

Planning Assessment

Pokeno Countdown, 58 Great South Road

1. Proposal

The proposal comprises the construction and operation of a supermarket at 58 Great South Road, Pokeno, measuring approximately 3,000m² gross floor area, including servicing space, ancillary servicing / loading areas, car parking, access and landscaping. All vehicle access is to be taken from Wellington Street, adjoining the site's eastern boundary.

In addition to the supermarket proposal, the site is proposed to accommodate a landscaped "soft space" comprising appropriately 650m² along the Great South frontage.

The proposal also involves earthworks and civil matters, including the construction of the majority Wellington Street (currently a paper road), as a public road adjoining the south eastern boundary of the site.

2. Site Information

Address	58 Great South Road, Pokeno
Land Area	Approx 1ha (including stopped road parcels)
Title	Lot 1 DP 14599 comprised in Computer Freehold Register NA385/122 (excluding stopped road parcels)
Relevant Interests on Title	Not known
Current Land Use	Rural / vacant
Operative District Plan Zone	Business

Operative District Plan Constraints	Business Centre Classification, Town Centre Overlay Area, Structure Plan Boundary, Amenity Planting Requirement, Main Frontage Control Line, High Background Noise Area, Waikato River Catchment
Proposed District Plan Zone	Business Town Centre
Proposed District Plan Constraints	Verandah Control, Waikato River Catchment
Special Housing Area	Not applicable
Cultural Heritage Inventory	Not applicable to subject site
Heritage NZ List	N/a
NZ Archaeological Association	R12/955 site shown in the vicinity of the site (at 1:25,000 scale) – not affected
Hazards known to Council	Flooding in north-western corner; potentially compressible soils
Other Information	No other relevant information

Figure 1 - Aerial Photograph (site shown with star)



Figure 2 – Operative District Plan Zoning (site shown with star)

