Buildings, Structures, Trees and Areas</p> <p>Group C: Trees</p>	<u>ITEM C.371</u>	<u>1 Taraire Tree and 1 Rewarewa Tree – indigenous</u>	ITEM C.371	1 Taraire Tree and 1 Rewarewa Tree – indigenous
	<u>Type:</u>	<u>Taraire and Rewarewa - INDIGENOUS</u>	Type:	Taraire and Rewarewa - INDIGENOUS
	<u>Location:</u>	<u>201 Hitchen Road, Pokero</u>	Location:	201 Hitchen Road, Pokero
	<u>Valuation Number:</u>	<u>03910/510.00</u>	Valuation Number:	03910/510.00
	<u>Legal Description:</u>	<u>Pt Allotment 16, Parish of Mangatawhiri 03800-10400</u>	Legal Description:	Pt Allotment 16, Parish of Mangatawhiri 03800-10400
	<u>Description:</u>	<u>1 Taraire and 1 Rewarewa surrounded by native bush including Puriri, Kahikatea and Tawa</u>	Description:	1 Taraire and 1 Rewarewa surrounded by native bush including Puriri, Kahikatea and Tawa

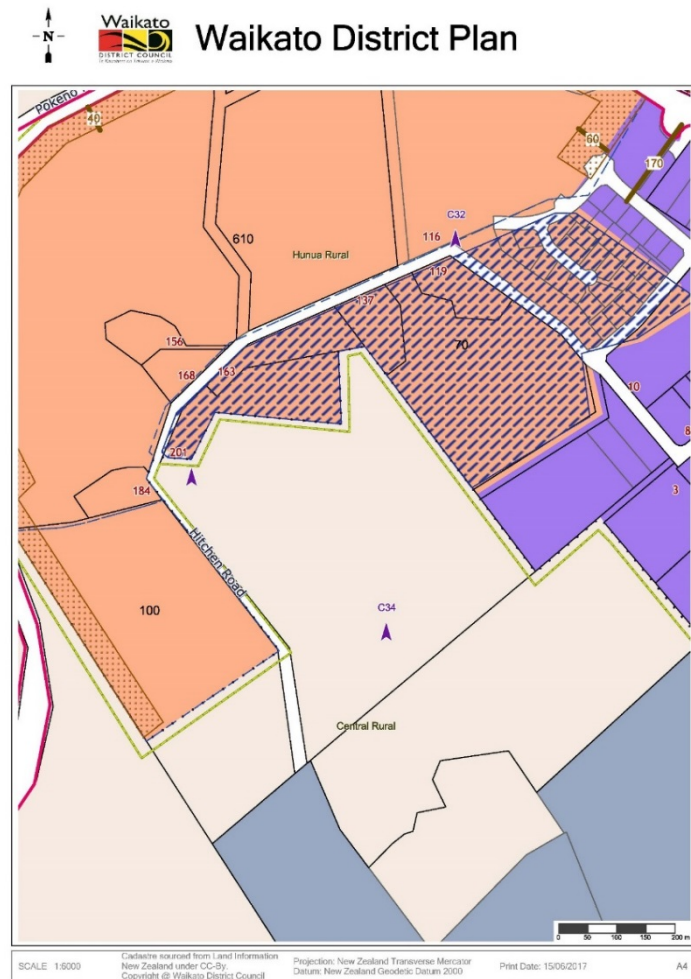
Item	Proposed Change	Remaining Text (where relevant)
26.4A Assessment of Restricted Discretionary Activities	<p>1. For subdivision consent applications provided for in Rule 26.2A the Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria), and may impose conditions of consent in relation to these:</p> <ul style="list-style-type: none"> (a) Servicing (b) Density in the Residential 2 Zone <u>outside of a Large Lot Overlay</u> (c) Design and Layout (d) A Structure Plan (refer to Part 54) (e) Stormwater management and riparian planting (f) Geotechnical matters (g) [Intentionally blank] (h) Proximity to national grid transmission lines (refer to planning maps) (i) Maintenance of opportunity for NEIGHBOURHOOD CENTRES (as identified by Part 54, planning maps or Part 29D.1). (j) EARTHWORKS, silt and sediment control. (k) Retention of appropriate vegetation (l) Noise attenuation <p>2. Applications for Restricted Discretionary Activity resource consent for subdivision will be assessed against the following criteria unless the matters are specified as not applicable to that zone.</p>	<p>1. For subdivision consent applications provided for in Rule 26.2A the Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria), and may impose conditions of consent in relation to these:</p> <ul style="list-style-type: none"> (a) Servicing (b) Density in the Residential 2 Zone outside of a Large Lot Overlay (c) Design and Layout (d) A Structure Plan (refer to Part 54) (e) Stormwater management and riparian planting (f) Geotechnical matters (g) [Intentionally blank] (h) Proximity to national grid transmission lines (refer to planning maps) (i) Maintenance of opportunity for NEIGHBOURHOOD CENTRES (as identified by Part 54, planning maps or Part 29D.1). (j) EARTHWORKS, silt and sediment control. (k) Retention of appropriate vegetation (l) Noise attenuation <p>2. Applications for Restricted Discretionary Activity resource consent for subdivision will be assessed against the following criteria unless the matters are specified as not applicable to that zone.</p>

Item	Proposed Change	Remaining Text (where relevant)
	<p>(a) Servicing</p> <ul style="list-style-type: none"> (i) Whether sites can be adequately serviced for stormwater, wastewater, water supply water supply for fire fighting purposes and utilities. (ii) (ii) The effects on the public services the Council is responsible for in the locality or district and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which financial contributions may be required to offset adverse effects). (iii) The undergrounding of any utility lines within or outside the site being subdivided. (iv) Whether subdivision provides appropriate infrastructure in a coordinated manner, ensuring that subdivision, development and the provision of infrastructure keep pace with each other. <p>(b) Density Whether residential subdivision in the Residential 2 Zone (inclusive of any lots created for future MEDIUM DENSITY HOUSING*) achieves an average minimum density of:</p> <p>- Pokeno Structure Plan Area: 10 DWELLING HOUSES per gross hectare**.</p> <p><u>This criteria does not apply to the Large Lot Overlay.</u></p> <p>...</p>	<p>(a) Servicing</p> <ul style="list-style-type: none"> (i) Whether sites can be adequately serviced for stormwater, wastewater, water supply water supply for fire fighting purposes and utilities. (ii) (ii) The effects on the public services the Council is responsible for in the locality or district and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which financial contributions may be required to offset adverse effects). (iii) The undergrounding of any utility lines within or outside the site being subdivided. (iv) Whether subdivision provides appropriate infrastructure in a coordinated manner, ensuring that subdivision, development and the provision of infrastructure keep pace with each other. <p>(b) Density Whether residential subdivision in the Residential 2 Zone (inclusive of any lots created for future MEDIUM DENSITY HOUSING*) achieves an average minimum density of:</p> <p>- Pokeno Structure Plan Area: 10 DWELLING HOUSES per gross hectare**.</p> <p>This criteria does not apply to the Large Lot Overlay.</p> <p>...</p>
<u>54.15.2.5 Residential Density</u>	<p>3. Policy</p> <p>Subdivision and development should:</p>	<p>3. Policy</p> <p>Subdivision and development should:</p>

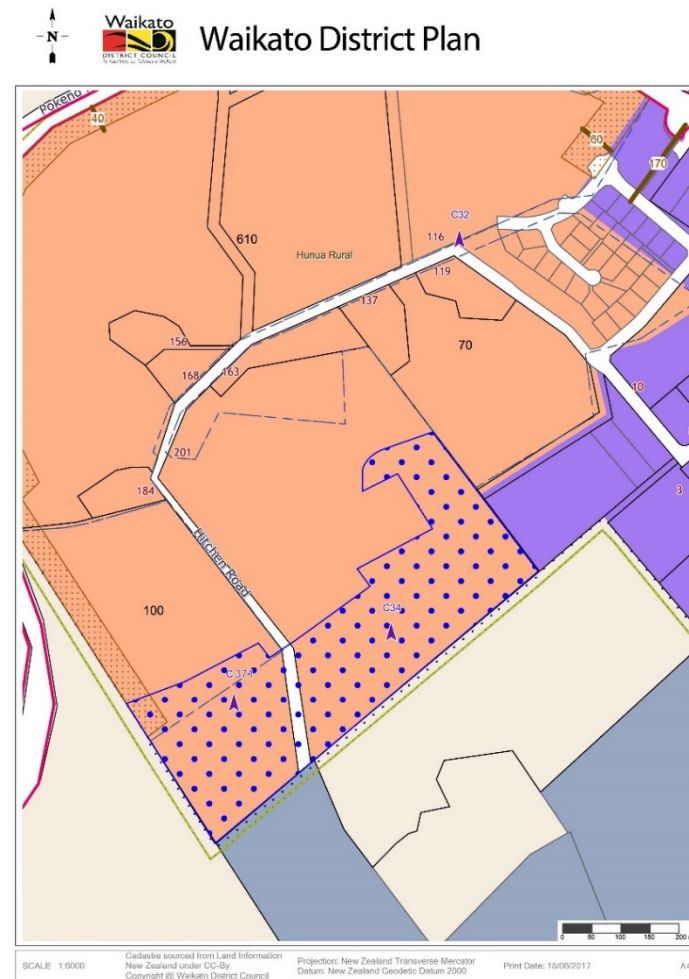
Item	Proposed Change	Remaining Text (where relevant)
	<ul style="list-style-type: none"> (a) Achieve an average gross density of ten dwelling houses per hectare in residential areas excluding the Large Lot Overlay; (b) Provide a range of lot sizes and urban densities; (c) Provide larger low density lots to provide a buffer between the Light Industry Zone and urban residential areas. (d) Provide for higher housing densities in locations where it is supportive of pedestrian, cycle and public transport and the viability and vibrancy of the town centre. (e) Provide for higher housing densities within walkable catchments of proposed neighbourhood centres and neighbourhood parks. (f) Generally limit the spatial extent of development with higher housing densities to identified areas so as to maintain a variety of urban densities and housing choice across the structure plan area. Additional areas of medium density housing development (to a density no greater than 1:300m²) may be appropriate in smaller pockets adjacent to or across the road from the reserve network. 	<ul style="list-style-type: none"> (a) Achieve an average gross density of ten dwelling houses per hectare in residential areas excluding the Large Lot Overlay; (b) Provide a range of lot sizes and urban densities; (c) [Deleted] (d) Provide for higher housing densities in locations where it is supportive of pedestrian, cycle and public transport and the viability and vibrancy of the town centre. (e) Provide for higher housing densities within walkable catchments of proposed neighbourhood centres and neighbourhood parks. (f) Generally limit the spatial extent of development with higher housing densities to identified areas so as to maintain a variety of urban densities and housing choice across the structure plan area. Additional areas of medium density housing development (to a density no greater than 1:300m²) may be appropriate in smaller pockets adjacent to or across the road from the reserve network.
54.15.2.6 Interface with Aggregate Extraction and Processing Zone	<p>4. Explanation</p> <p>Reverse sensitivity issues can arise where new residential development or other sensitive business and community activities are located in close proximity to quarrying activities. Residents and occupants may suffer adverse health, safety and amenity effects (particularly noise effects) and there is potential</p>	<p>4. Explanation</p> <p>Reverse sensitivity issues can arise where new residential development or other sensitive business and community activities are located in close proximity to quarrying activities. Residents and occupants may suffer adverse health, safety and amenity effects (particularly noise effects) and there is potential</p>

Item	Proposed Change	Remaining Text (where relevant)
	<p>for the operational efficiency of the quarry activity to be adversely affected by residents seeking to resolve these effects.</p> <p>The approach taken by the Plan is to ensure adequate separation between the Aggregate Extraction and Processing Zone and the Pokeno Residential Zone, the establishment of a Large Lot Overlay Area on Hitchen Road discouragement of residential activities and limitation of sensitive community, educational or medical activities in the Industrial 2 and Light Industrial Zones. Some provision is made for more sensitive education and medical facilities in the Light Industrial Zone, but in a location that is well separated from the Aggregate Extraction and Processing Zone.</p>	<p>for the operational efficiency of the quarry activity to be adversely affected by residents seeking to resolve these effects.</p>
Rezone property Number 302484 (NA75C/41)	Rezone NA75C/41 from Rural to Residential 2	[Change to planning maps (IntraMaps) Refer to the images below.]

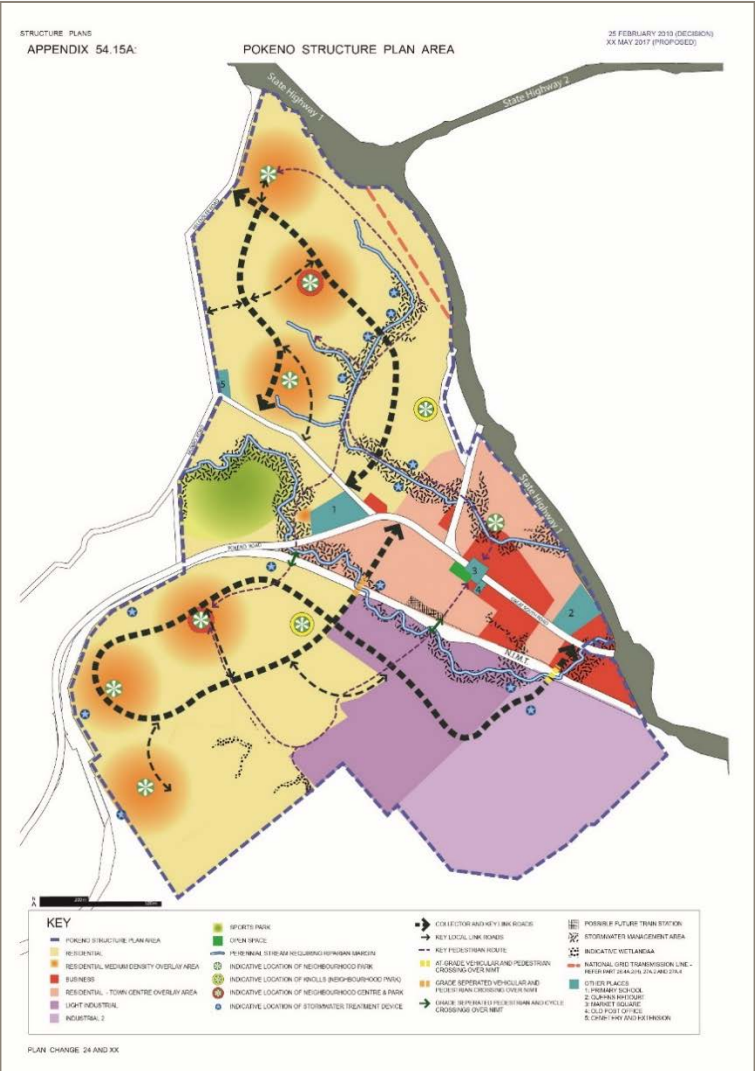
Current Zoning in Waikato District Plan (Franklin Section)



Proposed Mapping Changes (Refer to Appendix B for a survey accurate map of the Large Lot Overlay)



Proposed Changes to Pokeno Structure Plan Area Map



Appendices



Appendix A Full Set of Proposed Changes to the Waikato District Plan

Plan Change 21 modifications are marked up in red underlined text for additions and ~~red struck through text~~ for deletions.

Part 26 Subdivision – Urban

26.1 General Requirements

26.1.1 Application of this Rule

Rule 26 applies only to the Residential, Residential 2, Rural Residential, Industrial 2, Light Industrial, Business and Village Business Zones of the plan unless the plan specifically states otherwise.

26.1.2 Consent Required

Subject to the provisions of the Act, the subdivision of land for any purpose can only proceed following the grant of a resource consent by the Council and compliance with any conditions of consent.

No work on the subject land in connection with the subdivision may proceed unless it is essential investigatory work or has already received consent or is Permitted (as of right) in the zone.

Applications shall be in the prescribed form and must contain all the information, assessments and reports as required by the Act or this plan. (Refer to Parts 52 and 53 of the plan as appropriate.)

The status of the activity will be as stated in Rules 26.2 and 26.3 that follow.

26.1.3 Reports / Consultation

The Council may require in connection with any subdivision application the submission of such technical or other reports prepared by suitably qualified specialists as are considered necessary to address matters pertaining to or arising from the proposal including:

- Geotechnical/soil mechanics/coastal erosion reports;
- Landscape change assessment reports;
- Water quality/quantity analyses;
- Effluent disposal/soakage field tests and design calculations;
- Bush quality and condition analysis;
- Stormwater flow analysis, design calculations and proposals for treatment and disposal;
- Heritage/archaeological/ecological/biological value investigations and any consultation related thereto;
- Assessments of the effects which could result from proximity to existing high pressure gas, high voltage electricity, and similar 'trunk' utility services, including effects on the safe and efficient operation of these services.

26.1.4 Assessment

Subdivisions shall be assessed in terms of the matters which pertain to the status of the activity. They shall also be assessed in terms of the relevant provisions of the Act which in particular provides for consents to be refused where any part of the land is or is likely to be subject to erosion, falling debris, inundation, or subsidence, unless the effects can be avoided, remedied or mitigated (refer to section 106 of the Act).

26.1.5 Conditions

Where a resource consent is granted, conditions may be imposed to deal with any matter as provided for by the Act or this plan, and as appropriate to the circumstances, the status of the application, and the effects of the proposal on the environment. This may include conditions to be complied with on a continuing basis by any subsequent owner of a newly created property. These conditions in terms of section 221 of the Act can relate to uses of and developments on the new properties.

26.1.6 Non-Complying Aspects

No subdivision may render any activity or development non-complying, either on the subject site or notional lot, or any abutting site or notional lot, without specifically obtaining prior consent to that non-complying aspect, or seeking consent at the time of subdivision.

26.1.7 Code of Practice for Urban Subdivision (NZS 4404:2010)

Unless this plan specifies a different standard, the standards for the design and construction of subdivisions shall be determined in accordance with the provisions of NZS 4404:2010.

NZS 4404:2010 shall be read subject to the changes in the legislation that have occurred since 1981 (in particular the Resource Management Act 1991), and the Council will interpret and apply the provisions of this standard accordingly.

Advisory Note:

The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

26.1.8 Staging

Where a subdivision is to be staged this shall be clearly explained and depicted in the application. The Council will not release under the Act any one stage unless it is satisfied that all conditions pertaining to that stage have been satisfied, or that appropriate instruments have been entered into in respect of any conditions that have not.

Where a survey plan is submitted for approval the balance area (not subject to the approval) must comply with the relevant provisions of the plan, remain accessible from a legal road, and must not be rendered incapable of accommodating one or more Permitted activities.

26.2 Controlled Activities

- (i) Within the Residential, Residential 2, Business, Industrial 2, Light Industrial, Rural Residential and Village Business Zones the activities listed below are Controlled activities.
- (ii) All Controlled activities must comply with the requirements of [Rule 26.6](#).
- (iii) All Controlled activities are subject to the provisions of [Rule 26.4](#).
- (iv) Subject to the relevant provisions of the Act the Council will grant consent to these activities, but may impose conditions relating to those matters over which the Council has reserved control ([Rule 26.4](#)). The information submitted with the application must be in terms of [Part 52](#) and sufficient to enable a thorough assessment in terms of the provisions of [Rule 26.4](#) and [26.6](#).
- (v) Except as provided for by Section 95A of the Resource Management Act 1991, applications for controlled activity subdivision will be considered without notification or the need to obtain approval of, or serve notice on, affected persons.

- The creation of rights of way provided that all sites the subject of the application are within the same zone.
- The adjustment of boundaries between two or more sites provided that all sites the subject of the application are within the same zone.
- The creation of company leases in respect of any building.
- The creation of units in terms of the Unit Titles Act 2010, but not in stages unless a compliance certificate has been issued or resource consent granted for the ultimate form of development of the site.
- The creation of titles by cross leasing where a compliance certificate has been issued or resource consent granted for the development of the whole site and there is no further potential for residential development on the site. 'Further potential' shall be deemed to exist where a land area exists which could contain a unit or house of 60 m² in gross floor area complying with the plan in all respects.
- The leasing of any part of an allotment where a cross-lease, company lease or unit title is not involved. (Note: The Act provides that any lease less than 20 years does not constitute 'subdivision'.)
- The creation of freehold titles where no new length of public roading is involved (excluding an identified structure plan area, e.g. Pokeno Structure Plan).
- The conversion of cross-lease titles into freehold titles where all the standards of this plan relating to multi-unit residential developments can be complied with.
- Industrial 2 Zone and Light Industrial Zone: Subdivision consistent with an approved land use consent, building consent or certificate of compliance which has been given effect to, i.e. the BUILDINGS have been constructed and required infrastructure has been provided.

26.2.A Restricted Discretionary Activities

- | |
|---|
| <ul style="list-style-type: none"> (i) Within the Residential, Residential 2, Business, Industrial 2, Light Industrial, Rural-Residential and Village Business Zones the activities listed below are Restricted Discretionary activities. (ii) Restricted Discretionary activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council). (iii) Applications will be assessed in terms of the matters set out in the assessment criteria, and any conditions of consent will only relate to those matters. (iv) The information to be submitted with the application must be in terms of Part 52 but only to the extent needed to enable a thorough consideration in terms of the matters over which the Council has reserved control (contained within the assessment criteria). The application must also clearly demonstrate compliance with the stated <u>performance standards</u> applicable to the activity. (v) Except as provided for by section 95A of the Resource Management Act 1991, applications for restricted discretionary activity subdivision will be considered without notification or the need to obtain approval of, or serve notice on, affected persons. |
|---|

2. Subdivision, not being a permitted or controlled activity, within an identified structure plan area (including Pokeno Structure Plan) which complies with all the relevant subdivision standards.
3. Subdivision not complying with 26.6.1.1B.1.

26.3 Discretionary Activities

- (i) Within the Residential, Residential 2, Business, Industrial 2, Light Industrial, Rural-Residential and Village Business Zones the activities listed below are Discretionary activities.
- (ii) All Discretionary activities are subject to the provisions of [Rule 26.5](#).
- (iii) All Discretionary activities must demonstrate a high degree of consistency with the requirements of [Rule 26.6](#). The information submitted with the application must be in terms of [Part 52](#) and sufficient to enable a thorough assessment in terms of the provisions of Rules [26.5](#) and [26.6](#).
- (iv) The Council may process applications under this rule as non-notified in terms of section 95 of the Act.
- (v) Applications will generally be processed as non-notified where the proposed subdivision is clearly consistent with all the requirements of [Rule 26.6](#).

1. Subdivision activities not provided for as Controlled or restricted discretionary activities.
2. Subdivision within an identified structure plan area (including: the Pokeno Structure Plan) which does not comply with all the relevant subdivision standards ([Rule 26.6](#)).

26.3A Non-Complying Activities

- (i) Within the Residential, Residential 2, Business, Industrial 2, Light Industrial, Rural-Residential and Village Business Zones the activities listed below are Non-Complying activities.
- (ii) Non-Complying Activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (iii) Applications will be assessed in terms of the matters set out in [Part 53](#), the Objectives and Policies of the plan, and where appropriate, the matters applying to Controlled, Restricted Discretionary or Discretionary Activities. Where consent is granted, conditions of consent may be imposed.

1. Any new LOT which does not contain a SPECIFIC BUILDING AREA outside of the Floodway Policy Area, as identified on the [planning maps](#).

26.4 Assessment of Controlled Activities

- A. The subdivision consent applications provided for in [Rule 26.2](#) above will be assessed in terms of the matters set out below, over which the Council has reserved control.
- B. Conditions of consent will only relate to these matters, or to the more specific matters set out in [Rule 26.6](#) below.

Note:

1. *A subdivision proposal may also need to demonstrate that any relevant regional rules have been or will be satisfied (such as land area for sewage effluent soakage; control of runoff and siltation from earthworks).*
2. *Conditions arising out of the matters stated below are in addition to any conditions the Act permits):*
 - The effects on the public services the Council is responsible for in the locality or district and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which financial contributions may be required to offset adverse effects or to ensure or achieve positive effects).
 - The supply of electricity, natural gas and telecommunications lines to each lot or notional lot within the subdivision.
 - The undergrounding of any utility lines within or outside the [site](#) being subdivided.
 - The relevant sections of the [Building](#) Act 2004 and Council bylaws relating to the
 - structures on the land.
 - The need to encumber titles to highlight the unavailability of any 'balance area' for further development where no development potential is deemed to exist in terms of this plan.
 - The relevant sections of the Local Government Act 1974 and Council bylaws relating to road access and vehicle crossings.
 - The extent to which any aspect of the subdivision complies with or would hinder or assist compliance with the Disabled Persons Community Welfare Act 1975.
 - The matters which are the subject of standards for permitted land use activities in the zone in which the activity is located, and the extent to which compliance with those standards will be affected as a result of the subdivision.
 - The extent to which conditions of any land use or other resource consent for the land or buildings will continue to be complied with, or otherwise.
 - The areas and buildings intended for public or common use within the development.
 - The [outdoor living court](#), or storage or clothes drying areas for the activity and for each [residential building](#) or [unit](#) on the [site](#).
 - The extent to which the subdivision could give rise to development opportunities which would have adverse consequences for the [site](#), adjacent sites or other notional lots on the [site](#), or for protected natural or cultural heritage resources (refer to Schedules 5A and 8A).
 - The extent to which the size, shape, slope and orientation of the new allotments would facilitate or hinder the use of passive solar heating and other energy saving methods in buildings.

- The extent to which the design and layout of parking, loading, and manouvering areas and vehicle crossings will be affected by the position of new boundaries.
- The position, design and construction of any vehicle crossing related to the activity.
- The position, design and construction standard of existing and proposed common driveways, service lanes, or common or on-site loading zones.
- The naming or signposting or illumination of any private way.
- The effects on, or the implications for, the provision of any public or private network utility services, including their efficient installation.
- The natural or heritage features of the site/s which are protected or which warrant protection or enhancement and the use of legal instruments such as covenants to secure protection.
- The safety, appearance and functioning of any open drain or natural or artificial water body within the site.
- The extent and engineering details of any earthworks related to the activity or the likely land use activities on, or in, the resultant titles.
- The stability and suitability of any building platforms and the practicality of the lot or notional lot boundaries relative to them.
- The position, design, construction and maintenance of any on-site effluent disposal system and the practicality of any lot boundaries relative to them.
- The position, design and construction of any sewage reticulation system that is, or is to be, connected to a public disposal system.
- The method or design of any on-site water supply system and the quality, or likely quality, of water supplied thereby.
- The position, design and metering of any water supply reticulation that is, or is to be, connected to a public system.
- The availability of, or need for, additional water supply capacity or fire hydrants for firefighting purposes.
- The position, design, appearance of any stormwater control or disposal system and the likely downstream effects of the flows through that system.
- The layout of buildings, building platforms or underground services and the way this might compromise future subdivision proposals, restrict reasonable development opportunities, or cause inefficient use of land.
- The need for easements or other mechanisms for securing access to services or utilities on properties that are not owned by the user/s of those utilities or services or the network utility operators or service providers.
- The extent to which the following factors of the catchment, subdivision and sites within that subdivision influence, inhibit or adversely affect the effective functioning of the stormwater management system, such that the stormwater has an adverse effect on the subdivision and any other site or property:
 - the relationship of the individual site and stormwater system, to the location of other sites and properties within the locality, and the location of the point of discharge into the public stormwater management system or the receiving environment.

- the change, from the site prior to development to the site once it has been developed, in the position of the point of discharge of the stormwater management system into the public stormwater management system.
 - the change, from the site prior to development to the site once it has been developed, in volume and rate of stormwater discharged.
 - the potential for an increase in impervious surface cover of the site/s.
 - the stability of the site/s.
 - natural drainage conditions of the site/s and locality, such as ground levels, presence of natural watercourses, and soil soakage potential.
 - The extent to which any modification of natural watercourses including overland flow paths maintains the continuity of water flows and maintains the capacity of the floodplain. Consent notices may be utilised to manage the location of fences, buildings and structures to avoid modification of overland flow paths.
- The matters which are referred to in section 106 of the Act.
 - A structure plan and any relevant design assessment criteria.

26.4A Assessment of Restricted Discretionary Activities

1. For subdivision consent applications provided for in [Rule 26.2A](#) the Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria), and may impose conditions of consent in relation to these:
 - (a) Servicing
 - (b) Density in the Residential 2 Zone [outside of a Large Lot Overlay](#).
 - (c) Design and Layout
 - (d) A Structure Plan (refer to [Part 54](#))
 - (e) Stormwater management and riparian planting
 - (f) Geotechnical matters
 - (g) [Intentionally blank]
 - (h) Proximity to national grid transmission lines (refer to planning maps)
 - (i) Maintenance of opportunity for NEIGHBOURHOOD CENTRES (as identified by [Part 54](#), planning maps or [Part 29D.1](#)).
 - (j) EARTHWORKS, silt and sediment control.
 - (k) Retention of appropriate vegetation
 - (l) Noise attenuation
2. Applications for Restricted Discretionary Activity resource consent for subdivision will be assessed against the following criteria unless the matters are specified as not applicable to that zone.
 - (a) Servicing
 - (i) Whether sites can be adequately serviced for stormwater, wastewater, water supply water supply for fire fighting purposes and utilities.

- (ii) The effects on the public services the Council is responsible for in the locality or district and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which financial contributions may be required to offset adverse effects).
- (iii) The undergrounding of any utility lines within or outside the site being subdivided.
- (iv) Whether subdivision provides appropriate infrastructure in a coordinated manner, ensuring that subdivision, development and the provision of infrastructure keep pace with each other.

(b) Density

Whether residential subdivision in the Residential 2 Zone (inclusive of any lots created for future MEDIUM DENSITY HOUSING*) achieves an average minimum density of:

- Pokeno Structure Plan Area:
10 DWELLING HOUSES per gross hectare**.

This criteria does not apply to the Large Lot Overlay.

* The DWELLING HOUSE yield from any lot intended for future MEDIUM DENSITY HOUSING shall be calculated on the basis of one dwelling per 325m² of the NET AREA of that lot, except that where a land use consent for a MEDIUM DENSITY HOUSING development has been granted for the lot, the DWELLING HOUSE yield shall be as per that consent.

** Density per gross hectare for the purpose of this criterion shall be the number of potential household units per hectare. This area (ha) includes land for:

- (i) Residential purposes, including all open space, on-site parking and accessways associated with residential development;
- (ii) Local and collector roads and roading corridors, including pedestrian and cycle ways, but excluding state highways and arterial roads;
- (iii) Local (neighbourhood) RESERVES.

The area (ha) excludes land that is:

- (i) Stormwater retention and treatment areas and associated RESERVES;
- (ii) Set aside to protect significant ecological, cultural, heritage or landscape values;
- (iii) Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional RESERVE network;
- (iv) Identified for NEIGHBOURHOOD CENTRES or schools;
- (v) Set aside as a balance lot for a future subdivision stage.

Where a site for subdivision is bounded by an existing road within the structure plan area, half of that road area shall be included within the calculations.

Where the above cannot be demonstrated in assessing this criterion, the Council shall also have regard to the special controls within a structure plan area on the planning maps which identify the anticipated total residential yield for various parts of a structure plan area. If fewer than 10 DWELLING HOUSES per gross hectare are proposed with a

subdivision, the applicant shall demonstrate how the balance will be accommodated in another location within the areas identified on the planning maps.

(c) Design and Layout

- (i) Whether the subdivision is in general accordance with the relevant subdivision design assessment criteria in [Part 54](#), and/or whether the subdivision gives appropriate consideration to the design and layout of reserves, walkways and cycle ways and street design, including connections to neighbouring properties. Conditions may be imposed to ensure access to adjoining sites is maintained through either the street network or the provision of walkways and cycle ways, particularly where community facilities, reserves and other residential or commercial areas are located nearby.
- (ii) Whether the subdivision has appropriate regard to the matters outlined in NZS 4404:2010.
Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.
- (iii) Whether the subdivision provides for the natural or heritage features of the [site](#) which are protected, or warrant protection or enhancement and the use of legal instruments such as covenants to secure protection.
- (iv) Whether the layout of [building](#) platforms and underground services is appropriate to avoid adverse effects on infrastructure.
- (v) Whether there is a need for easements or other mechanisms for securing access to services or utilities on sites.

(d) A Structure Plan

Whether the subdivision is consistent with the relevant structure plan (refer to [Part 54](#)) and does not preclude the achievement of the structural elements identified therein.

(e) Stormwater management and riparian planting

Whether the subdivision has regard to the recommendations of the adopted Stormwater catchment management plan or an approved stormwater discharge consent and appropriate measures are proposed to avoid, remedy or mitigate the effects of stormwater discharges on the subdivision and any other [site](#) or property.

(f) Geotechnical Matters

Whether the subdivision LOTS are suitable for the DEVELOPMENT of a permitted activity or an activity for which resource consent has been obtained.

(g) [Intentionally blank]

(h) Proximity to national grid transmission lines (refer planning maps).

Subdivision of land which creates new allotments within an area measured 32 metres either side of the centre point of a national grid transmission line" (as shown on the [planning maps](#)) designed to operate at or above 110kV will be assessed in terms of the following criteria:

- (i) Subdivision design: The degree to which subdivision design, including the location of ROADS and RESERVES, recognises and provides for existing electricity lines so that reasonable access to the lines is maintained.
- (ii) Location of SPECIFIED [BUILDING](#) AREAS and [BUILDING](#) envelopes: The extent of separation between SPECIFIED [BUILDING](#) AREAS including potential [BUILDING](#) envelopes and existing lines, taking into account the requirements of NZECP 34 and any advice received from the operator. Consent notices for SPECIFIED [BUILDING](#) AREAS including potential [BUILDING](#) envelopes and relevant requirements of the New Zealand Electrical Code of Practice 34:2001

(NZECP 34:2001) or any subsequent code of practice will be registered on certificates of title.

- (iii) Location of proposed tree planting: The extent of separation between the location of proposed trees and existing lines, taking into account the likely mature HEIGHT of the trees, whether they have potential to interfere with the lines, and whether an alternative location would be suitable to give the operational requirements of the lines' owner to prune or remove trees which have the potential to interfere with the lines, taking into account the Electricity (Hazards from Trees) Regulations 2003 or any subsequent code of practice.

Advice Note: All new trees/vegetation planted in the transmission corridor must, at a mature height, achieve compliance with the Electricity (Hazards from Trees) Regulations 2003.

- (iv) Extent and mode of EARTHWORKS: Whether appropriate safeguards are in place to avoid contact with flashovers from lines, and effects on the stability of support structures, taking into account the requirements of the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001).

Advice Note: All EARTHWORKS, including the use of mobile plant, must comply with the requirements of the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001).

Advice Note: Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within 32 metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice (NZECP 34:2001) contains restrictions on the location of structures in relation to lines.

- (i) Maintenance of Opportunity for NEIGHBOURHOOD CENTRES
Whether the subdivision creates a LOT or LOTS which are of a suitable size and dimension to facilitate the development of a NEIGHBOURHOOD CENTRE to serve the local residential catchment once developed and is in the general location(s) shown on a structure plan (refer to [Part 54](#)).
- (j) Earthworks, silt and sediment control
 - (i) Whether EARTHWORKS are to be undertaken with the establishment and maintenance of recognised methods and techniques for the retention of sediment on SITE and the prevention of discharges of sediment off-SITE or into waterbodies.
 - (ii) Whether SITE management methods and techniques will be put in place to ensure that vehicle movements to and from the SITE or location where EARTHWORKS are being undertaken do not result in any material being deposited on public ROADS creating a hazard or a nuisance to ROAD users.
Note: Recognised methods or techniques, as appropriate in the circumstances, are provided in publications by the regional Councils. Correctly applied, such methods or techniques constitute the best practicable option.
- (k) Retention of appropriate vegetation
Whether the subdivision creates opportunities to retain existing notable vegetation in its design and layout and provides for its protection.
- (l) Noise attenuation
For any new LOT in the locations shown on the planning maps as a "High Background Noise Area" an acoustic report shall be provided detailing a solution which shall be implemented to control the noise from traffic on State Highway 1 to within 60dBA Leq(24hour) where practicable with an upper level of 65dBA

Leq(24hour) within outdoor living areas. The traffic noise levels should be based on the traffic flow a minimum of 10 years after the subdivision of the lots is complete.

3. In addition to the requirements of 26.4, for subdivision requiring consent under [Rule 26.6.1.1B.1](#), the extent to which the proposed LOT is of an appropriate size and has appropriate dimensions to accommodate a proposed [DWELLING HOUSE](#) or [MULTI-UNIT HOUSING](#), and avoids non-compliances with the Residential Zone bulk, location and amenity standards that would result in adverse effects on the [site](#)'s amenity and that of adjoining sites.

26.5 Assessment of Discretionary Activities

- A. The provisions of Rule 26.4 above will apply to applications for Discretionary activities except that where consent is granted the Council may impose conditions that relate to matters other than those stated in Rules 26.4 and 26.6. The Council may refuse to grant consent to any application.
- B. Where any requirement of Rule 26.6 is clearly not satisfied or a subdivision incorporates designs or aspects which are inconsistent with the plan's Objectives and Policies or outside accepted practice, then the assessment of effects accompanying the application must directly address those matters. It must incorporate specific and clear justification for, and outline the costs and benefits of, each aspect with particular regard to the implications for future landowners and occupiers, as well as for existing ratepayers and residents of the district. The Council may require further reports or impact assessments which address the actual or potential effect/s.
- C. Where a subdivision relates to a non-residential or multi-unit residential development that exists as at the date of notification of this plan and no further potential for development exists on the [site](#), the 'minimum' requirements of Rule 26.6 need not apply where the overall standard of [site](#) development, and the level of amenity and servicing available to each area or house or [unit](#) to be separately owned or occupied, are consistent with the objectives, policies and rules of the plan.
- D. Additionally, applications will be assessed in terms of the following matters:
 - Whether any adverse effects can be avoided, remedied or mitigated.
 - The extent to which alternative designs and engineering techniques have been, or could successfully be, incorporated into the subdivision.
 - The extent to which the ultimate pattern of development and character of the locality has been considered, including the wishes of local people.
 - The extent to which the development of individual sites has been built into the design of the subdivision.
 - The degree of conformity with the standards and guidelines of NZS 4404:2010 relating to the design, construction and completion of the subdivision, and the justification for any deviations therefrom. Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.
 - The likely effects of traffic flows arising from the development of the new allotments and the implications for the roading hierarchy and the design and construction of affected roads and intersections.
 - The design of the illumination system for the road and its effectiveness in ensuring that driver visibility is assured in all conditions.
 - The effects in terms of any policies of the Council relating to the provision of recreational facilities.

- The effects on the subdivision or development potential of land in the vicinity of the proposal, including the servicing of those lands.
 - The extent to which the subdivision may create unreasonable expectations as to the future development of any one or more of the new allotments, particularly in areas subject to drainage, land stability or other natural resource constraints.
 - The extent to which any earthworks would affect the ecological, landscape or landform values of the area, or the natural character of the coast or of the margins of lakes and rivers; whether they would increase any risk of land instability or erosion; whether the proposed activity includes any proposals to revegetate land disturbed or prevent siltation or other adverse effects of stormwater runoff.
 - The extent to which it would be reasonable and appropriate to depart from the normal subdivision standards because of the nature of the existing or intended land use, particularly where that use is a 'network utility'.
 - The effects in terms of public health and safety, and the cultural, economic and social welfare of the people of the district.
 - Such other matters as are specified in [Rule 53](#) which relate to the [site](#) or locality.
- E. Where subdivision is occurring within a Structure Plan Area depicted on the plan maps, applications will also, and primarily, be assessed in terms of the specific structure plan provisions applying to that area (refer to [Part 54](#) of this district plan).
- F. Whether any subdivision is consistent with the objectives and policies of [Part 19](#) of the plan (to the extent that they are relevant and not inconsistent with specific structure plan provisions, objectives or policies of [Part 54](#) of the plan).
- G. Any other relevant matters under sections 104 and 106 of the Resource Management Act 1991.

26.6 Requirements for Urban Subdivision

The following subdivision standards apply to Controlled and Restricted Discretionary Activities:

26.6.1 Shape Factor

26.6.1.1 Residential and rural-residential subdivision (except Residential 2 Zone)

Every lot and every notional lot (see Rule 27.6.2.1) intended for residential purposes must be capable of accommodating wholly within it a square having sides measuring at least 12 metres or a circle with a diameter of at least 15 metres, provided that for lots or notional lots that have [building](#) sites that are at least 16 metres from a road, a shape of 10 metres by 15 metres may be used as the alternative standard.

Where a subdivision, or part thereof, relates to a new semi-detached residential development a lesser shape factor may be permitted for the relevant lots or notional lots where all the plan's standards for multi-[unit](#) developments are complied with.

26.6.1.1A Residential 2 Zone Subdivision

1. Any new LOT in the Residential 2 Zone (other than those referred to in point 2. below) shall either:

- (a) Have a minimum NET AREA of 450m² and for all lots below 800m² have a minimum average NET AREA no less than 500m² and be of sufficient size and dimensions to accommodate existing or proposed DEVELOPMENT as a Permitted Activity;
or
 - (b) Be of sufficient size and dimensions to accommodate DEVELOPMENT for which a resource consent has been obtained.
- 2. Any new LOT within the Residential Large Lot Overlay Area as shown on the planning maps shall:
 - (a) have a minimum NET AREA of 1,200m².
 - (b) and for FRONT SITES shall have a total frontage of no less than 30 metres.
- 3. Any REAR SITE shall have a minimum frontage of 4 metres or have ROAD access by way of a private way of not less than 6 metres in width.

26.6.1.1B Residential Zone Subdivision Minimum Lot Size

- 1. Any new LOT in the Residential Zone shall:
 - (a) Have a minimum NET AREA of 350m²
or
 - (b) Be of sufficient size and dimensions to accommodate development for which a resource consent has been obtained.
- 2. Any new LOT of 349m² or less, unless 1. b) above applies, shall be accompanied by a land use consent application with the proposal for a DWELLING HOUSE/MULTI-UNIT HOUSING.

26.6.1.2 Non-residential subdivision (except Industrial 2, Light Industrial Zones)

Every lot and every notional lot intended for non-residential purposes and which is outside the Business (retail) Centres defined on the planning maps ([Rule 29](#)) must be capable of accommodating wholly within it a rectangle of dimensions 30 metres by 15 metres, provided that a rectangle of lesser dimensions may be permitted where:

- the ultimate form of development of the site is submitted for approval at the time of subdivision, and
- the Council is satisfied that the shape and size of the lot/s are appropriate to the intended activities, and
- all the development standards in the zone will be satisfied, and
- the developed lot/s would not preclude a range of other Permitted activities from establishing.