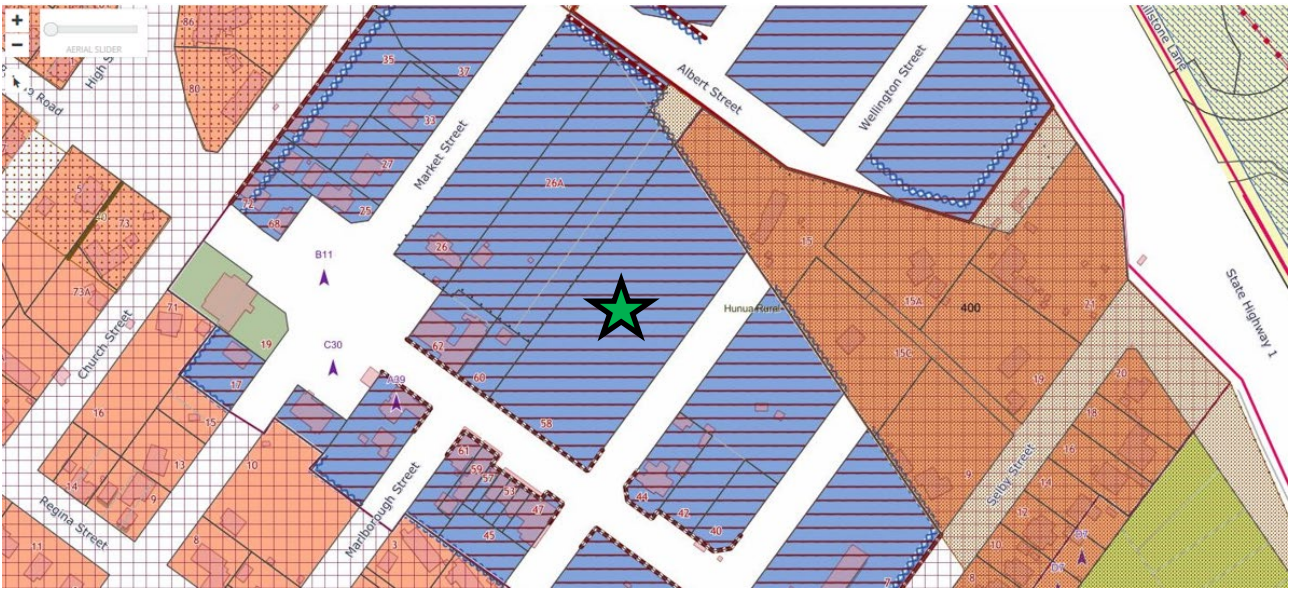
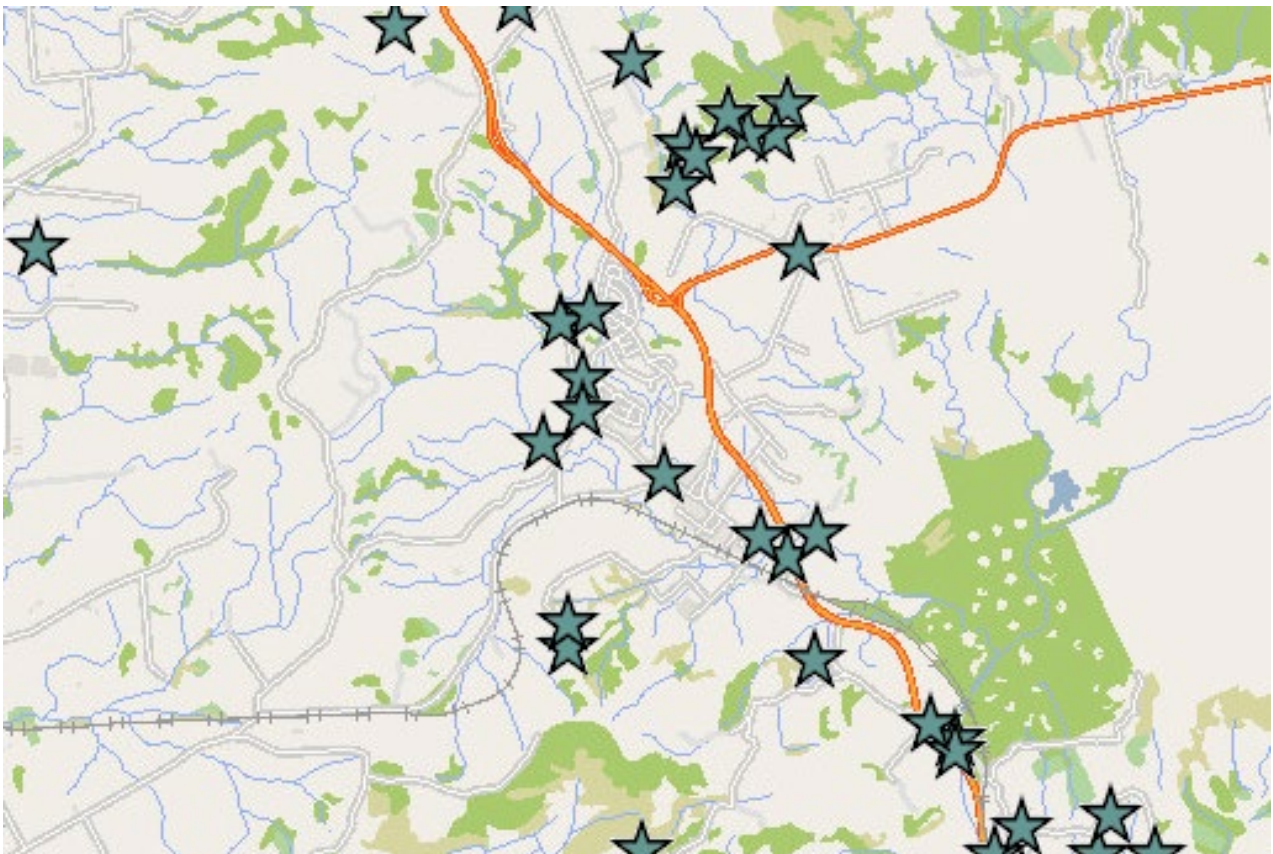


Figure 3 – NZAA sites in vicinity



3. NES – Managing Contaminants

The purpose of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES – Contamination”) is to provide a nationally consistent approach to the assessment and management of contaminants in soil for the protection of human health.

In this case, the accompanying Detailed Site Investigation concludes following a desktop review and site sampling in accordance with the Regulations, that the NES – Contamination does not apply, and further, the concentrations of contaminants detected are well below the background concentrations for the site.

To this end, no further assessment under the NES – Contamination is required.

4. Waikato Operative District Plan

4.1. Map Information

Zone	Business (Franklin Section)
Precinct	Not applicable
Statutory Overlays	Business Centre Classification Town Centre Overlay Area
Controls	Pokeno Structure Plan Area Amenity Planting Requirement Main Frontage Control Line High Background Noise Area Waikato River Catchment
Designations	Not applicable
Road Classification	Great South Road is not an arterial road Wellington Street is not an arterial road (and is currently a paper road)

4.2. Rules

Rule	Comment	Resource Consent
Part 7 Natural Hazards		
<i>Rules</i>		
7.3.1	No building shall be sited within 30m of the edge of a river, lake, wetland or stream	Site boundary is approx. 20m from stream to north – will need to confirm compliance on plans (including any retaining)
7.3.2	The minimum floor level for any new occupiable floor space shall be 500mm above the 1% AEP floodplain or ponding level or 500mm above the highest observed flood level, whichever is the greatest	Compliance TBC in detailed design
7.3.3	N/a	
7.3.4	Specified building areas and buildings shall be located outside the 1% AEP floodplain or ponding level plus any applicable freeboard	Compliance TBC in detailed design
7.3.5	Structures not defined as buildings within the 1% AEP floodplain or ponding level shall not inhibit or divert overland flow paths onto neighbouring properties, exacerbate or accelerate the hazard	Compliance TBC in detailed design
7.3.6	N/a re on-site wastewater disposal	
7.3.7	N/a re hazardous substances	
Part 7 Transportation		
<i>Rules</i>		
9.5 Location of Vehicle Crossings	Standard applies to arterial and collector roads only.	N/A
9.6 New and Stopped Roads	9.6.1 Application of Zone to Stopped Roads Where a road has been stopped, the adjacent land use zone and its relevant objectives, policies and rules shall be applied to that land.	
Part 15.4 Signs		
<i>Activity Status</i>		

Rule	Comment	Resource Consent
15.4.2.1 Permitted Activities	Any sign that meets the standards set out in Rule 15.4.3.4 – permitted	
15.4.2.2 Discretionary Activities	Any sign that meets the standards set out in Rule 15.4.3.4 a) – c) but does not meet the standards set out in Rule 15.4.3.4 d) – discretionary	Consent required – see below
15.4.2.3 Non-complying activities	Any sign that does not meet one or more of the standards set out in Rule 15.4.3.4 a) – c) – non-complying	
<i>Performance Standards</i>		
15.4.3.1	The sign is located wholly on private property. The sign is constructed and maintained so that it does not present any danger to people or property (e.g. so that it does not collapse or blow over). The sign is removed when the purpose of it has been served.	Likely to be able to comply – condition can address.
	The sign is located so that it does not obscure a road-user’s view of any road sign, intersection, private entrance, road marking, traffic signal, or pedestrian crossing. The sign is not located adjacent to a bend in the road that is posted with an advisory speed road sign.	
	The sign is located at least 15 metres from any road sign. If located on land adjoining a main arterial route, the sign shall be consistent with the following standards: <ul style="list-style-type: none"> • The sign has a minimum lettering height of 120mm where the posted speed is less than 70 km/hr. • If it is a free-standing sign it must not have more than six words and/or symbols nor more than 40 characters • The sign is positioned so that it is faced at right angles to the road 	
	The sign is located so as to provide an unrestricted view of the road to the road-user for a minimum distance of 180 metres where the posted speed limit is 70 km/h or greater.	
15.4.3.2	Standard does not apply to signs in the Business zone	
15.4.3.3	Standard does not apply to signs in the Business zone	