26.6.1.2A Industrial 2 Zone and Light Industrial Zone subdivision

- 1. Any new LOT in the Industrial 2 Zone shall:
 - (a) Have a minimum NET AREA of 2,000m²; and
 - (b) A minimum frontage to a ROAD of:
 - (i) FRONT SITE: 22 metres

(ii) CORNER SITE: 22 metres

(iii) REAR SITE: 9 metres

2. Any new LOT in the Light Industrial Zone shall:
 - (a) Have a minimum NET AREA of 1,200m²; and
 - (b) A minimum frontage to a ROAD of:
 - (i) FRONT SITE: 22 metres
 - (ii) CORNER SITE: 22 metres
 - (iii) REAR SITE: 9 metres

26.6.1.3 Position of shape (except Residential 2 Zone)

Any required shape should be clear of any of the following whether existing or proposed:

- areas required for landscaping;
- any tree protected by [Part 8 of the plan, Schedule 8A](#);
- network utility installations (other than private lines);
- building line restrictions (of this plan);
- private ways;
- rights of way;
- access lots;
- common areas;
- esplanade reserves;
- esplanade strips;
- coastal protection yards or other required setbacks from water.
- the 1% ANNUAL EXCEEDANCE PROBABILITY floodplain or ponding level where the LOT is for residential purposes.

26.6.2 Residential Cross Lease Subdivision (Except Residential 2 Zone)

Every cross lease subdivision plan shall show the notional lot boundaries for each allotment and for each part of the site capable of being developed and separately owned or occupied. A part of the site shall be deemed capable of being developed where a land area exists which could contain a unit or house of 60m² in gross floor area complying with the plan in all respects.

Notional lot boundaries shall:

- (a) comply with the notional lot boundaries (and common area boundaries) defined on the site plan of the building consent or compliance certificate or resource consent for the development of the site, or
- (b) be positioned so as to wholly contain the following and not render any aspect of them non-complying in terms of the relevant standards for the zone as if the notional lot boundaries were freehold lot boundaries:
 - the proposed allotment (i.e. the house or dwelling unit) and
 - any accessory buildings used, or to be used in connection with that allotment, and

- the parking space/s used or to be used in connection with that allotment, such spaces to comply with the requirements of [Part 35](#), and
- the outdoor living court area for that allotment, and
- a yard of minimum dimension of 1.5 metres out from any wall of the house or unit except a wall which is a common boundary wall shared with any other house or unit on the site.

The notional lots defined under (a) or (b) above shall not contain or be traversed by any utilities or services which relate to any other house or unit unless they are to a public standard accepted by the Council or to a standard which the relevant utility operator or service provider accepts full financial responsibility for.

26.6.3 Rural-Residential Subdivision

The size of lots shall be in the range of 2500 to 8000 square metres, with an average of no less than 3000 square metres. Any balance sites over 8000 square metres will be excluded from the calculation of the average.

The standards for private ways shall be as in clause 26.6.5 below except that:

- there will be no maximum length; and
- no more than 6 lots shall be served (assuming one house per lot) provided that in determining the appropriate standard for the private way the Council shall be guided by the standard that would apply if the potential number of houses that could be served is considered, such number to be determined by dividing the land area (to be served by the private way) by 3000 (square metres).

The Council may impose a condition under section 221 of the Act in terms of the number of houses that may be built on any lot that is served by a private way.

26.6.4 Frontage to Road (Vehicular Access Requirement)

Subject to the provisions of section 106(1)(c) RMA 1991, every new lot shall have a minimum frontage to a legal road (which may be in the form of a common access lot) of:

- 3 metres where that lot is intended for residential purposes, or
- 5 metres where that lot is intended for any other purpose, provided that these may be reduced where:
 - a driveway (private way) is to be used in common and separate strips over which rights of access are to be granted or reserved combine to form a width not less than that specified, or
 - the subdivision involves existing lots which have less than the required frontage, no additional lots with a lesser frontage will be created, and all the lots in the subdivision will be capable of accommodating a range of Permitted activities without compromising on-site parking or loading requirements, or
- As specified in [Rule 26.6.1.1A](#) for the area Residential 2 Zone subject to that rule,
- As specified in [Rule 26.6.1.2A](#) for the Industrial 2 and Light Industrial Zone.

26.6.5 Private Way (Roding) Standards

1. Every private way shall comply with the following requirements (except Residential 2 Zone):

26.6.5.1 Design requirements

POTENTIAL NO. OF UNITS / HOUSES SERVED	LEGAL WIDTH MINIMUM (Metres)	FORMED WIDTH MINIMUM (Metres)	MAXIMUM LENGTH (Metres)
2 – 4	3.5	2.7	100 or longer where passing bay(s) provided
5 – 8	8	5	n/a
9 and above	Public Road applies: Refer to NZS 4404:2010 and/or Part 54 *		

* Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

2. Every private way in the Residential 2 Zone shall comply with the following requirements:

26.6.5.1A Design requirements

POTENTIAL NO OF UNITS / HOUSES SERVED	LEGAL WIDTH MINIMUM (Metres)	FORMED WIDTH MINIMUM (Metres)	MAXIMUM LENGTH (Metres)
Up to 5	6	3	100
6 and above	Legal ROAD applies - Refer to NZS 4404:2010 and/or Part 54 *		

* Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

or

2. Every private way for a lot identified for MEDIUM DENSITY HOUSING shall comply with the following requirements:

26.6.5.1B Design requirements for MEDIUM DENSITY HOUSING / MULTI-UNIT HOUSING

POTENTIAL NO OF UNITS / HOUSES SERVED	LEGAL WIDTH MINIMUM (Metres)	FORMED WIDTH MINIMUM (Metres)	MAXIMUM LENGTH (Metres)
Up to 5	6	3	100
6 and 15	10	5.5	100
16 and above	Legal ROAD applies - Refer to NZS 4404:2010 and/or Part 54 *		

* *Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.*

26.6.5.2 Related requirements

- (a) The number of dwelling units being served will be determined by dividing the area of the site by the figure of 425 (square metres) provided that in the case of a MULTI-UNIT HOUSING development the greater of the actual (proposed) number of units and the figure obtained from dividing the site by 425 shall be used (in Rule 26.6.5.1). Fractions of 0.6 or above will constitute one house/unit.
- (b) The gradient of any part of a private way shall not be steeper than 1 (vertical) in 5 (horizontal).
- (c) All underground utility services and, where practicable and agreed with the land owner, any ducting for likely future services, shall be positioned and completed prior to driveway construction in a way that facilitates maintenance activities. (Note: This shall not preclude the laying of new or additional capacity service lines in the future.)
- (d) Where a fire hydrant is required to be sited in a private way then special provision shall be made to provide for the manoeuvring of fire fighting appliances (which may include extra width up to the hydrant from the road and extra width adjacent to the hydrant), and the flushing of any excess water in a way that will not cause damage to adjacent properties.
- (e) The maximum length of a private way is measured from the public road. The length may be greater than 100 metres where the subdivision involves resubdivision of existing SITES or where the construction of a public road is impracticable and the subdivision has merit in all other respects.
- (f) All private ways shall be formed to no less than the following standards provided that kerbing and/or channelling on one or both sides of the private way, and drainage pits at one or more points may be required, where there is likely to be an adverse effect for any adjoining road or SITE, or for the private way, due to uncontrolled stormwater flows. The stated basecourse metal depths are minimums and may need to be increased depending on the subgrade, intended uses, and surfacing option.

BASECOURSE:

SURFACE:

1. 100 mm GAP 40

100 mm of 17.5 mPA concrete

or

2. 150 mm GAP 40

Grade 4 chip seal
or 25 mm asphaltic concrete overlaying a
Grade 5 membrane seal.

or

3. Such equivalent that is to be approved prior to the commencement of work.

26.6.6 Fire Hydrants

The requirements of NZS 4404:2010 for fire hydrants shall apply.

Advisory Note:

The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

26.6.7 Water Supply and Metering

All lots and notional lots within the subdivision intended for individual ownership or occupation shall be supplied with an independent connection to a public water supply that can be metered at the road frontage in accordance with the Council's requirements.

Where a public supply is not available the applicant must demonstrate to Council's satisfaction that a supply meeting World Health Organisation standards can or will be secured before or at the time of building consent.

26.6.8 Sewage Disposal

All lots and notional lots within the subdivision intended for individual ownership or occupation shall be supplied with an independent connection to a public sewerage system.

Where a public system is not available the applicant must demonstrate that an on-site disposal system meeting relevant regional Council standards can be installed. It shall be demonstrated in particular that a reserve area is available so that the system will cope with a combination of high effluent flows and very wet conditions without any likelihood that effluent will enter any abutting property or any land within 10 metres of a watercourse.

Where a site has an area below 2500 square metres and/or there is any doubt as to the performance of a proposed system with respect to compliance with Regional requirements **or** this rule, the Council will require that soakage or other appropriate tests are carried out prior to uplifting section 224 certificates, and may impose consent notices to ensure ongoing performance of any system.

26.6.9 Electricity and Telephone

All lots and notional lots within the subdivision intended for individual ownership or occupation shall be supplied with electricity and telecommunication lines in accordance with the requirements of the relevant supply authority.

26.6.10 Undergrounding

Subject to what is more specifically provided for in terms of Part 15 of the plan, all electricity and telecommunications lines within the land the subject of the subdivision proposal shall be placed underground unless the relevant supply authority confirms in writing that for specified reasons this is not practicable or reasonable.

26.6.11 Gas Supply

Where an existing gas line is within 100 metres of a proposed subdivision and the subdivider does not intend to reticulate the subdivision with gas the applicant shall demonstrate to the Council that it is not practicable or economically feasible to do so.

26.6.12 Stormwater Management - Volume Control

Each new lot or site within the subdivision intended for individual ownership shall provide for a stormwater management system deemed by the Council to be effective and appropriate. Regional Council discharge consents may be required to accommodate stormwater discharges from some developments. The landowner shall be responsible for the ongoing maintenance of the private on site stormwater system upon its implementation.

An effective and appropriate stormwater management system in the Residential and

Residential 2 Zones shall be achieved by providing for either A, B, C, D or E following:

- A. An independent connection to a PUBLIC STORMWATER SYSTEM, and an on-site detention structure to contain a 20% AEP 10 minute storm event before overflowing to the PUBLIC STORMWATER SYSTEM which is able to collect stormwater from the site equivalent to that generated by: 70% impervious surface covering for all sites less than 425m² in area; and 55% impervious surface covering for all sites between 425m² and 1000m² in area. The detention structure must be able to completely empty via an orifice controlled outlet over a 24 hour period. For sites over 1000m² the stormwater system must be able to collect stormwater equivalent to 550m² of impervious surface cover.
or:
- B. An independent connection to a PUBLIC STORMWATER SYSTEM, and an on-site soakage system to contain a 20% AEP 10 minute storm event before overflowing to the PUBLIC STORMWATER SYSTEM which is able to collect stormwater from the site equivalent to that generated by: 70% impervious surface covering for all sites less than 425m² in area; and 55% impervious surface covering for all sites between 425m² and 1000m² in area. The soakage system must be able to completely empty via soakage within a 24 hour period. For sites over 1000m² the stormwater system must be able to collect stormwater equivalent to 550m² of impervious surface cover.
or:
- C. Where connection to a PUBLIC SYSTEM IS NOT AVAILABLE, the applicant shall provide an on-site soakage system to contain a 5% AEP 10 minute storm event without overflowing, which is able to collect stormwater from the site equivalent to that generated by: 70% impervious surface covering for all sites less than 425 m² in area; and 55% impervious surface covering for all sites between 425m² and 1000m² in area. The soakage system must empty within a 24 hour time period. For sites over 1000m² the stormwater system must be able to collect stormwater equivalent to 550m² of impervious surface cover.
or:
- D. An alternative method of stormwater management for the subdivision and/or site/s which achieves a standard of stormwater management equal to or better than that achieved by compliance with A, B or C above, such that the adverse effects of stormwater are avoided, remedied or mitigated.
or:
- E. Where existing development has occurred in the Residential Zone, Business Zone or Village Business Zone, the on site stormwater management system shall be deemed to be effective and appropriate where it is found to be in compliance with [Rule 27.6.1.18](#) for permitted residential activities and [Rule 29.5.17](#) for permitted business activities.

Where subdivision consent is sought in the Business, Industrial 2, Light Industrial and Village Business Zones, the effective and appropriate stormwater management system provided for must be consistent with the method described in A, B, C or D, but be able to collect stormwater from the site equivalent to that generated by 100% impervious surface covering.

The stormwater management system shall be maintained to achieve the standard of management provided for under A, B, C, D or E.

Provided that where land is subject to instability, stormwater discharges directly to ground occur only where the ground conditions have been identified as being suitable to

absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on the SITE or on neighbouring properties.

26.6.13 Open Drains

Any open drain within the site being subdivided shall be piped to the Council's relevant standards unless it can be demonstrated that leaving it (or them) open would produce a more sustainable outcome without compromising safety, health or amenity considerations.

26.6.14 Riparian Margins

Riparian margins shall be established either side of the edge of a stream identified on a structure plan (refer to [Part 54](#)) as 'perennial stream requiring riparian margin' to a minimum width of 10 metres from the edge of the stream.

These margins shall be planted in INDIGENOUS vegetation to provide ecological enhancement appropriate to manage the flow regime in the stream channel.

Explanation:

Plant species selection shall be based on not increasing channel roughness especially during low flow conditions.

26.6.15 Road Widening and Vesting

ROAD widening from its current legal ROAD width (as at 18 December 2008) will be required in the locations shown and of the dimensions specified in [Appendix 4](#) of the plan (ROAD Widening).

Where ROAD widening is required, any YARD requirement stipulated is to be measured from the new boundary of that ROAD in addition to the requirement.

Plan Change 21 modifications are marked up in red underlined text for additions and ~~red struck through text~~ for deletions.

Part 54.15 Pokeno Structure Plan Area

54.15.1 Context

The Pokeno Structure Plan Document (October 2008) sets out a vision for the Pokeno Structure Plan Area which is based on Council's aspirations, community feedback and technical studies to provide a comprehensive framework for the staged growth of the village into a town.

Although situated along State Highway 1, Pokeno is located within a rural setting. The green backdrop and ridgelines that surround the village provide it with a distinctly rural feel. The Pokeno Structure Plan Document envisages growth within this rural setting, contained within clear boundaries and having strong physical and visual connections to the surrounding rural environment.

The Structure Plan Document envisages that this growth will be guided by the following general principles:

1. That growth of Pokeno should be compact and contained within legible boundaries.
2. That Pokeno should provide a mix of residential densities and housing types, employment, commercial, services, social infrastructure and recreational opportunities to support a sustainable community.
3. That Pokeno should provide opportunities for urban infrastructure whilst retaining its rural setting.
4. That Pokeno should develop in an integrated manner, particularly with respect to land use and transport to support a multimodal (private vehicles, public transport, walking and cycling) transport system.

The provisions of this section of the PLAN are intended to apply these principles.

54.15.2 Issues, Objectives, Policies and Expected Environmental Results

In addition to the objectives and policies of the respective zones contained within the Pokeno Structure Plan, six resource management issues of particular relevance to the Pokeno Structure Plan Area have been identified. These are set out below together with the objectives, policies and a summary of methods that have been adopted to manage these issues.

These issues, objectives and policies (below) should be read in conjunction with one another and those relevant from the Plan.

54.15.2.1 Accommodating growth in a compact and contained urban form

1. Issue

It is anticipated that the population of Franklin will increase to 108,000 by 2051. The Pokeno Structure Plan Area is one of a limited number of strategically-located areas that have been identified by the Franklin District Growth Strategy 2007 as appropriate locations to accommodate population growth and employment opportunities within the district. Land at Pokeno is part of a limited and scarce resource in which to accommodate a share of the district's projected population growth.

The uncontrolled development of land has the potential to undermine the compact and contained form of Pokeno, adversely affecting rural character and amenity, rural activities and strategic infrastructure. It is also likely to undermine the coordinated and efficient provision of infrastructure.

Development at lower intensities has the potential to undermine objectives of containing growth at these strategic locations and achieving more intensive residential development in locations that have the potential to support more sustainable modes of transport and patterns of travel.

2. Objective

To achieve subdivision and development within the Pokeno Structure Plan Area which:

- (a) Accommodates its share of the district's projected population growth;
- (b) Maintains a compact and contained urban form;
- (c) Maintains the quality, function and integrity of the adjoining rural environment;
- (d) Makes provision for a choice of living environments, commercial, social and community facilities and employment opportunities;
- (e) Does not undermine the potential for urban intensification, provides a range of densities and supports an integrated multimodal (private vehicles, public transport, walking and cycling) transport system;
- (f) Enables the expansion of Pokeno into a more sustainable and self-sufficient town that provides for the social, cultural and economic well-being of its residents; and
- (g) Is accompanied by the coordinated provision of infrastructure.

3. Policy

Subdivision and development should:

- (a) be in general accordance with the Pokeno Structure Plan (refer to [Appendix 54.15A](#)).
- (b) be contained within the area identified on the Pokeno Structure Plan map for the development and expansion of Pokeno (i.e. the Pokeno Structure Plan Area).
- (c) be of a density, design and type that is consistent with the district's objectives of accommodating population growth and integrating land use and transport to support a multimodal transport system.
- (d) provide opportunities for a choice of residential environments, social and community facilities and services, and employment opportunities.
- (e) be accompanied by the provision of appropriate infrastructure to service the needs of an urban area, and where such infrastructure is not provided with or in advance of subdivision and development, such activities should be avoided.
- (f) make provision for recreation reserves and contribute towards the provision of social infrastructure (community facilities) through financial or development contributions.

4. Explanation

Pkeno is one of the limited areas that have been identified as appropriate for urban expansion in Franklin. It has been identified in the Franklin District Growth Strategy (August 2007) as having the potential to accommodate a population of approximately 5,200 by 2051. Pkeno also has the potential to provide additional land for business and industrial uses and therefore employment, allowing the opportunity for residents to both live and work in the town.

It is important that development at Pokeno is undertaken in a way that achieves and does not undermine this potential.

A range of densities and disposition of activities are illustrated within the Pokeno Structure Plan (refer to [Appendix 54.15A](#)) to accommodate growth (both residential and employment) while maintaining the spacious rural character of Pokeno's surroundings. The provision of land for business activities ensures that employment opportunities are provided for the town.

The Pokeno Structure Plan sets out the structural elements that the plan seeks to achieve, including the key roading and open space network, sports fields and stormwater facilities and main land uses. A Town Centre Overlay (refer to the planning maps) is identified in which specific rules apply.

At the time of subdivision and/or DEVELOPMENT (in all zones), all applications will be assessed (among other things) with regard to the extent to which they are in general accordance and consistent with the Pokeno Structure Plan. In particular the expectation is that any subdivision and/or DEVELOPMENT proposals will achieve the structural elements that are identified on the Pokeno Structure Plan.

The zones utilised in the Pokeno Structure Plan Area are described below.

Residential 2 Zone

The Residential 2 Zone is applied to the majority of the Structure Plan Area. The major elements of this zone are as follows:

1. Subdivision applications are assessed with regard to the detailed design criteria.
2. Minimum lot sizes are specified and a minimum average density per hectare required.
3. In order to provide some transition between the surrounding rural area and the Residential 2 Zone, buffer measures have been adopted.
4. In order to encourage a more compact form of development close to the Town Centre, the structure plan identifies a Town Centre Overlay (refer to in the [planning maps](#)) which provides for increased housing densities.
5. Similarly, to encourage a greater choice of house type and lot sizes, the structure plan identifies areas around NEIGHBOURHOOD CENTRES and certain neighbourhood parks in the residential growth areas around which the rules provide for [medium density housing](#) developments. Provision is also made for [medium density housing](#) elsewhere as a Discretionary Activity, but with the intention that this be enabled on sites adjacent to the reserve network only, and only up to a maximum density of one [DWELLING HOUSE](#) per 300m² of the [NET AREA](#).

Business Zone

The Business Zone is applied to existing and future business areas within the Pokeno Business Centre area which is shown on the planning maps. It seeks to provide for the main retail activities and other compatible commercial uses. The main elements of the Business Zone are as follows:

1. All new buildings require resource consent as a Restricted Discretionary Activity (provided they comply with the development controls). This requirement for consent enables assessment in relation to design assessment criteria.
2. Frontage controls are applied to properties fronting part of Great South Road. These are applied in order to ensure that a suitable main street environment is achieved. The key elements of this are: verandah [coverage](#) across the frontage of the buildings; buildings

built to the front boundary; parking areas located at the rear of buildings; glazed (display) frontages.

Industrial 2 Zone

The Industrial 2 Zone is applied to the southern-most portion of the structure plan area, to the south of the railway and to the north of the Aggregate Extraction and Processing Zone.

Light Industrial Zone

The Light Industrial Zone is applied to the land to the northwest of the Industrial 2 Zone, and is intended to provide a buffer or transition area between the Industrial 2 Zone and the Residential 2 and the Business Zone.

Infrastructure

Development and subdivision will need to provide appropriate infrastructure in a timely and coordinated manner. It is essential that growth and infrastructure keep pace with each other, so that development rights and resource consents are considered in light of available or planned infrastructure.

The Council reserves the right to decline applications for subdivision, development, and non-complying activities on the basis of inadequate infrastructure or being otherwise premature in terms of growth being ahead of planned infrastructure (including the funding of infrastructure).

5. Methods

The following methods have been adopted to implement this policy:

- (a) Structure Plan
- (b) Zoning
- (c) Subdivision Rules
- (d) Land Use Rules
- (e) Design Criteria
- (f) Financial or Development Contributions, or Development Agreement(s)

54.15.2.2 Environmental Constraints

1. Issues

Urban development can give rise to adverse effects on the environment. These can include the loss of vegetation and habitats, or adverse effects on water quality through sediment discharges during the development process and through pollutant run-off from impervious surfaces arising from development.

The Pokeno Structure Plan Area contains some locally significant landforms, vegetation and watercourses which are sensitive to development and warrant protection, conservation or a limitation on development. Development can enhance existing watercourses in the Pokeno Structure Plan Area, introducing open space elements to the urban form of Pokeno, enhancing ecological resources and restoring degraded ecosystems.

The Pokeno Structure Plan and adopted Stormwater Catchment Management Plan for the Pokeno Structure Plan Area identifies the main perennial stems of the Tanitewhiora and Helenslee Streams in particular.

2. Objective

To achieve development which maintains locally significant landforms and vegetation and maintains or enhances water quality and identified watercourses.

3. **Policy**

Subdivision and development should avoid, remedy or mitigate the effects of urban development by:

- (a) having regard to the adopted Pokeno Stormwater Catchment Management Plan (and/or approved discharge consent);
- (b) establishing the open space and stormwater reserves and the stormwater infrastructure (quality and detention) in an appropriate and timely manner;
- (c) protecting, maintaining and enhancing significant vegetation and landforms;
- (d) protecting, maintaining and enhancing watercourses identified on the Pokeno Structure Plan;
- (e) maintaining water quality and managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (f) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings.

4. **Explanation**

The Pokeno Structure Plan Area is relatively unconstrained in environmental terms, and can accommodate the level of subdivision and development proposed within the Pokeno Structure Plan Area. However, it contains some areas of locally significant vegetation, landforms and two locally significant watercourses. Downstream are the Mangatawhiri Wetlands which are recognised as a Site of Special Wildlife Interest in the Plan. The protection and enhancement of streams can maintain and enhance water quality within them. The protection of streams and vegetation also has the potential to provide ecological linkages and improve habitat quality, and will contribute to the green spacious character of the area. Development also has the potential to adversely affect water quality (and ultimately to damage downstream ecology) through sediment run-off during development and pollutant run-off from impervious surfaces.

Development can enhance existing watercourses in the Pokeno Structure Plan Area, introducing open space elements to the urban form of Pokeno, enhancing ecological resources and restoring degraded ecosystems. Water quality and riparian areas will be safeguarded through the incorporation of stormwater treatment mechanisms in the structure plan area through the subdivision consent process, through the requirement for detention devices, for riparian enhancement of identified streams (perennial), through appropriate building setbacks and through the avoidance of earthworks in these areas. Areas of locally significant vegetation will be protected through the requirements to retain them at subdivision stage, and through the addition of these to the Council's protected tree schedule (Schedule 8A). Subdivision and development should have regard to the recommendations of the adopted Stormwater Catchment Management Plan and/or discharge consent for the area which includes measures to avoid or mitigate the potential for flooding.

The Pokeno Structure Plan anticipates modification of ephemeral streams to allow development.

5. **Methods**

The following methods have been adopted to implement this policy;

- (a) Structure Plan

- (b) Pokeno Stormwater Catchment Management Plan (and/or approved discharge consent)
- (c) Zoning
- (d) Subdivision Rules
- (e) Land Use Rules
- (f) Scheduling and incorporation of significant trees ([Schedule 8A](#)) and vegetation into the open space network
- (g) Design Criteria
- (h) Silt and Sediment Control Techniques

54.15.2.3 Existing Amenity Values and Character

1. Issue

The structure plan area consists of the existing village of Pokeno, together with areas to the north, south and west. The growth areas have their own amenity values and character. With urban development and intensification with Pokeno growing to the size of a town, this character will change. The structure planning process and plan provisions seek to maintain identified elements of this character.

2. Objective

To achieve subdivision and development which maintains or enhances identified elements of the existing amenity values and character of Pokeno village and the surroundings.

3. Policy

Subdivision and development should be designed to maintain identified elements of the existing amenity values and character of Pokeno and its surroundings. Key elements that should be maintained and where appropriate enhanced are:

- (a) The varied topography comprising areas of flat, rolling and steeper land;
- (b) Significant trees and vegetation;
- (c) Significant visual elements: views of the rural backdrops (in particular Mt William and the surrounding ridgelines) from the town centre and residential areas; two identified knolls, stream corridors;
- (d) Heritage elements and sites of historical value (the old Pokeno Post Office, Pokeno War Memorials, Queen's Redoubt);
- (e) Market Square; and
- (f) The existing historical grid pattern of roads (formed and unformed) in the Town Centre.

4. Explanation

Existing character, amenity and landscape values within the structure plan area are identified and incorporated into the structure plan document. The PLAN recognises that it is appropriate to maintain and where appropriate enhance identified elements of this character and values by managing subdivision and development within the Structure Plan Area.

5. Methods

The following methods have been adopted to implement this policy:

- (a) Identification of features on the structure plan

- (b) Zoning
- (c) Scheduling and incorporation of significant trees, areas and buildings ([Schedule 8A](#)) and vegetation into the open space network.
- (d) Subdivision Rules and Assessment Criteria
- (e) Land Use Rules and Assessment Criteria

54.15.2.4 Urban Form and Amenity

54.15.2.4.1 Issue

The quality, layout and design of an urban area can strongly influence the attractiveness and functioning of the area and the safety and wellbeing of people. Structure planning can provide an effective method of integrating opportunities for the provision of residential, service, community, recreation and employment activities in a manner that manages effects on the environment and integrates land uses with the development of a multimodal transport system. The Pokeno Structure Plan provides a basis for the establishment of an expanded settlement with a positive local identity, high levels of amenity, walkability, safety and convenience.

54.15.2.4.2 Objective

To achieve subdivision and development which provides a high standard of amenity, walkability, safety and convenience, and contributes to the creation of a positive sense of place and identity.

54.15.2.4.3 Policy - General

Subdivision and development should:

- (i) Be of a type and design so as to achieve a high standard of connectivity, amenity, walkability, safety and convenience, and contribute to a positive sense of place and identity in general accordance with the Pokeno Structure Plan.
- (ii) Support and consolidate [retailing activities](#) and commercial development in the town centre.
- (iii) Incorporate Crime Prevention Through Environmental Design.

54.15.2.4.4 Policy - Town Centre

Subdivision and development should support a town centre (having a “Business Centre” Classification) which provides accessible, walkable and conveniently-located community facilities, [retailing activities](#), service and commercial activities, provided that:

- (a) Great South Road should be the focus of [retailing activities](#) within Pokeno;
- (b) Great South Road should be lined with a continuous [retailing activities](#) strip from Market Square to Cambridge Street. This [retailing activities](#) strip should include active [building](#) frontages at [ground level](#), with buildings generally built to the street boundary and pedestrian footpaths sheltered by verandahs.
- (c) Vehicle access and driveways should avoid breaks in the continuous retail frontage from Market Square to Cambridge Street. Parking and [loading](#) should be located at the rear of buildings and wherever practical accessed by a side street or rear lane.
- (d) Development elsewhere in the town centre should be appropriately designed to enhance pedestrian amenity.
- (e) Signs in the town centre should enhance the amenity of the area and be compatible with the historic scale and sense of place, avoid clutter and inappropriate illumination, and be of an appropriate scale;

- (f) The opportunity is retained for the development of a Train Station and Park and Ride Facility at Lot 1 DP 147726.
- (g) Development and activities (particularly retailing activities) located in 'Area B' (illustrated on the planning maps) shall be of a design, type and scale to complement Great South Road as the focus of retail activities and pedestrian amenity. Smaller format retail should be located on the Great South Road main street unless the retail activities have operational or design characteristics that would undermine the pedestrian orientation of the main street.

54.15.2.4.5 Policy - Neighbourhood Centres

- (a) Subdivision and development should provide Neighbourhood Centres in general accordance with the Pokeno Structure Plan.
- (b) Subdivision and development should protect land identified as Neighbourhood Centres to preserve the long-term opportunity for the Neighbourhood Centres to establish.

54.15.2.4.6 Policy - Road, Pedestrian and Cycle Network

- (a) Subdivision and development should provide a connected road and pedestrian network in general accordance with the Pokeno Structure Plan (including a connected local roading network), providing footpaths, cycle routes and vehicular access to the town centre and neighbourhood centres, open spaces, and main transport routes.
- (b) Subdivision and development should implement the Pokeno Structure Plan to achieve the safe and efficient movement of motor vehicles, pedestrians and cyclists and:
 - (i) Transport routes should reflect urban design legibility considerations and not just satisfy traffic requirements;
 - (ii) The street network should enable traffic to flow freely, be appropriate for the purpose and promote safety of all users;
 - (iii) New routes should connect with the existing routes and movement patterns and roading (including the local road network) should be highly connected. These routes and connections are additional to connections illustrated on the Pokeno Structure Plan;
 - (iv) Roads should generally be lined with houses or buildings that have "public fronts and private backs", thereby promoting passive surveillance;
 - (v) Roads should be public and vested with Council;
 - (vi) Cyclists should generally be accommodated on the carriageway of streets in areas of low speed and volume, without any need for dedicated cycle lanes;
 - (vii) Off-road cycle paths and pedestrian routes should be safe, direct, barrier-free, have smooth surfaces and be overlooked from roads, by adjacent housing or other active land uses.
 - (viii) Heavy vehicles, particularly those associated with industrial activity, should be discouraged from using the road network within the town centre of Pokeno.

54.15.2.4.7 Policy - Reserves and Street Interface

- (a) Subdivision and developments should provide quality public open spaces in locations in general accordance with the Pokeno Structure Plan and the design criteria and provide for the active and passive recreational needs of residents.

- (b) Reserves should generally be designed so as to provide opportunities for passive surveillance (e.g. with the majority of their boundaries generally adjacent to streets or fronted onto by buildings across open driveways, rather than backed onto by the rear of lots).
- (c) Development should address and engage the street and public realm through quality urban design at the interface.
- (d) Subdivision and developments should provide a network of connected stormwater reserves providing pedestrian and cycle routes based around the enhancement of significant sections of both Helenslee and Tanitewhiora Streams.
- (e) Subdivision and developments should provide complementary, consistent and legible landscaping themes within the road reserve and open spaces throughout the structure plan area.

54.15.2.4.8 Policy - Electric Lines

A new electric lines network will be required to provide electricity to activities in Pokeno and this should be enabled. Electric lines within the Pokeno Structure Plan Area should generally be underground, however it is recognised that in the short to medium term new lines traversing undeveloped areas of Pokeno may be above ground so as to provide an efficient and effective means of servicing those areas subject to subdivision and development. These above ground lines will be temporary and as the staging of subdivision and development occurs, electric lines shall be placed underground. This Policy does not apply to any ELECTRIC LINE that is part of the national grid transmission line network.

54.15.2.4.9 Explanation

Urban form can strongly influence the desirability and liveability of an area, and ultimately the success of a newly developed urban area.

In its establishment of a vision for Pokeno, the Structure Plan Document (October 2008) identified core urban development principles which may be summarised as follows:

- (a) Growth should be compact and contained and should be focused around the existing settlement.
- (b) Growth should include a mix of residential, employment and recreational opportunities to support a sustainable community.
- (c) Growth should establish urban-type infrastructure and density while retaining its visual and physical links to its rural setting.
- (d) Land use and transport should be integrated such that a safe and efficient range of transport options, including walking and cycling, is available, while avoiding the need for unnecessary motor vehicle travel.
- (e) Lots and dwelling houses should provide a high level of amenity for residents and not result in adverse effects on adjoining properties or the environment.
- (f) Great South Road is the focus of the Pokeno town centre, with a main street form of development establishing active building frontages to the street and a quality pedestrian environment. Great South Road will be the focus on retail activities, however some limited retail activities are available in 'Area B' (illustrated on the planning maps) to form the eastern periphery of the town centre. Activities (particularly retailing activities) in Area B should complement the Great South Road main street and development should establish connections to the town centre. Some retail activities of a particular style or type are enabled in Area B. Smaller format retail activities should avoid locating in Area B unless they have specific characteristics which are not conducive to delivering a main street form of development.

Elements of urban layout and design that help achieve this vision, establish a positive sense of place and promote a high standard of amenity have been identified and described through the above policies.

To provide for the provision of electricity in Pokeno, the policy recognises that a new electric line network needs to be established. This involves the development of new lines traversing the road network, the Rural Zone and areas within the Pokeno Structure Plan Area through to the areas of subdivision and development. Given that subdivision and development will be staged over several decades and the layout of all roads may not be known, the policy anticipates that in the short to medium term above ground lines may be established across the undeveloped areas of the Pokeno Structure Plan Area. Within the areas of subdivision and development electric lines are to be underground, and when a new stage of subdivision and development is proposed, any existing above ground lines and new lines shall be undergrounded with the implementation of that stage to achieve the long term amenity outcomes anticipated by the Objective.

54.15.2.4.10 Methods

The following methods have been adopted to implement these policies:

- (a) Structure Plan
- (b) Zoning
- (c) Subdivision Rules and Assessment Criteria
- (d) Land Use Rules and Assessment Criteria
- (e) Design Criteria

54.15.2.5 Residential Density

1. Issue

Residential areas are often made up of a broad range of communities and neighbourhoods, reflecting different lifestyles, aspirations and needs. A number of demographic factors including declining household sizes, changing lifestyles, an ageing population and house prices have resulted in demands for a wider range of housing forms and styles.

The efficient provision and long-term sustainability of infrastructure and services is dependent on achieving appropriate urban densities and establishing a critical mass of residential and employment population.

2. Objective

To ensure a range of urban densities within Pokeno which are appropriate to their locations in order to maintain amenity whilst supporting pedestrian, cycle and public transport, the viability and vibrancy of the town centre and neighbourhood centres and areas of open space, while achieving or exceeding an overall minimum density of ten dwellings per gross hectare across the developable parts of the town.

3. Policy

Subdivision and development should:

- (a) Achieve an average gross density of ten dwelling houses per hectare in residential areas excluding the Large Lot Overlay;
- (b) Provide a range of lot sizes and urban densities;
- ~~(c) Provide larger low-density lots to provide a buffer between the Light Industry Zone and urban residential areas.~~

- (d) Provide for higher housing densities in locations where it is supportive of pedestrian, cycle and public transport and the viability and vibrancy of the town centre.
- (e) Provide for higher housing densities within walkable catchments of proposed neighbourhood centres and neighbourhood parks.
- (f) Generally limit the spatial extent of development with higher housing densities to identified areas so as to maintain a variety of urban densities and housing choice across the structure plan area. Additional areas of medium density housing development (to a density no greater than 1:300m²) may be appropriate in smaller pockets adjacent to or across the road from the reserve network.

4. **Explanation**

The Franklin District Growth Strategy requires a minimum density of ten dwelling houses per gross hectare to be achieved in Pokeno. The Pokeno Structure Plan anticipates that a variety of lot sizes and urban densities will result from subdivision and development. This includes the provision of larger lots, standard lots and medium density housing in Pokeno. The provisions are designed to support housing choice to achieve overall densities that allow the efficient use of resources, enable the efficient and sustainable provision of infrastructure and services and support the integration of land uses and land transport to support a multimodal transport system.

Applying this requirement as a blanket across the town is likely to result in a homogenous environment that provides limited choice of housing type and cannot easily accommodate changes in resident demographics and housing needs.

Providing a range of densities and typologies within residential environments can avoid this and is, therefore, encouraged for Pokeno. Variety of housing opportunities enables long term resilience and flexibility and results in more interesting – and more “liveable” - residential environments, encompassing the full life-cycle needs of the population.

In order to achieve a variety of densities and housing choice within future residential developments, a number of different housing typologies and corresponding lot sizes were developed for Pokeno as part of the structure plan. These typologies also have particular locational requirements, which need to be recognised - the objective is that medium density developments should locate close to Neighbourhood Centres, public transport opportunities and the Town Centre in particular, where large lots sizes will be discouraged.

Medium density housing could also locate around areas of amenity (in particular neighbourhood parks) because:

- (a) The proximity to open space compensates for any lack of on-site open space;
- (b) The open space mitigates the apparent scale and intensity of the development;
- (c) It maximises the population using and overlooking the focal point of the neighbourhood.

5. **Methods**

The following methods have been adopted to implement these policies:

- (a) Structure Plan
- (b) Zoning
- (c) Subdivision Rules and Assessment Criteria

(d) Land Use Rules and Assessment Criteria

(e) Design Criteria

54.15.2.6 Interface with Aggregate Extraction and Processing Zone

1. **Issue**

A valuable aggregate resource on Bluff Hill Volcanic Cone constrains growth in the south- west of the structure plan area. There is potential, if sensitive land uses were to be located nearby (particularly residential or other sensitive community, educational or medical activities), that people's health, safety and amenity could be adversely affected, or conversely the operational efficiencies of any Mineral Extraction and Processing activities would (in order to avoid or mitigate any adverse effects) be compromised.

2. **Objective**

To avoid the potential for adverse health, safety and amenity effects, reverse sensitivity and operational inefficiencies that can arise from locating residential and some business activity in close proximity to the Aggregate Extraction and Processing Zone.

3. **Policy**

Residential, community, business and other activities requiring a high standard of amenity should be located at a sufficient distance from the Bluff Hill aggregate resource to ensure that these are not subject to adverse health, safety or amenity effects arising from the extraction and processing of the resource, and also ensure that the efficient operation of quarrying activities within the zone is not compromised by reverse sensitivity effects.

Heavy vehicle traffic associated with aggregate extraction and processing activities should be discouraged from using roads within the town centre of Pokeno.

4. **Explanation**

Reverse sensitivity issues can arise where new residential development or other sensitive business and community activities are located in close proximity to quarrying activities. Residents and occupants may suffer adverse health, safety and amenity effects (particularly noise effects) and there is potential for the operational efficiency of the quarry activity to be adversely affected by residents seeking to resolve these effects.

~~The approach taken by the Plan is to ensure adequate separation between the Aggregate Extraction and Processing Zone and the Pokeno Residential Zone, the establishment of a Large Lot Overlay Area on Hitchen Road and discouragement of residential activities and limitation of sensitive community, educational or medical activities in the Industrial 2 and Light Industrial Zones. Some provision is made for more sensitive education and medical facilities in the Light Industrial Zone, but in a location that is well separated from the Aggregate Extraction and Processing Zone.~~

5. **Methods**

- (a) Structure Plan
- (b) Zoning
- (c) Subdivision Rules and Assessment Criteria
- (d) Land Use Rules and Assessment Criteria

54.15.2.7 Queen's Redoubt Heritage Site

1. **Issue**

The Queen's Redoubt at Pokeno is a site of national historic significance due to its role in the Waikato War of 1863-64, the major campaign of the 19th century New Zealand Wars. These wars shaped the subsequent history of this country and the site is therefore one of New Zealand's most important military history sites. The archaeological evidence must be protected and understanding of the site's significance promoted. Any buildings and/or activities on the Queen's Redoubt must be carried out in a way that protects and, where possible, enhances these heritage values.

2. **Objectives**

To enable development and activities for the purpose of interpreting and promoting understanding of the significance of Queen's Redoubt as a site of national heritage importance.

3. **Policy**

- (a) The archaeological evidence is protected from damage or destruction, and that archaeological information is retrieved whenever appropriate.
- (b) The location, scale and design of new buildings and structures be controlled so as to not adversely affect the heritage values of the site.
- (c) The design, scale and nature of alterations to existing buildings be limited so as to ensure the retention of the heritage values of the site.
- (d) The heritage values of the site are not adversely affected by inappropriate landscaping, placement of parking and manoeuvring areas, and outdoor advertising signage.
- (e) Public access is enabled where this is compatible with protecting the heritage resource.
- (f) Enable activities and the display of information conveying the history of the site and its national historic significance.
- (g) Activities associated with the heritage centre be undertaken in a manner that avoids inappropriate noise disturbance to the Residential 2 zone.
- (h) Development and activities should be carried out in a way that is compatible with the surrounding development and, in the Residential 2 zone, has only minor adverse effects on the character and amenity values of the neighbourhood.
- (i) Subdivision in the site does not result in adverse effects on historic heritage values from the construction of buildings and development.

4. **Explanation**

In [Part 8](#) of this PLAN, the Queen's Redoubt is scheduled as an area of historic significance and therefore resource consent is required to undertake any modifications including earthworks. Further, any disturbance of the archaeological record requires an 'authority to modify' under the Heritage New Zealand Pouhere Taonga 2014 Act. Thus, there are provisions protecting the existing archaeological resource.

However, there is limited public knowledge of this site's significance and the Queen's Redoubt Trust wishes to establish a heritage interpretation centre to redress this. The Queen's Redoubt Heritage Zone enables development and activities that assist with interpretation of, and education about, this important place.

5. Methods

- (a) Structure Plan
- (b) Queen's Redoubt Heritage Zone;
- (c) Land Use Rules and Assessment Criteria ([Part 8](#) and [Part 43](#))
- (d) Development and [Performance Standards](#)

54.15.2.8 Expected Environmental Results

The expected environmental results for the Pokeno Structure Plan Area are as follows:

1. The establishment of a choice of housing types, commercial activities, social and community facilities within a compact and contained urban form.
2. Ultimate accommodation of a resident population of a minimum of approximately 5,200 and significant new employment opportunities within the structure plan area.
3. Maintenance and enhancement (as far as is practicable) of water quality and perennial water courses.
4. Maintenance and enhancement of the habitat value of significant streams and water courses.
5. Establishment and maintenance of residential neighbourhoods with a high standard of amenity.
6. Well-designed higher density housing development within, or in close proximity to, the Town Centre, Neighbourhood Centres and neighbourhood reserves.
7. A functional, viable and vibrant Town Centre with a high standard of amenity.
8. Well-designed Neighbourhood Centres providing conveniently accessible focal points for the new growth areas of the town.
9. Maintenance and enhancement of the amenity values and significant elements of the character of Pokeno.
10. The ongoing efficient use of the State Highway, Aggregate Extraction Zone and electricity transmission lines.
11. Environmental results as anticipated in the Pokeno Stormwater Catchment Management Plan namely:
 - (a) Maintenance and enhancement of freshwater aquatic environments in significant streams.
 - (b) Prevention or mitigation of excessive erosion of stream channels.
 - (c) Mitigation of the risk to life and property from stormwater flows.
12. Protection of the Queen's Redoubt [site](#) and features.
13. Re-creation of the structures associated with the Queen's Redoubt [site](#).
14. The establishment of an education and heritage interpretation centre on the Queen's Redoubt [site](#).
15. Increased awareness of the heritage values of the Queen's Redoubt [site](#).

54.15.2.9 Procedures for Monitoring

[Part 13](#) of the plan applies.

54.15.3 Implementation

The objectives and policies set out above will be implemented through the application of zones within the Structure Plan Area and with rules applying to the zones. Each of the zones may have more specific objectives and policies which apply in addition to those set out above. The zones within the Structure Plan Area are as follows:

- (a) Residential 2 Zone
- (b) Business Zone
- (c) Light Industrial Zone
- (d) Industrial 2 Zone
- (e) Recreation Zone
- (f) Queen's Redoubt Heritage Zone

54.15.4 General Rules

1. The subdivision rules are contained in [Part 26](#) of the plan.
2. The land use rules for the Residential 2 Zone are contained in [Part 27A](#) of the plan.
3. The land use rules for MEDIUM DENSITY HOUSING are contained in [Part 27B](#) of the plan.
4. The land use rules for the Business Zone are contained in [Part 29](#) of the plan.
5. The land use rules for the Industrial 2 Zone are contained in [Part 29B](#) of the plan.
6. The land use rules for the Light Industrial Zone are contained in [Part 29C](#) of the plan.
7. The land use rules for NEIGHBOURHOOD CENTRES are contained in [Part 29D](#) of the plan.
8. The land use rules for the Recreation Zone are contained in [Part 34](#) of the plan.
9. The land use rules for the Queen's Redoubt Heritage Zone are contained in [Part 43](#) of the plan.
10. In addition to the relevant RULES specified in Part 54.15, RULES in the following parts of the plan apply:
 - [Part 7: Natural Hazards](#)
 - [Part 8: Cultural Heritage](#)
 - [Part 9: Transportation](#)
 - [Part 11: Recreation and Reserves](#)
 - [Part 12: Designations and Requirements](#)
 - [Part 14: General Duty regarding Adverse Effects](#)
 - [Part 15: Activities throughout the District](#)
 - [Part 51: RULE 51 – Parking LOADING and Access](#)
 - [Part 52: Information Requirements for Resource Consent Applications](#)
 - [Part 53: Assessment Criteria for Resource Consent Applications](#)

54.15.5 Design Assessment Criteria

1. Applications for resource consent will be assessed against relevant design assessment criteria of Appendices [27B.1](#), [29.2](#), [29D.1](#) and in the appendices listed below.

APPENDICES

[Appendix 54.15A](#)

Pokeno Structure Plan Map

[Appendix 54.15B](#)

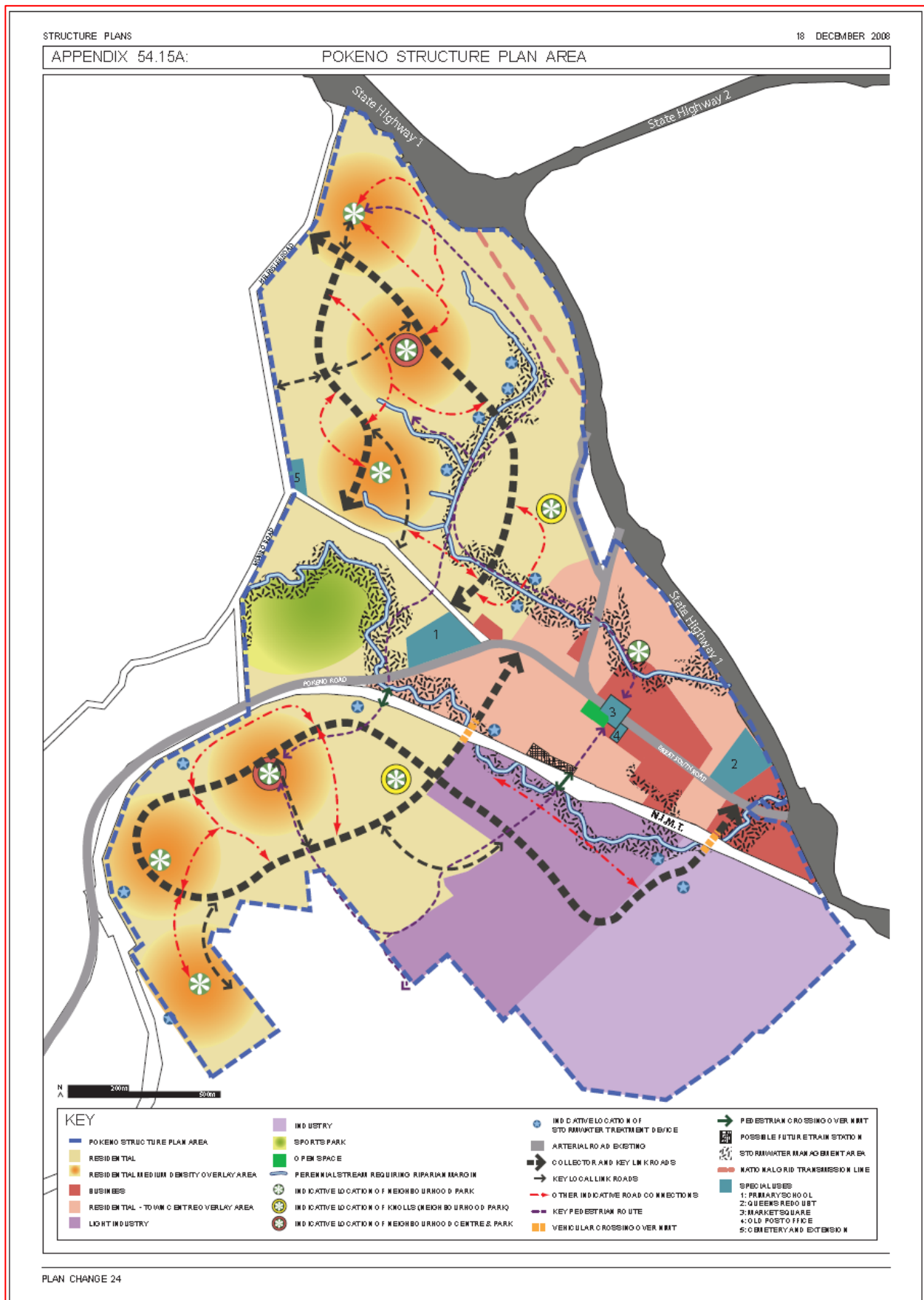
Subdivision Design Assessment Criteria for Residential 2 Zone (excluding the Town Centre Overlay Area), Light Industrial Zone and Industrial 2 Zone within the Pokeno Structure Plan Area

[Appendix 54.15C](#)

Subdivision Design Assessment Criteria for Residential 2 Zone (Town Centre Overlay Area) and Business Zone within the Pokeno Structure Plan Area

54.15 Appendices

Appendix 54.15A: Pokeno Structure Plan Area



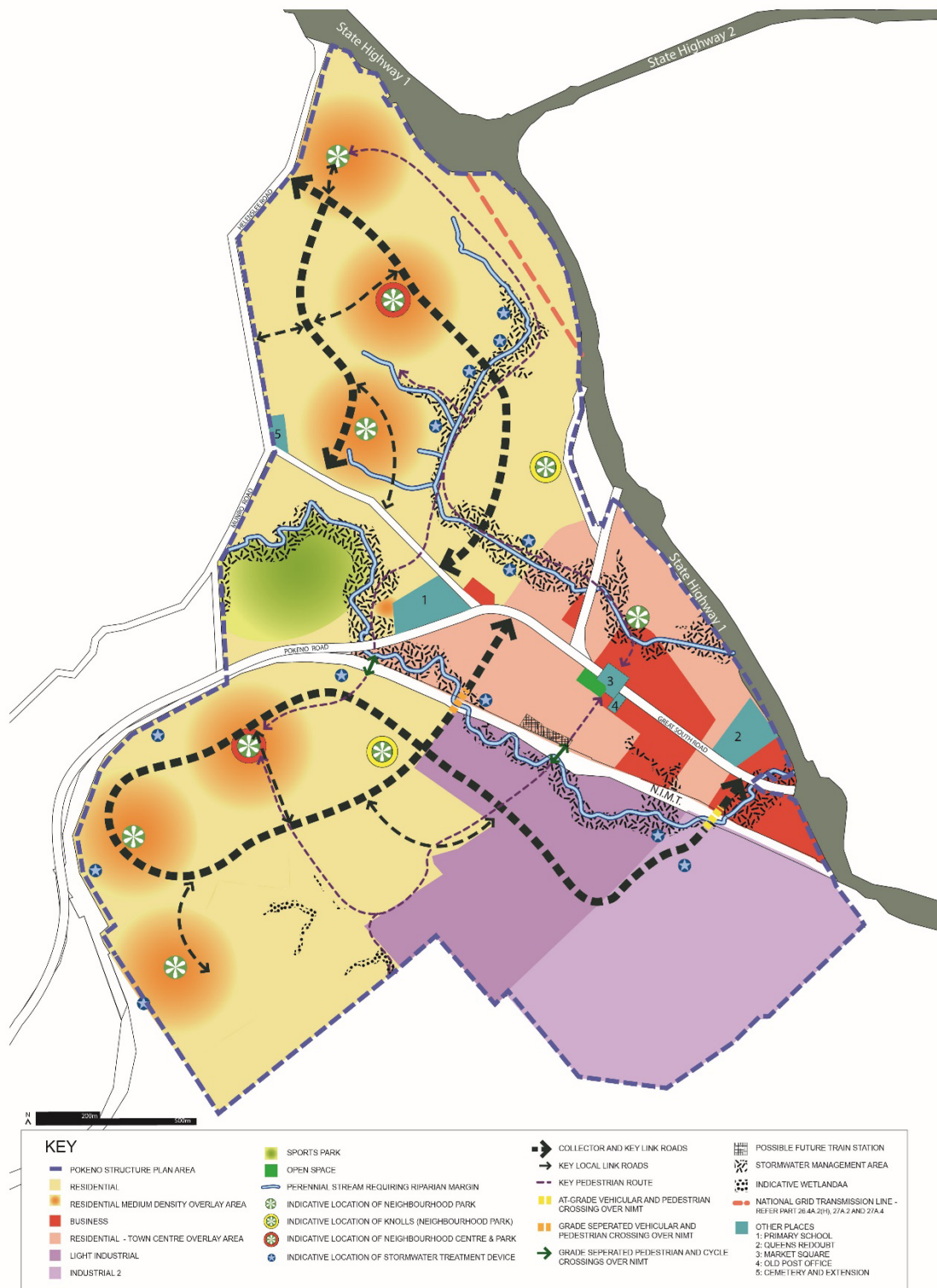
Appendix 54.15A: Pokeno Structure Plan Area

STRUCTURE PLANS

APPENDIX 54.15A:

POKENO STRUCTURE PLAN AREA

25 FEBRUARY 2010 (DECISION)
XX MAY 2017 (PROPOSED)



PLAN CHANGE 24 AND XX

Appendix 54.15B Subdivision Design Assessment Criteria for Residential 2 Zone (excluding the Town Centre Overlay Area), Light Industrial Zone and Industrial 2 Zone within the Pokeno Structure Plan Area

Purpose of Appendix 54.15B

Within the Pokeno Structure Plan Area, applications for restricted discretionary activity subdivision resource consent will be assessed in terms of a series of matters, to which the Council will restrict the exercise of its discretion. One of the matters which the Council will have regard to is:

“Design and Layout

Whether the subdivision is in accordance with the relevant subdivision design assessment criteria in Part 54 as relevant ...”

The criteria will be utilised for the consideration of subdivision in the:

- Residential 2 Zone (excluding the Town Centre Overlay Area – refer to [Appendix 54.15A](#) and the [planning maps](#))
- Light Industrial and Industrial 2 Zones in Pokeno (Design Elements 5 and 6)

In addition, the criteria will also be used in the consideration of discretionary activity applications for subdivision, as appropriate.

The Appendix sets out assessment criteria under several “Design Elements”. Accompanying illustrations are intended to support the text and represent good design solutions, but are not intended to represent the only design solution. All illustrations are illustrative and indicative only.

Each design element includes an explanation that summarises the rationale for the particular design element, and expands on the individual criteria. The explanation should be used as further guidance in interpreting the intention of the criteria and assessing the extent to which the proposal accords with them. Any references in the explanations to the “Pokeno Structure Plan” refer to [Appendix 54.15A](#).

54.15B Information Requirements

The applicant shall provide a written assessment describing how the criteria for each design element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged.

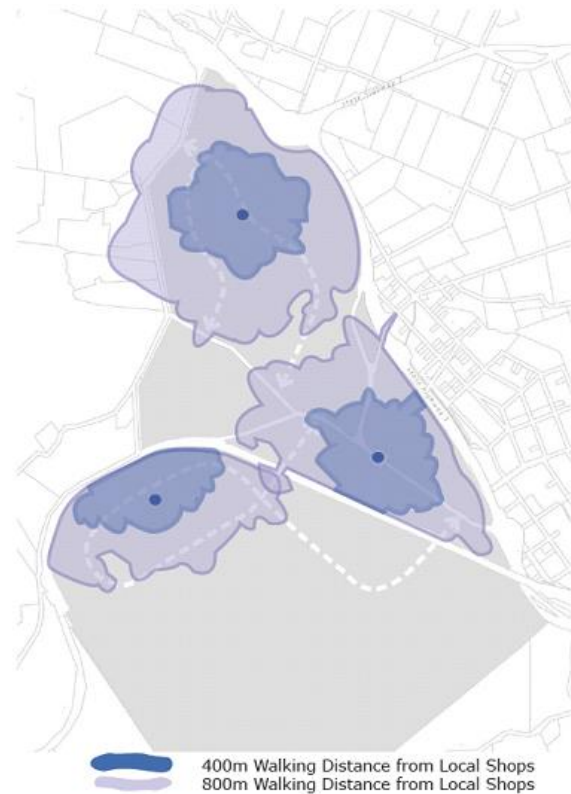
It is recognised that certain proposals will not achieve absolute accordance with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular design element:

- whether [site](#) constraints inhibit the ability to address the criterion, and/or;
- how the intention of the criterion is met by the proposal, and/or;
- whether the proposal represents a better design solution than that suggested by the criterion.

Planting plans and maintenance plans for stormwater reserves and riparian margins will need to be submitted with applications and approved by Council.

54.15B Design Element 1: Road, Reserve and Access Networks

1. Rooding, development patterns and earthworks should respond to and reinforce identified topographical features and landscape patterns.
2. Earthworks should be undertaken principally at the initial subdivision stage, and where appropriate, the creation of reasonably flat sites should occur at the bulk earthworks stage (subject to avoiding excessively high retaining walls).
3. The design of roading and open space networks should achieve connectivity within and between neighbourhoods.
4. Road patterns should maximise convenient access to arterial and collector roads, Pokeno School, parks/reserves, Neighbourhood Centres and the Town Centre.



Indicative "Pedestrian Sheds" to Town Centre and Neighbourhood Centres

5. Road patterns should cater for a future bus route located within convenient walking distance of residents.
6. Neighbourhood Centres should be located on collector roads, a future bus route, and directly abut the relevant Neighbourhood Park.
7. Road patterns should be logical and contribute to the legibility of the area.
8. Road patterns should avoid situations where industrial traffic uses residential roads.
9. Layout design should achieve an interconnected open space and movement network.
10. Safe pedestrian and cycle routes should be integrated with road and reserve design and should match desire lines.
11. Layouts should retain existing mature trees, preferably in reserve or road, where these contribute to amenity.



Indicative Bus Route

Explanation:

Design Element 1 pertains to the general layout of the networks of roads, reserves and other access linkages that make up the public space of a subdivision. These public routes should be considered in an integrated fashion together with the development blocks they create.

Criterion 1 reinforces the distinct character of Pokeno. For the residential growth areas this character is predominantly derived from the landscape setting, rolling topography (often incised with gullies), and particular landscape features (e.g. two existing knolls). The enhancement and reinforcement of natural stream networks is sought. The nature of the rolling contour generally, incised with some steep gullies in the Helenslee Block (located northwest of the existing town centre, north and east of Helenslee Road) and lesser gullies in the Hitchen Block (located southwest of the existing town centre and south of the North Island Main Trunk Railway) generally will, and should, dictate the roading pattern. Following natural drainage patterns and topography should inform the layouts. Earthworks should be designed to create a blending with the slope of existing features.

Criterion 2 encourages the undertaking of earthworks to create building sites that are as flat as can be practically achieved given the contour. If appropriate, flat building platforms should be created at the initial subdivision stage, as this is more efficient, the effects of such earthworks can be more effectively controlled, and the total extent of retaining can be reduced (relative to extensive site-by-site earthworks and retaining undertaken by builders).

Criterion 3 refers to connectivity - (i.e. multiple road linkages between points so that there are a number of travel routes to choose from) which should be one of the key aims of any subdivision, as it reduces the length of trips and reduces fuel usage and emissions, and promotes convenience, safety and social interaction. In general this will mean that as many roads as possible should be through routes. Recognising the rolling topography of the land means acknowledging that culs-de-sac may also be included. Cul-de-sacs should be generally limited in length, ideally serving fewer than 15 households. Very short court-style cul-de-sacs are preferred over longer ones, as the former are better able to promote a sense of community and safety. Cul-de-sacs should only be used to improve land use efficiency or overcome topographical issues.

In considering the appropriate degree and nature of connections in regard to Criteria 3 and 4, consideration should be given to probable destination. For the Residential 2 Zone outside the Town Centre Overlay, connections to the Town Centre and nearest Neighbourhood Centre, to Pokeno School, and in the Helenslee Block to any open space (stormwater reserve) network, are a particular priority. In practice this will be achieved by roads and pedestrian and cycle routes including interconnected reserves and roads. The road connections and indicative linkages shown on the structure plan should form a starting point for the layout of any subdivision proposals – there will be a much more extensive roading network than the key routes shown on the structure plan. In order to achieve the identified connected pattern, connections to adjoining undeveloped blocks of land will be required upon subdivision.

Regarding Criteria 5 and 6, the Pokeno Structure Plan Document identifies a suitable indicative route for a future bus route which would cater for almost all residents. A route of this nature should be allowed for in layout design and roading detailing, such that the bus route is located within a 400m walk of the majority of households. The positioning of the two Neighbourhood Centres, on that route, also aims to ensure that many residents are within either a 400m (5 minute) walking distance from local shops, or at most an 800m (10 minute) walk, as shown on the diagram on the previous page.

A legible road pattern, as called for in Criterion 7, is one that is easily understood by the people that use it. Consistent road designs and landscape themes can further emphasise the position of each street in the road hierarchy and in the wider area. Road patterns that are

logical and easy to understand and navigate make a neighbourhood feel more comfortable and help provide a sense of identity for it. Long, straight roads with long sight lines can encourage speeding. Bends that limit driver sightlines to 100m on arterials and collectors, or 75m on local roads will be encouraged.

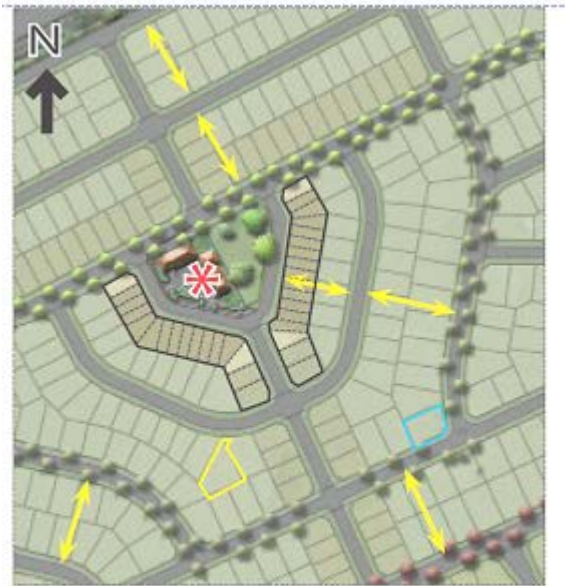
The Helenslee Block is characterised by a network of gully-based watercourses and ponding areas which have the potential to form part of an integrated open space and movement network sought under Criterion 9. This should be realised to the fullest extent practical. Integration of the open space network in the Hitchen and [School](#) Blocks should be achieved with greater recourse to legible road linkages between and along the edge of the recreational and stormwater-based open spaces within these blocks.

Within Pokeno cycling and walking are expected to be a safe and viable option, and routes should incorporate pedestrian and cycle facilities (Criterion 10). Pedestrians should generally be accommodated on roads rather than along segregated routes, as being seen by drivers affords a greater sense of security. Where links are provided separately from vehicular traffic routes they should be short, wide and direct (refer to Design Element 4) and through the utilisation of links through reserves, will often result in a shorter travelling distance between destinations than by road. Pedestrian crossings, cycle ways and walkways should be co-ordinated to create an integrated and free-flowing cycle way and walkway system.

Layouts that are actively planned to incorporate existing mature trees (Criterion 11) can also ensure an “instant amenity” for the subdivision, and so are encouraged. Trees and groups of trees identified in the [Inventory of Historic Buildings, Structures, Trees and Areas](#) should be retained in the design of layouts.

54.15B Design Element 2: Block Size, Lot Type and Orientation

1. Blocks should be of a scale and shape to achieve a permeable street layout.
2. Blocks and lots should be designed to enable future dwellings with good solar access.
3. As many lots as possible should front onto and be accessed directly from a legal road. Rear lots should generally be avoided.
4. Through lots (lots with dual road frontage) should be avoided.
5. Corner lots should be designed to maximise opportunities to create private outdoor space on-site without the need for high front fences.
6. A variety of lot sizes should be provided. Larger lots should generally be located furthest from open space amenity features and Neighbourhood Centres, and smaller lots closer to them.
7. A suitably-sized lot for a Neighbourhood Centre should be set aside in locations shown on the Structure Plan.
8. Lots intended for medium density housing should be of an appropriate size, shape and orientation and should have adequate frontage with a road to support the development of medium density housing in accordance with the design assessment criteria of [Part 27B](#).



- Neighbourhood Centre (smallest lots nearest this)
- North-South block orientation where possible, for optimum solar access
- Wider lots on corner sites maintain on-site space with privacy from road
- Blocks have two lot depth (50-60m) to limit the number of rear lots
- Rear Lots (minimised)
- Medium Density Housing Development Parent Lots



Wider lots on corner sites to maximise private spaces screened from road by the house

Explanation:

Design Element 2 describes principles for consideration in the layout of blocks and lots within a subdivision, and is mostly relevant to vacant lot subdivision (where residential subdivision applications are accompanied or preceded by a land use consent application the house designs and layout will determine lot size and shape).

To accord with Criteria 1 and 2, blocks should be generally not more than 250m long. Elongating blocks in a north-south direction minimises the number of south-facing lots and so is encouraged. However, it should be recognised that for the Residential 2 Zone's growth areas the reality of the rolling topography and the intentions to retain landscape features and will affect the ability to achieve these in many locations.

Blocks should not be more than two lots deep (i.e. lots fronting roads only) to achieve Criterion 3. Maximising the potential number of dwellings that can front the road, and minimising the use of rear lots adds to safety, orientation and streetscape amenity, so as a guide, subdivisions should be designed such that not less than 80% of lots in a subdivision will be front lots.

Vacant lots with dual road frontage at the front and the rear should be avoided because of interface issues where a rear area intended for private use abuts a second road.

Corner lots should be typically larger than nearby mid-block lots and the size and proportion of corner lots should also be carefully considered in the light of front yard controls potentially affecting the ability to achieve houses with private open space on-site.

For vacant lot proposals, a wide variety of lot sizes and shapes should be provided to avoid monotony and ensure a variety of living options in Pokeno. As a guide, lots smaller than, for example, 500m² should be located adjacent to or opposite an open space.

The structure plan identifies the location of two Neighbourhood Centres. At the time of subdivision around these locations, a site should be set aside for a Neighbourhood Centre. If the exact future use is not known at the time of subdivision, regard should be had for the Design Assessment Criteria in [Appendix 29D.1](#) and the relevant Objectives and Policies in [Part 19](#) for Neighbourhood Centres as appropriate when determining a suitable size, shape and location. As a guide, the lot should be at least 2500m² in area, and located with a boundary to the Neighbourhood Park, a boundary to a collector road and a boundary to at least one other road.

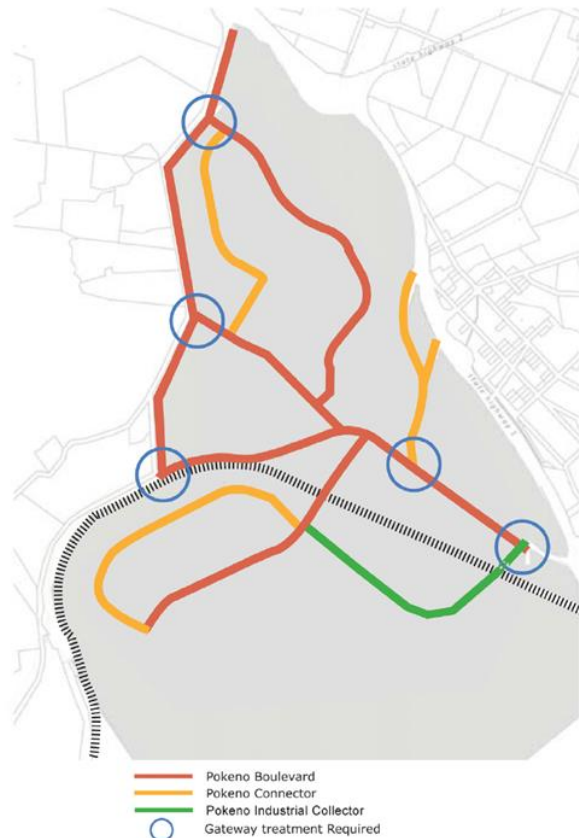
Criterion 8 would be achieved by lots intended for medium density housing being designed in a manner that ensures that future development can be undertaken in accordance with the design assessment criteria of [Part 27B](#).

54.15B Design Element 3: Roads and Accessways

1. In addition to transport engineering and NZS4404:2010 requirements, road cross-sections should be appropriate to the nature of the service they provide and also reflect urban design legibility considerations.

Advisory Note:

The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.



Road Treatment Diagram

2. Parking should be provided clear of traffic lanes on both "Boulevard" and "Connector" roads clearly demarcated from the moving lanes, and positioned with regard to probable driveway positions on adjacent lots. Parking should be provided informally on lesser roads.
3. Cyclists should generally be accommodated on the carriageway.
4. Local traffic management measures such as road narrowing, tightened intersection corners, chicanes, raised table pedestrian crossing points and material differentiation should be applied to limit the speed of vehicles on local roads to enhance safety, movement and

amenity for pedestrians and cyclists.

5. A consistent palette of traffic management tools should be used in a development area or neighbourhood.
6. Generous avenue planting should be provided on Boulevard and Connector roads and street tree planting should be provided on all roads.



20 - 25m legal road width

Boulevard

7. Street trees and landscaping with slender trunks and foliage 1.5m to 1.8m should be utilised.



20 - 25m legal road width

Boulevard at Urban - Rural Interface

8. Where jointly-owned accessways are required, they should be generous in width, and comply with Council's standards.



20 - 25m legal road width

Connector



20 - 25m legal road width

Industrial Collector

9. Key junctions (as identified in the diagram above) should be designed to recognise a “gateway” function.

Gateways can be created in a number of ways, including but not limited to:

- Signalling the change through feature planting such as groups of trees and shrubs that are different to those used in the street;
- Feature signage and / or public art;
- Memorable architectural forms.



Local Connector

10. For road types with identified parking bays, the position of parking bays should be designed to take account of the likely position of driveway crossings onto lots.



Explanation:

Design Element 3 pertains to principles for the design of road treatments and private vehicle accessways within subdivisions.

The proposed main road treatment diagram is shown on the previous page. Note that from a traffic perspective only the state highways are defined as strategic routes. Pokeno Road is a collector road (which may be upgraded in the future). Helenslee Road (as well as the future main roads that penetrate the North and South of the railway) are classified as collector roads.

Whilst the primary function of the road network is to allow free flowing and safe movement between places, the road network contributes greatly to the character of the area. This character is defined not only by the carriageway and footpaths, but also the parking arrangements, street trees, planting and lighting. The road reserve offers opportunities to help establish the look and feel of an environment and make it legible for users.

For the Pokeno Structure Plan, the envisaged road treatments are of six broad types:

1. Boulevard
2. Boulevard at Urban - Rural Interface
3. Connector
4. Industrial Collector
5. Local Connector
6. Local Road

The road cross sections above are recommended as the main cross section treatments. Further design differentiation may be appropriate in the consideration of resource consent applications for subdivision. Council will exercise discretion in respect of NZS4404:2010 and the Pokeno Structure Plan. (Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.) Should development seek to depart from this treatment, the cross sections on the previous page may be used as a guide in assessment of proposals. They have been derived recognising that roading should be appropriate to function and specific location and provide practical widths for vehicles, planting, and services. People should be able to easily interpret that they are on a main road or a local road.

Indicative locations for the main routes are shown on the diagram on the previous page and on the Structure Plan. All remaining roads should be regarded as local roads.

The Boulevard treatment has an important function in terms of through traffic but is also a showcase for the town, contributing to the overall image. This type of road treatment is intended to be applied to the existing routes of Pokeno Road and parts of Helenslee Road, and the new main collector routes within the residential growth areas. These routes are often aligned with ridgelines and spurs and as such have a strong part to play in defining the image of Pokeno. Street tree planting themes will play a significant role in defining the boulevards as more significant streets.

As the Boulevard would be a connecting element through various character areas, the dimensions and placement of trees and street features should remain generally consistent, but species of trees should be related to the adjacent neighbourhood.

The Boulevard treatment is also applied to the already existing (reserve width 20m) routes of Munro Road and Helenslee Road. It defines the western boundary of the structure plan area and is therefore "one-sided" in terms of urban development. A specific adaptation to its treatment would therefore be expected.

Connector Roads are of a higher order than normal local roads as they loop through and connect the neighbourhoods to the collectors and arterials.

Local Roads provide for the movement of vehicular traffic and road treatments that encourage slower speeds and create high amenity environments for pedestrians and cyclists.

All roads should generally be through roads - cul-de-sac roads should serve a maximum of 15 houses.

Criteria 4 and 5 note further that local traffic management measures may be appropriate in the Local Roads, where a slower traffic environment is sought. A consistent palette of tools should be utilised in a given development area so that drivers become accustomed to them.

Criteria 6 and 7 note that street trees should be utilised to differentiate areas from one another. Street trees provide amenity, shelter, mitigate pollutants and carbon. The provision of a holistic landscaping approach including a themed street tree planting plan will be sought by Council. Such an approach should reinforce the individual character of the separate parts of Pokeno and assist residents and visitors intuitively understand and navigate their way through the town. Slender trees with higher canopies are sought to maintain sight lines and avoid potential entrapment spots.

Regarding Criterion 8, jointly-owned accessways should be of generous legal width, ideally straight (sharp bends should be avoided at least) and with appropriately dimensioned sealed

carriageways. Sharing access between rear lots is encouraged to minimise paved areas.

Criterion 9 recognises that certain existing and future intersections should be designed with a gateway function in mind, to help define the identity of Pokeno.

The Boulevard and Connector road types may include specifically formed parking bays. Criterion 10 notes the importance of designing these parking bays in conjunction with the adjoining lots, so that development on the lots in future does not result in vehicle crossings in positions that leave short unusable sections of bay. In general, the location of the driveway at the southern side of the frontage should be assumed. Council may require demonstration and assurance that the future driveways will be located in the preferred positions. Legal mechanisms may be necessary to protect the parking bays from the development of inappropriate driveway crossings.

54.15B Design Element 4: Pedestrian Links and Routes

1. Pedestrian and cycle paths should be primarily accommodated on roads.
2. Links should be short (no greater than 60 to 80 metres in length), wide (6 metre wide corridor accommodating a 2 metre wide footpath) and direct, match desire lines as closely as possible, be of easy gradient (without steps and not exceeding a gradient of 1:12), and include clear and coherent signage.
3. Links should run along the fronts of lots if possible, the sides where necessary, and never the rear.
4. Where lots abut links, these should be designed so that boundary fences of not more than 1.2m height can be provided along the significant majority of the boundary without compromising privacy on adjacent lots.
5. Adequate lighting provision for links should be made for safe night time use.
6. Where the pedestrian network has to cross heavily trafficked roads, appropriate surface level crossings



should be provided. Underpass crossings should be avoided, and footbridges only used for railway crossings.

7. Cycle routes off-street should be safe, direct, barrier-free, have smooth surfaces, and be located above the average yearly storm event.
8. Cycle storage facilities should be provided at appropriate locations.

Explanation:

Design Element 4 pertains to matters for consideration for locating, sizing and designing pedestrian and cycle links.

Designing for walking is an integral intention of the Pokeno Structure Plan, giving residents the option of accessing jobs, retail, services, public transport, community facilities and recreational opportunities on foot, in a direct, safe and enjoyable manner.

The term 'link' principally refers to pathway routes which are a genuine "short cut" for pedestrian or cyclists and thus anticipated to be an important part of the pedestrian network and, through the utilisation of links through reserves, will often result a shorter travelling distance between destinations than by road.

Other routes through reserves are also envisaged, for amenity and recreational purposes.

As noted in Criterion 1, pedestrian and cycle paths should primarily be accommodated on roads. Where links and routes are provided separately from vehicular traffic routes, they should be designed to ensure that an appropriate level of personal security of users is a first priority.

Criterion 2 calls for links that are short, wide and direct. Ensuring that the link is straight allows visual connection from end to end, and avoids dangerous entrapments spots. Planting should also be cognisant of retaining these views.

Criteria 3 and 4 also note that boundary treatment and location relative to lots is important. The aim is that pedestrian routes should be safe, and overlooked by adjacent housing or other active land uses. Council may require demonstration of typical house position and orientation to satisfy Criterion 3 and may require covenants on titles to prevent later development of high fences on lots as described under Criterion 4.

Lighting, as called for by Criterion 5, may need to be low-level bollard lighting to avoid creating nuisances in adjacent properties.

Pokeno Road and the main trunk railway line are anticipated under the structure plan to require pedestrian crossings at key points. Criterion 6 recommends the appropriate design outcome.

Criteria 7 and 8 highlight also that Pokeno is also intended to be a town that it is easy and safe to get around by cycle. Storage facilities for cycles (typically bike racks) should be included in the design of the Sports Park, Neighbourhood Parks (refer Design Elements 5 and 6) and at Neighbourhood Centres.

54.15B Design Element 5: Reserves

1. Reserves should be distributed throughout the Residential 2 Zone in accordance with the locations and types shown on the Pokeno Structure Plan, and as described further in the explanation below, to provide a variety of recreation opportunities.
2. Neighbourhood parks, excluding those identified as knolls on the Pokeno Structure Plan, should generally be reasonably flat, and be designed and located to provide a focal point for the neighbourhood.
3. Neighbourhood parks associated with Neighbourhood Centres should be larger (say 2500m² in area) than other neighbourhood parks (excluding those identified as knolls on the Pokeno Structure Plan) in recognition of their central community function.
4. Clear sight lines into all areas of reserves should generally be available from public roads (as a first priority) or nearby dwellings. Neighbourhood parks should generally be fronted by two public roads.
5. Trees and any structures should be positioned for winter shelter and summer shade, to maximise the focal qualities of any reserve, and to reinforce any linkages from the reserve to other areas.
6. Reserves should be located and designed to retain any existing significant vegetation and to promote the regeneration of existing bush



Neighbourhood Park and Neighbourhood Centre Concept (Helenslee Block)

Key



Existing Totaras to be retained



Views into park from public road



Neighbourhood Park and Neighbourhood Centre Concept (Hitchen Block)



Smaller Neighbourhood Park Concept (Helenslee Block)

remnants. Notwithstanding the protection of significant vegetation, sufficient land should be available outside the protected vegetation to ensure that the recreation needs of the community can be fulfilled by the neighbourhood park.

7. Reserves should have relatively low maintenance planting.

Explanation:

Design Element 5 pertains to matters for consideration for locating, sizing and designing all reserves within subdivisions. Regard should also be had to Design Element 8 when considering reserves and their relationship to roads and lots.

The Pokeno Structure Plan identifies the general location of all neighbourhood parks and a sports park. These were derived with reference to the Franklin District Reserves Acquisition and Development (RAD) Plan. Further criteria for stormwater reserves are described in Design Element 6. The development of the sports park will be undertaken under processes outside the district plan.

Neighbourhood parks are described in the RAD Plan as “contoured, developed and maintained as places for active and passive recreation for the surrounding residential neighbourhood.” The structure plan proposes that two neighbourhood parks be located within the new residential areas of Helenslee and Hitchen Blocks adjacent to the envisaged neighbourhood centres - i.e. small groups of local shops serving the respective blocks – with which they should have a strong visual and physical link. An existing stand of significant totara trees, central to the Helenslee Block, provides the basis for a large neighbourhood park in the Helenslee Block.

Other neighbourhood parks shown on the Pokeno Structure Plan may also be the focus of residential medium density overlay areas. They are intended for informal passive amenity with seating, and provide a focus for the surrounding housing. Appropriate locations for these parks are proposed in the Structure Plan, with two situated in the Helenslee Block and two within the Hitchen Block.

The Structure Plan also shows two neighbourhood parks in locations associated with existing knolls which are landmarks in the local areas of Helenslee and Hitchen and contribute significantly to local character and site identity. These are intended to maintain the raised landform and natural topography and thus allow residents to enjoy passive recreation and lookout opportunities across Pokeno and to the rural backdrop. Tree planting should be sensitive to the lookout function of the park. Footpaths/accessways should follow the contour up the hill for minimal disturbance, with lookout areas/rest spots along the way as well as at the top.

As noted by Criterion 2, particular attention should be given to the design of the parks in terms of their importance as focal points for nearby residents. A small, well-proportioned flat reserve designed as a focal point for a small neighbourhood through the use of planting, shelters, pergolas etc. is almost always more appropriate than a large area of left over rolling rear land.

Criterion 4 calls for careful consideration of the park, whichever type, in terms of ensuring

that as much as possible of it is highly visible from public spaces as a priority, and also from lots. This will help ensure it is seen and valued by the nearby neighbourhood. This is also important from a personal security and crime prevention perspective.

Criterion 5 stresses the importance of tree selection and positioning and position of structures to reinforce a number of functions, particularly of the Neighbourhood Parks. As noted, the neighbourhood park adjacent to the Neighbourhood Centre for Helenslee will encompass most or all of a stand of totara.

54.15B Design Element 6: Stormwater Reserves

1. Stormwater detention treatment devices and associated reserves and linkages should be distributed throughout the Pokeno Structure Plan Area in general accordance with the locations shown on the Pokeno Structure Plan, and in general accordance with the adopted Catchment Management Plan, NZS4404:2010, relevant regional technical publications and as described further below.

Advisory Note: The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

2. The Helenslee Block stormwater reserves should be developed as a connected system with pedestrian access along the whole system, creating green corridors to enhance the ecology of the area and providing a visual connection of green network to the surrounding rural areas.

3. Where the Tanitewhiora Stream and the Helenslee Stream channels are identified as "perennial stream with riparian margin" on the Structure Plan, they should be retained and a vegetated buffer should be provided on both sides of the channel.

4. Vegetated buffers should also be provided on the margins of streams, ponds and wetlands which should:
 - Include native specimen trees on the lower and upper banks of ponds predominantly to the north and west of the pond to provide shade;
 - Provide a minimum 10m of native planting including shallow water rushes and sedges;



Concept for Stormwater Reserve in Helenslee Block



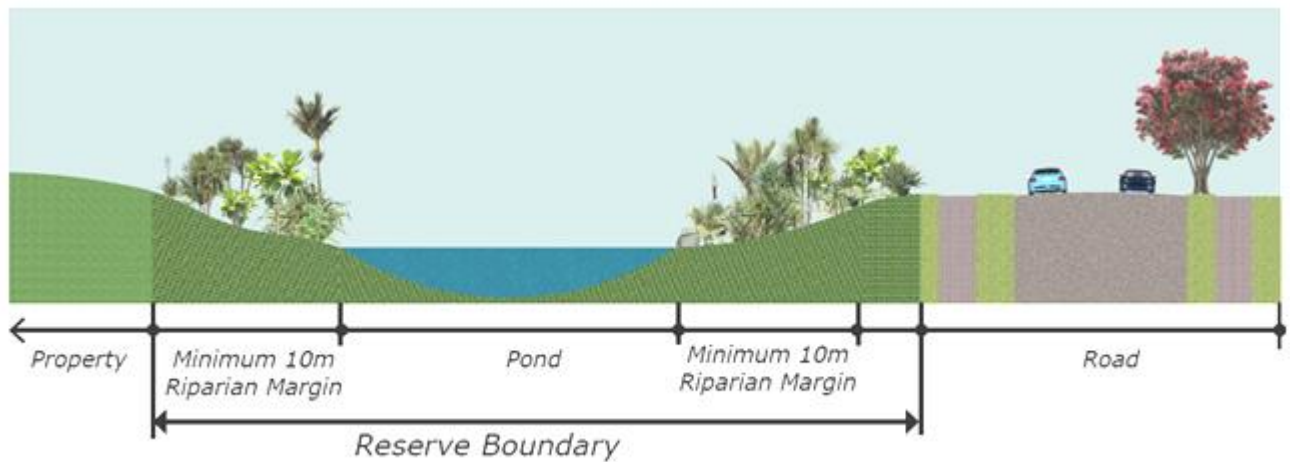
Concept for Stormwater Reserve in Hitchen Block

Key:

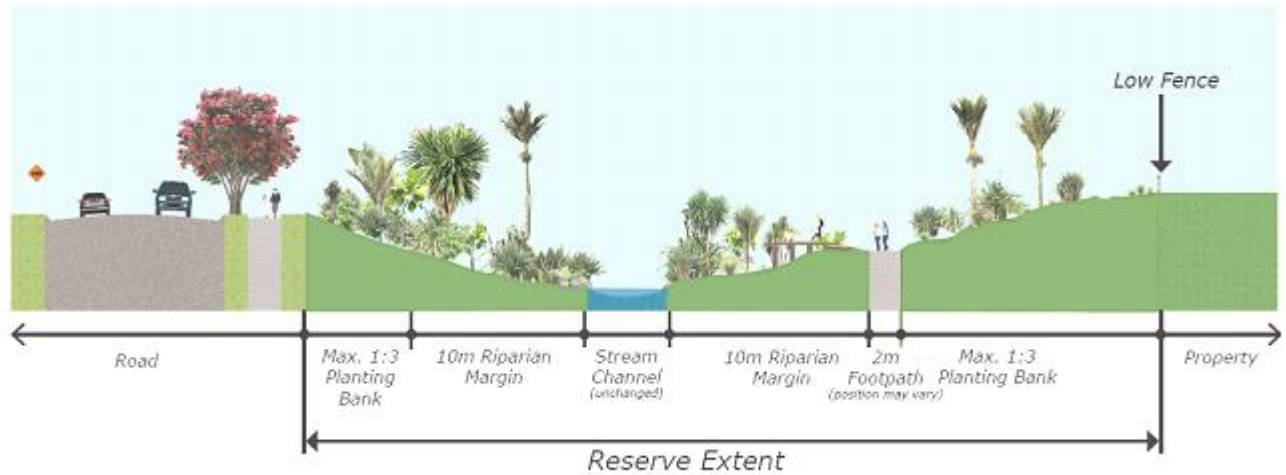
-  Pedestrian Access
-  Green Corridors

- For wetlands and ponds include native wetland species planted in the different planting zones within wetlands as per Environment Waikato's wetland planting guide.
5. Stormwater ponds should be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting.
 6. Walkways through buffer vegetation should be designed to minimise any impacts on any ecological function of the pond or buffer, and personal security should be a priority in walkway design.
 7. Vegetated buffers in close proximity to lots should be designed to minimise shading effects on probable living areas and to allow visual connection with any walkway passing through the buffer.

Typical Cross Section – Pond or Wetland



Typical Cross Section – Stream (where included in reserve)



Explanation:

Design Element 6 pertains to matters for consideration for locating and designing stormwater reserves and their planted margins.

The structure plan area is bisected by two streams, referred to as the Tanitewhiora Stream and the Helenslee Stream. These streams are important ecological corridors and should therefore be retained and enhanced. They flow through to the Mangatawhiri Swamp/Wetland which in turn feeds the Waikato River. The wetland is regarded as one of the rarest and most at-risk ecosystems and the Waikato River also has ecological significance.

The proposed stormwater reserves can provide residents with passive recreation opportunities, and (particularly in the case of the linear stream areas in the Helenslee Block) may form part of the pedestrian and cycle, and passive recreation, networks. Design of related walkways requires careful consideration in respect of potential impacts on buffer vegetation, and on making the experience safe and pleasant for users (Criteria 2, 6 and 7).

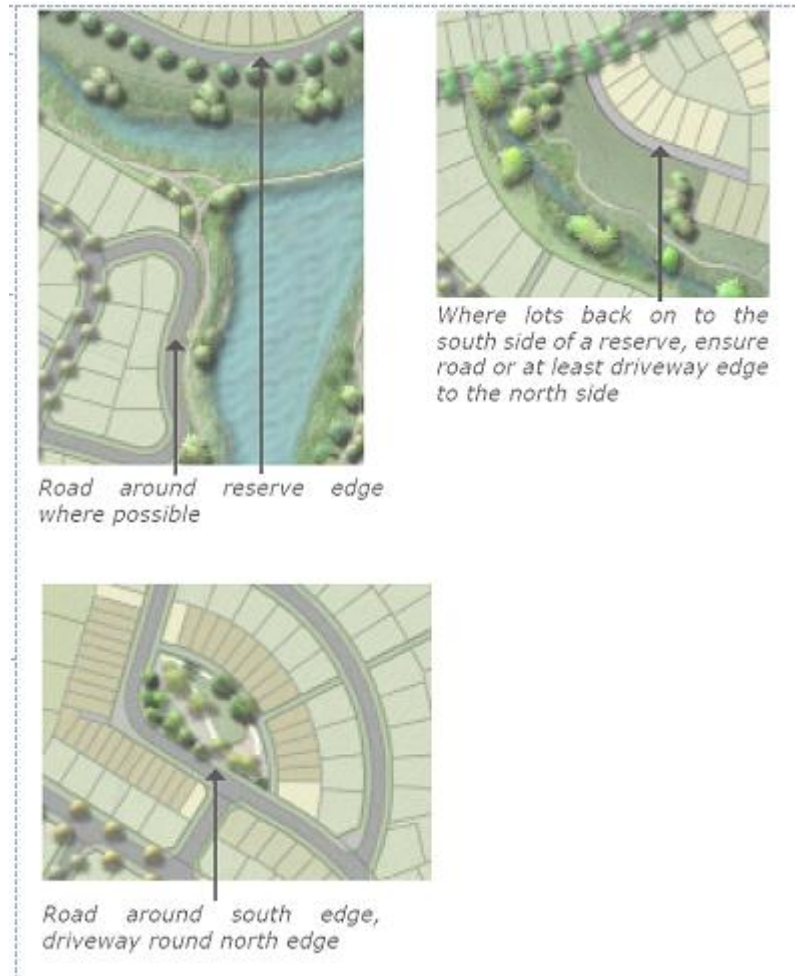
The Catchment Management Plan requires that the perennial watercourses (as shown on the Structure Plan) be re-vegetated with riparian planting, as also sought by Criterion 3. Farm stream crossings will need to be removed.

Planting on the northern and western side of any ponds provides shade and the intention of the buffer planting should also be to enable more self-sustaining habitat once established (Criterion 4). Planting should also take into account the relationship of the stormwater reserve to adjoining lots and, as with walkways, design and selection of species for vegetated buffers should maximise personal safety and surveillance and minimise loss of light to adjoining properties (Criterion 7).

54.15B Design Element 7: Interface Design

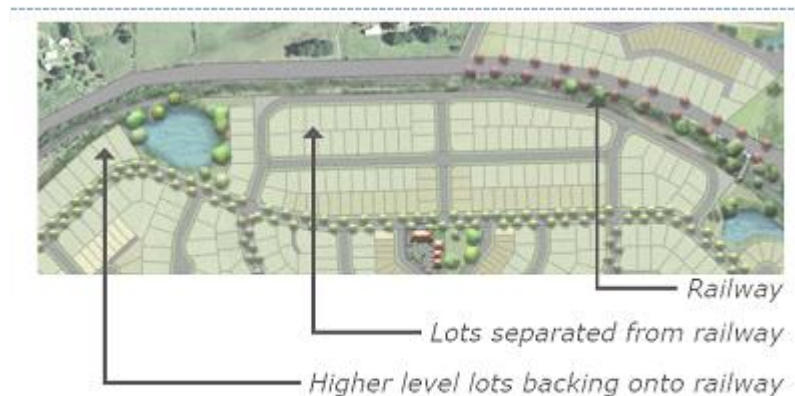
Reserve Interface

1. Reserves/Parks should be bounded by public roads as much as possible given topographical constraints.
2. Where a road boundary is not practical, the lot layout should ensure that the fronts of houses face onto the reserve across driveways as a next preference, and these driveways must remain unfenced so a clear line of sight and physical access is maintained.
3. If lots “back on” to reserves, they should only do so on the southern edges of the reserve, maximising the likelihood that the house will provide north-facing glazing looking onto the reserve.



Railway Interface

1. Residential subdivision in the vicinity of the North Island Main Trunk Railway line should either:
 - As a preference be separated from the Railway by a road running along the edge of the railway;
 - or
 - Back onto the railway boundary (only where the land being subdivided is higher



than the level of the railway).

Explanation:

Design Element 7 pertains to design matters which arise with development at the interface with certain urban elements in the Residential 2 Zone growth areas, namely reserves and the North Island Main Trunk Railway Line.

Reserve Interface

Reserves that are largely bounded by public roads are more secure, because of informal surveillance from the road and from the houses nearby, and are thus likely to discourage crimes against people, vandalism, burglary, dumping, and littering. In such locations, and clearly visible to as many properties as possible, they are likely to attract the maximum number of users and be more valued by the community enhance surveillance and safety for pedestrians and cyclists using the open-space system. Ideally, reserves should not directly adjoin residential lots, (Criterion 1) but as a guide, not less than half the total length of legal boundary of any reserve should adjoin legal road. However, given the topography of the Residential 2 Zone growth areas, it is recognised that there are other ways to provide an active edge (Criterion 2) and that there are certain circumstances and orientations where directly “backing” a lot onto a reserve boundary is appropriate (Criterion 3).

Railway Interface

The Pokeno Structure Plan Area is bisected by the North Island Main Trunk Railway Line. In terms of those parts of the Residential 2 Zone outside the Town Centre Overlay Area, the NIMT forms a curved boundary for the Hitchen Block. This, together with varied topography, means that a variety of edge conditions have to be considered.

The criterion recognises this and sets out relative preferences.

Appendix 54.15C Subdivision Design Assessment Criteria for Residential 2 Zone (Town Centre Overlay Area) and Business Zone within the Pokeno Structure Plan Area**Purpose of Appendix 54.15C**

Within the Pokeno Structure Plan Area, applications for restricted discretionary activity subdivision resource consent will be assessed in terms of a series of matters, to which the Council will restrict the exercise of its discretion. One of the matters which the Council will have regard to is:

“Design and Layout

Whether the subdivision is in accordance with the relevant subdivision design assessment criteria in Part 54 as relevant ...”.

The criteria will be utilised for the consideration of subdivision in the:

- Residential 2 Zone Town Centre Overlay Area – refer to [Appendix 54.15A](#) and the planning maps
- Business Zone

In addition, the criteria will be used as appropriate in the consideration of discretionary activity applications for subdivision.

The Appendix sets out assessment criteria under several Design Elements. The illustrations are intended to support the text and represent good design solutions, but are not intended to represent the only design solution. All illustrations are illustrative and indicative only.

Each design element includes an explanation that summarises the rationale for the particular design element, and expands on the individual criteria. The explanation should be used as further guidance in interpreting the intention of the criteria and assessing the extent to which the proposal accords with them. For any references in the explanations to the “Pokeno Structure Plan” refer to [Appendix 54.15A](#).

54.15C Information Requirements

The applicant shall provide a written assessment describing how the criteria for each design element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged.

It is recognised that certain proposals will not achieve absolute accordance with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular design element:

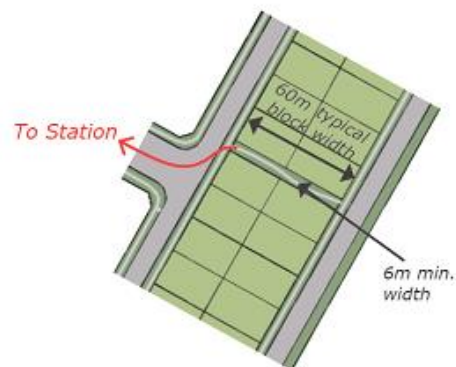
- whether [site](#) constraints inhibit the ability to address the criterion, and/or;
- how the intention of the criterion is met by the proposal, and/or;
- whether the proposal represents a better design solution than that suggested by the criterion.

54.15C Design Element 1: Road and Access Networks

1. Patterns of roads and links should reinforce, re-establish and where necessary supplement the historical pattern of roads and blocks in the Town Centre.
2. Pedestrian and cyclist paths should generally be accommodated on roads as a first choice for movement.
3. Any additional pedestrian or cycle links should be short, wide and direct, visible from one end to the other and match desire lines as closely as possible, and be safe, direct, barrier free and have smooth surfaces.
4. Where lots abut links, these should be designed so that boundary fences of not more than 1.2m in height can be provided along the significant majority of the boundary without compromising privacy on adjacent lots.



Original Subdivision Design for Pokeno, 1863



5. Adequate lighting provision for links should be made for safe night time use.
6. Layouts should retain existing mature trees where these contribute to existing site amenity.

Explanation:

Design Element 1 pertains to the general layout of the networks of roads and pedestrian and cycle links for the Town Centre. These public routes should be considered in an integrated fashion together with the development blocks they re-create.

Criterion 1 is developed from any intention identified early in the structure planning process, to reinforce the character of Pokeno. For Pokeno Town Centre a key component of that character is the historical pattern of roads created by the original subdivision of 1863.

The intention of the structure plan is to transform many of the paper roads in the Town Centre Overlay Area into formed roads. Subdividers will be required to upgrade road frontages in accordance with Council's requirements. However, as is common to 19th century subdivision designs, the original layout pays little regard to topography, and as such there are areas where the road pattern drops sharply into gullies and/or where the road pattern is transected by the route of the Helenslee Stream. In locations like this it is proposed to retain the paper roads in Council ownership. Council may establish them as open space walkways, cycle ways and in many cases to provide access to adjoining properties by lanes along the edges.

Re-establishing this historical pattern is important not just from a heritage and identity perspective, but because it will achieve legibility and connectivity - i.e. multiple linkages between points so that there are a number of travel routes to choose from - throughout the Town Centre. The road and link patterns should maximise convenient access to Great South Road (identified as a possible bus route, and the principal focus for Town Centre retail), Market Square, Pokeno School and the possible future railway station site. Where routes are provided separately from vehicular traffic routes they should be short, wide and direct and will often result in a shorter travelling distance between destinations than by road (Criterion 3).

Whilst all future formed roads will accommodate pedestrians, there are a number of alternative routes which offer short cuts and recreational walking opportunities.

The term link principally refers to pathway routes which are a genuine short cut for pedestrians or cyclists and thus anticipated to be an important part of the non-vehicle movement network. For the Pokeno Town Centre most links will be located within existing paper roads (i.e. with a 20m legal width corridor that in many cases the pathway will share with driveway-like lanes on one or both sides, accessing houses fronting on to them). This provides good surveillance. In a few cases new pedestrian-only links will be suitable.

Where links and routes are provided separately from vehicular traffic routes, they should be designed to ensure that an appropriate level of personal security of users is a first priority.

Criteria 4 and 5, also note that boundary treatment and location relative to lots is important. The aim is that pedestrian routes should be safe, and overlooked by adjacent housing or other active land uses. Council may require demonstration of the typical house positioning and orientation to satisfy Criterion 4, and may require covenants on titles to prevent later

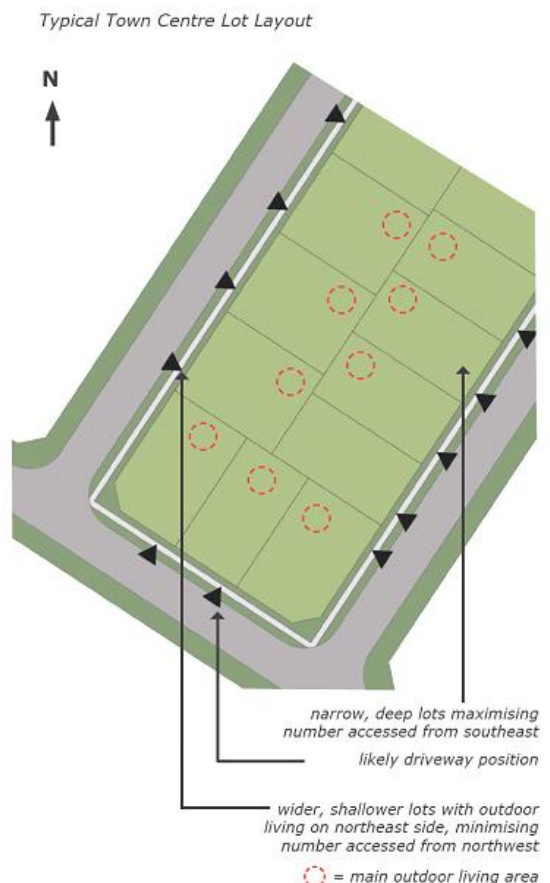
developments of high fences on lots as described under Criterion 4.

Lighting, as called for by Criterion 5 may need to be low level bollard lighting to avoid creating nuisances in adjacent properties. Ensuring that the link is straight and well lit allows visual connection from end to end, and avoids dangerous entrapment spots. Planting should also be cognisant of retaining these views.

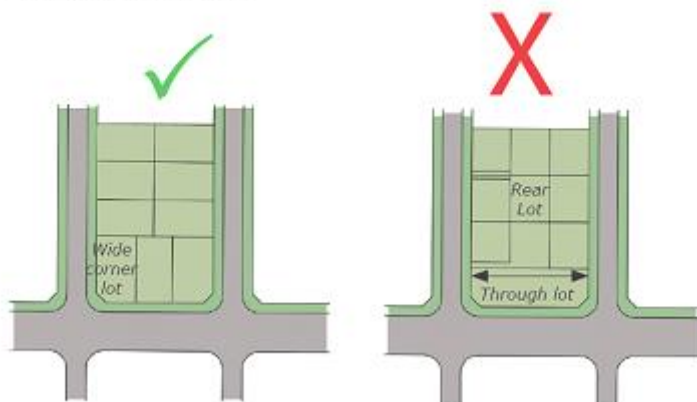
Layouts that are actively planned to incorporate existing mature trees (Criterion 6) are encouraged.

54.15C Design Element 2: Block Size, Lot Type and Orientation

1. Lots should be laid out generally parallel to or perpendicular to the roads adjoining the parent block.
2. The majority of the lots in a subdivision of a typical Residential 2 Zone block in the Town Centre Overlay Area should be designed to be accessed from the southwest and southeast, not the northwest and northeast.
3. Residential lots should be designed to enable dwellings with good solar access.
4. As many lots as possible should front onto and be accessed directly from a legal road. Rear lots should generally be avoided.



Lot Frontage Options



5. Through lots (lots with dual road frontage) should be avoided.
6. Residential corner lots should be designed to maximise opportunities to create private outdoor space on site without the need for high front fences.

Explanation:

Design Element 2 describes principles for consideration in the layout of lots within a subdivision, and is mostly relevant to vacant lot subdivision. Where subdivision applications are accompanied or preceded by a land use consent application the building designs and layout will determine lot size and shape.

The Town Centre Overlay Area is particularly characterised by pre-existing development blocks created by the historic grid pattern of the roads. These blocks are elongated in a generally south-southwest to north-northeast direction and this will set the basic orientation of the lots. Criterion 1 seeks to reinforce this historic pattern by the orientation of the buildings and future lots on the blocks. In combination with other criteria, it is expected that the outcome will be in most cases dwellings fronting the boundary roads and creating private space at the rear, in a “public fronts and private backs” arrangement.

Criteria 2 and 3 refer to residential lot design techniques to maximise the potential for good daylight and sunlight access to future dwellings. A useful first principle in achieving solar access to dwellings is by planning for layouts with vehicle access on the southernmost side of the lot.

Blocks should not be more than two lots deep (i.e. lots fronting roads only) to achieve Criteria 4 and 5. Maximising the potential number of dwellings that can front the road, and minimising the use of rear lots adds to safety, orientation and streetscape amenity, and reinforces the historical intension of the subdivision pattern. As such, the creation of rear lots will only be accepted where there is no viable alternative.

Corner lots should be typically larger than nearby mid-block lots and the size and proportion of residential corner lots should also be carefully considered in the light of front yard controls potentially affecting the ability to achieve houses with private open space on-site.

54.15C Design Element 3: Roads and Accessways

1. Road cross-sections of existing and new roads should be limited to a simple road treatment.
2. Except on Great South Road, and on collector roads linking into the Town Centre from south of the railway line, parallel parking should be provided

informally (not in bays) on all Town Centre roads.

3. Where dead ends occur, these should accommodate turning heads.
4. Street trees with a consistent theme should be provided on all formed roads and street trees with slender trunks and foliage above 1.5 to 1.8m should be utilised.
5. Where jointly-owned access ways are required, they should be generous in width and if passing between adjacent lots, be short and avoid sharp bends, and comply with Council's standards.

Explanation:

Design Element 3 pertains to principles for the design of public roads and private vehicle access ways.

In the Town Centre, Council will exercise discretion in respect of NZS4404:2010 the Structure Plan. Subdividers will be required to upgrade existing road frontages in accordance with Council's standards.

Advisory Note:

The Hamilton Infrastructure Technical Specifications is Council's current Engineering Code of Practice.

Criterion 3 recognises that the historic road pattern includes some dead end streets creating a need to ensure that these are provided with turning heads.

Criterion 4 notes that consistent street trees should be utilised to differentiate the Town Centre from other areas. Street trees provide amenity, shelter, mitigate pollutants and carbon. The provision of a holistic landscaping approach including a themed, street tree planting plan will be sought by Council. Slender trees with higher canopies are sought to maintain sight lines and avoid potential entrapment spots.

Regarding Criterion 5, jointly-owned access ways should be of generous legal width, ideally straight (sharp bends should be avoided at least) and with narrow, sealed carriageways. Sharing access between rear lots is encouraged to minimise paved areas.

54.15C Design Element 4: Stormwater Infrastructure

1. Stormwater detention and treatment devices should be incorporated into the design, consistent with the adopted Catchment Management Plan, NZS4404:2010, relevant regional technical publications and as described further below.

Advisory Note:

The Hamilton Infrastructure

Technical Specifications is Council's current Engineering Code of Practice.

2. Where the Tanitewhiora Stream and the Helenslee Stream channels are identified as "perennial stream with riparian margin" on the Structure Plan, they should be retained and a vegetated buffer should be provided on both sides of the channel, as further outlined in the explanation below.
3. Vegetated buffers should also be provided on the margins of streams, ponds and wetlands. These should:
 - Include native specimen trees on the lower and upper banks of ponds predominantly to the north and west of the pond to provide shade;
 - Provide a minimum 10m of native planting including shallow water rushes and sedges;
 - For wetlands and ponds include native wetland species planted in the different planting zones within wetlands as per Waikato Regional Council's wetland planting guide.
4. Stormwater ponds, where proposed with subdivision, should be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting.
5. Vegetated buffers in close proximity to lots should be designed to minimise shading effects on probable living areas and to allow visual connection with any walkway passing through the buffer.

Explanation:

Design Element 4 pertains to matters for consideration for locating and designing stormwater reserves and their planted margins, should these be required in the Town Centre.

The structure plan area is bisected by two streams, referred to as the Tanitewhiora Stream

and the Helenslee Stream. These streams are important ecological corridors and should therefore be retained and enhanced. They flow through to the Mangatawhiri Swamp/Wetland which in turn feeds the Waikato River.

The catchment management plan notes that significant lengths of the perennial watercourses will be re-vegetated with riparian planting, as also sought by Criterion 3.

Planting on the northern and western side of any ponds provides shade and the intention of the buffer planting should also be to enable more self-sustaining habitat once established (Criterion 4). Planting should also take into account the relationship of the stormwater reserve to adjoining lots and as with walkways, design and selection of species for vegetated buffers, should maximise personal safety and surveillance and minimise loss of light to adjoining properties (Criterion 5).

Plan Change 21 modifications are marked up in red underlined text for additions and ~~red struck through text~~ for deletions.

APPENDIX TWO: INVENTORY OF HISTORIC BUILDINGS, STRUCTURES, TREES AND AREAS

Note: The ID Numbers refer to the document "CULTURAL HERITAGE INVENTORY: A BASE INVENTORY FOR THE FRANKLIN DISTRICT" September 1993, ARC/FDC.

Group A: BUILDINGS

A.1 to A.4 [Deleted]

ITEM A.5	Name: St. Mary's Church (Anglican)
Type:	Building - Church
Location:	26 Avon Road, Pokeno
ID Number:	HP 004, XRef Computer No: HN 109
Valuation Number:	03800/154.00
Legal Description:	Pt Lot 56 of Sub Sec I Mangatawhiri Psh BLK XIII Opaheke SD.

A.6 to A.31 [Deleted]

ITEM A.32	Name: Miller House
Type:	Building – Residential
Location:	600 Onewhero-Tuakau Bridge Road, Onewhero
ID Number:	HP 032, XRef Computer No: HN 111
Valuation Number:	06300/070.15
Legal Description:	Lot 3 DP 413391
Description:	Miller House - A private house constructed in 1895 by James Miller, an early farmer in the Tuakau - Onewhero area.

A.33 to A.38 [Deleted]

ITEM A.39	Name: Pokeno Post Office
Type:	Historic BUILDING
Location:	63 Great South Road, Pokeno
Valuation Number:	03800/265.00
Legal Description:	Pt Allot 15 PARISH OF Mangatawhiri
Description:	The former post office opened in 1924 and was in use until 1990. It is a significant community landmark in a prominent position within the Town Centre. Although its detailing is not entirely original, the BUILDING envelope and roof form are largely intact and it is, therefore, reasonably authentic and represents the architectural style of its era.

ITEM A.40	Name: Former St Andrew's Presbyterian Church
Type:	Historic BUILDING (Residential former Church and Sunday School)
Location:	57 Fraser Road, Pokeno
Valuation Number:	03800/076.00
Legal Description:	Pt Allot 278 SUBURBS of Pokeno
Description:	Erected in 1904, relocated in 1917 to present site. The church at the rear of the property is in private ownership. The bell tower has been removed. The manse was situated across the road. Associated with Scottish origins of the Helenslee settlers and a local landmark overlooking State Highway One.

ITEM A.41	Name: House
Type:	Historic Building – Residential
Location:	24 Great South Road, Pokeno
Valuation Number:	03800/262.00
Legal Description:	Lot 1 DP 37059
Description:	Standing on the site of the Queen's Redoubt. Style of house suggests a construction date of 1860s or 1870s. Franklin Electricity Power Board maps of the 1950s indicate ownership by WC McRobbie at this time. Previous owners may have included Leathem and Dean family members.

ITEM A.42	Name: Former Dean Residence
Type:	Historic Building – Residential
Location:	85 Dean Road, Pokeno
Valuation Number:	03800/075.03
Legal Description:	Lot 3 DP 134734
Description:	Former residence of Helenslee settlers. A Victorian cottage with return convex veranda carried on timber posts with decorative brackets, sash windows, hipped roof, corbelled brick chimney (perhaps the work of Robert Shanks) and lean-to at the rear. Verandah balustrading is not original. Dates from c.1875.

A.43 and A.44 [Deleted]

ITEM A.45	Name: Tuakau Town Hall (War Memorial Hall)
Type:	Building – Town Hall (War Memorial Hall)
Location:	70 George Street, Tuakau
Legal Description:	Pt Lot 6 DP 9268 Parcel ID 4982357
Description:	A list of local men who had been on active service during World War One was first unveiled on 18 March 1918. Thereafter the work on War Memorial Hall began and the hall was officially opened on 15 September 1924. In 1929, a memorial plaque was placed on the front of the Town Hall. The hall was built in two stages - the main section of the hall was constructed in 1924 with the supper room being of post World War Two construction. In 1998 major renovations were undertaken that included a foyer being added to the front of the supper room.

A.46 to A.55 [Deleted]

Group B: STRUCTURES AND OBJECTS
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B.1 to B.8 [Deleted]

ITEM B.9	Name: Pokeno Waikato War Soldiers' Memorial
Type:	Monument
Location:	Cnr of Munro and Helenslee Roads, Pokeno
ID Number:	HP 045, XRef Computer No: HN 060
Valuation Number:	03800/192.00
Legal Description:	All DP 23727 BLK XII Opaheke SD
Description:	Monument on old Great South Road with cone on which is carved in relief rifles used in the Waikato Wars. This monument is "To the memory of the brave who fell in the Maaori Wars of 1863 - 1864 and were here laid to rest". Twenty-one names are listed on two plaques on the monument.

B.10 [Deleted]

ITEM B.11	Name: Pokeno War Soldiers' Memorial
Type:	Monument
Location:	SH 1 / Market Street, Pokeno
ID Number:	HP 047, XRef Computer No: HN 062
Description:	State Highway 1 near Market Road. A monument to the memory of soldiers of the 1914-1918 war.

B.12 to B.17 [Deleted]

ITEM B.18	Name: Rev Maunsell's Wife's Grave and Port Waikato Maraetai Mission Station Site
Type:	Burial Site and Mission Station
Location:	Cnr Oraeroa Marae Road and Maunsell Road, Port Waikato
ID Number:	Computer No: HN 003, & 004
Valuation Number:	06340/235.00
Legal Description:	Lot 83 DPS 1186 VIII Maoro SD - Cemetery
Description:	The gravesite of Rev Robert Maunsell's Wife Sarah Maunsell. A Mission Station was also situated here (1839?) but was later moved further up the Waikato River to Te Kohanga (1854).

B.19 [Deleted]

ITEM B.20	Name: 'Pioneer' Gun Turret and War Memorial
Type:	Structure – Pioneer Gun Turret and War Memorial
Location:	Road reserve, Corner Roose Road and Riverbank Road, Mercer
ID Number:	NZHPT Register 7647 - Category I
Legal Description:	Road reserve, western end of Roose Road at junction with Riverbank Road
Description:	The Pioneer Gun Turret and War Memorial is one of the earliest surviving examples of revolving gun turrets in the world, and also the first to have been produced in the Southern Hemisphere. This circular iron turret is part of a memorial unveiled in 1922 to commemorate local soldiers who fell in the First World War (1914 – 1918).

Group C: TREES

C.1 to C.14 [Deleted]

ITEM C.15	Name: Holly and Camellia - exotic
Type:	Holly and Camellia - Exotic
Location:	Otaua Church, Maoro Road Otaua
ID Number:	Computer No: HN 021
Valuation Number:	03760/416.00
Legal Description:	Pt Allot 179 Waiuku W Psh BLK V Maoro SD
Description:	Holly and Camellia presented by Allan Oldfield and Herbert and Bertha Sherrard.

C.16 and C.17 [Deleted]

ITEM C.18	Name: Norfolk Pines - exotic
Type:	Norfolk Pines - Exotic
Location:	66 Huarau Way, Maoro
ID Number:	Computer No: HN 024
Valuation Number:	03760/329.15
Legal Description:	Lot 3 DP 407996 Pt Parish of Waiuku West 96B Pt Allot 35 Parish of Waiuku West
Description:	Large stand of Norfolk Island Pines on Thomson farm at Maoro, thought to be planted by Anthony May - early settler. He was also responsible for the marram grass planting to stop drift of sand.

ITEM C.19	Name: Norfolk Pine - exotic
Type:	Norfolk Pine - Exotic
Location:	Forestry Road, Maoro, RD 2 Waiuku
ID Number:	Computer No: HN 023
Valuation Number:	03760/424.00
Legal Description:	Pt DP 15089 Maoro Subs And Pt Allot 210 Waiuku W Psh VI VII Maoro SD
Description:	Norfolk Island Pine group on land once owned by McDonnell family at Maoro. One has a plaque on it.

ITEM C.20	Name: Norfolk Pine and Liquidambar Trees - exotic
Type:	Norfolk Pine and Liquidambar Trees - Exotic
Location:	733 Waiuku - Otaua Road, Otaua
ID Number:	Computer No: HN 022
Valuation Number:	03760/399.00
Legal Description:	Pt Allot 157 Waiuku West Psh Block V Maoro SD
Description:	Norfolk Island Pine and Liquidambar planted in garden by Mr William Claude Motion in the late 1890's.

C.21 to C.24 [Deleted]

ITEM C.25	Name: Totara Trees - indigenous
Type:	Totara Trees - indigenous
Location:	134 Helenslee Road and lot adjacent to the east, 156 Helenslee Road, 174 Helenslee Road, Pokeno
Valuation Number:	03800/190.02, 03800/182.01, 03800/040.07, 03800/190.00
Legal Description:	Lot 1 DP198258, Lot 1 DP341843 Lot 2 DP341843, Lot 4 DP198258
Description:	Row of 13 mature trees in good health and form.

ITEM C.26	Name: Totara Trees - indigenous
Type:	Totara – INDIGENOUS
Location:	174 Helenslee Road, Pokeno
Valuation Number:	03800/040.07
Legal Description:	Lot 2 DP341843
Description:	Group of 17 mature trees in good health and form.

ITEM C.27	Name: Totara Trees - indigenous
Type:	Totara – INDIGENOUS
Location:	174 Helenslee Road and southern adjacent lot, Pokeno
Valuation Number:	03800/140.07, 03800/190.00
Legal Description:	Lot 2 DP341843, Lot 4 DP198258
Description:	Group of 7 Totara in good health and form.

ITEM C.28	Name: Native Trees
Type:	Totara – INDIGENOUS
Location:	174 Helenslee Road (Gully between SH1 & Helenslee Road, Pokeno)
Valuation Number:	03800/040.07
Legal Description:	Lot 2 DP341843
Description:	Significant stand of kahikatea and totara associated with stream.

ITEM C.29	Name: Kahikatea Trees - indigenous
Type:	Kahikatea – INDIGENOUS
Location:	62 Pokeno Road, 19 Helenslee Road, Pokeno
Valuation Number:	03800/092.03, 03800/094.00
Legal Description:	Lot 2 DPI96368, Pt Allotment 125 Parish Mangatawhiri
Description:	Significant stand of mature kahikatea associated with stream.

ITEM C.30	Name: Oak Trees – exotic
Type:	Oaks – EXOTIC
Location:	Market Square, Great South Road, Pokeno
ID Number:	Road Reserve
Legal Description:	Road Reserve, corner Great South Rd & Market Street
Description:	Mature oak trees in good health and form.

ITEM C.31	Name: Oak Trees – exotic
Type:	Oaks – EXOTIC
Location:	66 Hitchen Road, Pokeno
Valuation Number:	03800/097.11
Legal Description:	Lot 2 DPI1496
Description:	Mature oak in good health and form.

ITEM C.32	Name: Norfolk Pine Trees – exotic
Type:	Norfolk Pines – EXOTIC
Location:	116 Hitchen Road, Pokeno
Valuation Number:	03800/099.04
Legal Description:	Pt Allotment 14, Parish of Mangatawhiri
Description:	Three mature pines in good health and form.

ITEM C.33	Name: Taraire Trees – indigenous
Type:	Taraire – INDIGENOUS
Location:	201 Hitchen Road, Pokeno Vineyard
Valuation Number:	03800/104.00
Legal Description:	Pt Allotment 16, Parish of Mangatawhiri 03800-10400
Description:	Mature trees in good health and form

ITEM C.34	Name: Native Bush
Type:	Native Bush – INDIGENOUS
Location:	201 Hitchen Road, Pokeno Vineyard
Valuation Number:	03800/104.00
Legal Description:	Pt Allotment 16, Parish of Mangatawhiri
Description:	Significant stand of remaining native bush including puriri, kahikatea, taraire, tawa, rewarewa.

C.35 to C.37 [Deleted]

ITEM C.38	Name: Puriri
Type:	Puriri (refer to Map d)
Location:	Masters Road, Waiuku
Valuation Number:	03770/344.07
Legal Description:	Lot 2 DP 345377
Description:	Puriri (refer to Map d).

C.39 to C.177 [Deleted]

ITEM C.178	Name: Oak Trees - exotic
Type:	Three Oak Trees - EXOTIC
Location:	62 Pokeno Road, Munro Road (Recreation Reserve), Pokeno
Valuation Number:	03800/092.03, 03800/185.05
Legal Description:	Lot 2 DP196368, Lot 1 DP 189825
Description:	Three well formed mature oak trees located on the left and right banks of the Tanitewhiora Stream. The trees are also associated with 3 other oaks of lesser quality that are not scheduled.

ITEM C.179	Name: Kahikatea Trees - indigenous
Type:	Ten Kahikatea Trees - INDIGENOUS
Location:	Munro Road (Recreation Reserve), Pokeno
Valuation Number:	03800/185.05
Legal Description:	Lot 1 DP 189825
Description:	A group of kahikatea trees located on the right bank of the Tanitewhiora Stream, located in close proximity to the oak trees in C.178.

C.180 to C.370 [Deleted]

ITEM C.371	Name: <u>Taraire Tree and Rewarewa Tree – indigenous</u>
<u>Type:</u>	<u>Taraire and Rewarewa - INDIGENOUS</u>
<u>Location:</u>	<u>201 Hitchen Road, Pokeno</u>
<u>Valuation Number:</u>	<u>03910/510.00</u>
<u>Legal Description:</u>	<u>Pt Allotment 16, Parish of Mangatawhiri 03800-10400</u>
<u>Description:</u>	<u>1 Taraire and 1 Rewarewa surrounded by native bush including Puriri, Kahikatea and Tawa</u>

Group D: AREAS

D.1 [Deleted]

ITEM D.2	Name: Alexandra Redoubt
Type:	Place - Reserve
Location:	Alexandra Redoubt Road, Tuakau
ID Number:	Ref Computer No: HN 63
Valuation Number:	03790/302.00
Legal Description:	Sec 163 being C-historic res So 57011 Blks 4 & 8 Onewhero SD. Sec 162,164,166 Cemetery Res. 161-166 Scenic Res.
Description:	Alexandra Redoubt. A European fortification at Tuakau. A monument, notice board and small plaque all within the redoubt record details associated with this historic place.

D.3 to D.6 [Deleted]


ITEM D.7	Name: Queen's Redoubt
Type:	Historic Area
Location:	Part of 22, 24, 26 Great South Road, Pokeno; Part of 6, 8, 10, 12 Selby Street, Pokeno
Valuation Number:	03800/054.03, 03800/262.00, 03800/254.00, 03800/255.00, 03800/256.00, 03800/257.00, 03800/258.00
Legal Description:	Pt Lot 14 DP13817, Lot 1 DP 37059, Lot 3 DP 21310, Lot 4 DP 21310, Lot 5 DP 21310, Lot 6 DP 21310, Lot 7 DP 21310, Lots 12-18 DP21310
Description:	Queen's Redoubt was the headquarters for the July 1863 invasion of the Waikato by the British Army. The Waikato War of 1863-64 was the major campaign of the 19 th century New Zealand Wars between Maaori and European. The site of the Queen's Redoubt is therefore a key archaeological and historic site relating to a critical point in New Zealand history.

D.8 to D.18 [Deleted]

ITEM D.19	Name: Te Paina Paa
Type:	Historic Area – Te Paina Paa
Location:	Mercer Recreation Reserve, Riverbank Road, Mercer
Valuation Number:	03800 / 807.00
Legal Description:	Pt Allot 280 Parish of Koheroa Parcel ID 6691146
Description:	Historic paa site managed by Department of Conservation

D.20 to D.23 [Deleted]

Group E: Waikato River Site of Significance
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The following table lists the parcel of land that has been identified in Part 8 (Subpart A) of the Schedule to the Waikato-Tainui Deed of Settlement as being culturally significant to Waikato-Tainui Iwi. This parcel of land is either already in Iwi ownership or in the process of being transferred from the Crown to Iwi. This site has been notated on the planning maps with the symbol  SS01.

ITEM	E.I	Name:	Awamarohi Island
Type:		Waikato River Site of Significance	
Location:		Waikato River	
LINZ Reference:		5047141	
Legal Description:		Awamarohi	
Description:		Site identified in Deed of Settlement - Waikato River Settlement Act. Awamarohi (formerly known as Te Awamarohi Island) was once a papakainga and historical fishing site.	

The notation of this site on the planning maps is for information purposes only to alert the public to its location. This site notation does not introduce any additional controls over and above the standard District Plan rules for the zone in which this site is located.

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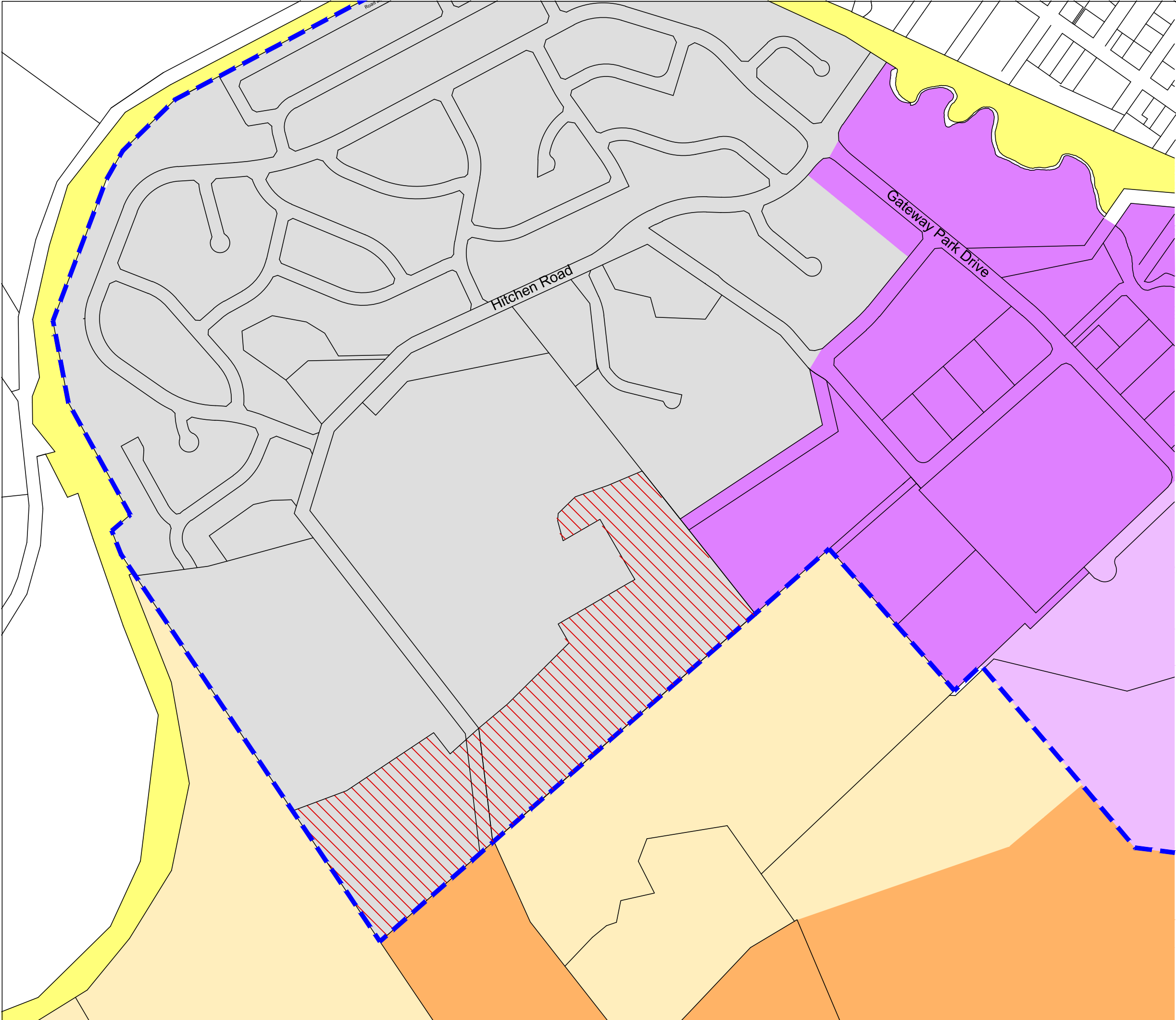
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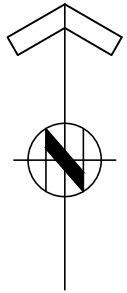
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Private Plan Change 21
Graham Block Development




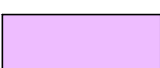

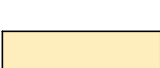

Appendix B Map of Proposed Large Lot Overlay



Pokeno Village
Holdings Limited
POKENO
PLAN CHANGE



Proposed Zones Plan

-  Residential 2
Additional 12.8ha
-  Residential 2 (Large
Lot Overlay)
-  Light Industrial
-  Industrial 2
-  Aggregate Extraction &
Processing
-  Rural
-  Proposed Structure
Plan boundary

Scale 1:5000 A3
PVH-003A Aug 2017