Rule	Comment	Resource Consent
15.4.3.4	<p>a) The sign is located so that it does not obscure a road user’s view of any road sign, intersection, private entrance, road marking, traffic signal, or pedestrian crossing.</p> <p>b) The sign is constructed and maintained so that it does not present any danger to people or property (e.g. so that it does not collapse or blow over).</p> <p>c) The sign is removed when the purpose of it has been served.</p> <p>d) The sign, if located on property adjacent to a zone which is subject to Rule 15.4.3.3, meets the following standards:</p> <ul style="list-style-type: none"> The sign is illuminated only during the hours of operation and does not contain any flashing, intermittent or animated features. The height of the sign is no greater than 2m, or if attached to a building is no higher than the highest point of that building. 	Can comply with all but 15.4.3.4(d) regarding the height of the sign being likely to exceed 2m on a site adjacent the Residential zone – discretionary activity
15.4.3.5	Standard does not apply to signs in the Business zone	
Part 15.5 Earthworks		
15.5.2 Rules	The following standards apply to land use and subdivision activities. Where compliance is achieved, earthworks are a permitted activity. Where an activity does not comply, then it shall be deemed to require Restricted Discretionary activity consent	Restricted discretionary activity consent required – see below
15.5.2.1 Standards for all activities	All earthworks shall be undertaken within 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	Likely to be able to comply
15.5.2.2 Standards for all activities	Vehicle movements to and from the site shall not result in any material being deposited on a public road creating a hazard or nuisance to road users	Likely to be able to comply
15.5.2.3 Standards for permitted activities	<p>Maximum volume per site per 12-month period: 100m³</p> <p>Maximum depth of excavation cut or fill: 1.5m</p> <p>Maximum area per site: 1,000m²</p> <p>Within 10m from the edge of a river or stream, earthworks shall not exceed a volume of 25m³ or area of 250m²</p>	Cannot comply given proposed earthworks involve an area of 1.42ha and a volume of 16,200m ³ – restricted discretionary activity consent required

Rule	Comment	Resource Consent
Chapter 29 – Business Zone		
<i>Activity status</i>		
29.1 Permitted activities	Any activity that complies with standards – permitted	
29.2 Controlled activities	Any activity requiring a vehicle crossing wider than 6m (i.e an activity that would otherwise be a permitted activity – controlled	
29.3 Restricted Discretionary activities	In the Business Zone at Pokeno, the construction of new buildings – restricted discretionary	Consent required – restricted discretionary * See Appendix 29.2 (Pokeno) Design Assessment Criteria
	Any activity which would be a permitted or controlled activity except that it does not comply with Rule 29.5 Development Standards – restricted discretionary	N/a – Rule 29.4 supersedes this rule given the site is located in the Pokeno Structure Plan Area
29.4 Discretionary activities	Any activity which does not comply with Rule 29.6 Performance Standards – discretionary	
	In the Pokeno Structure Plan Area, the construction of any building which does not comply with Rule 29.5 Development Standards – discretionary	Consent required – discretionary
29.4A Non-complying activities	N/a	
<i>Development Standards</i>		
29.5.1 Building height relative to boundaries	No part of any building or sign shall exceed a height of 3m plus shortest horizontal distance between that part of the building and the nearest boundary of any site not zoned Business.	Complies Combined retaining wall and fence along north eastern boundary complies.
29.5.2 Height within	No building or sign within the defined Business Centres shall exceed a height of 12m	Complies

Rule	Comment	Resource Consent
Business Centres		
29.5.2.1 Building Location – Main Frontage Control	All buildings on sites affected by ‘main frontage control line’ shall have internal floor space at ground level right up to the front (road) boundary and along the full width of the site, provided that for sites having over 8m of frontage, a 6m ² area is permitted for every 8m length of front boundary; such areas must be separated by at least 4m of frontage (e.g. a 16m frontage may have two 6m ² areas, separated by at least 4m of ‘normal’ frontage)	Does not comply – discretionary activity consent required
29.5.2.1 Building Location – Front Yard	N/a	
29.5.3 Verandah Cover	All buildings on sites which are affected by the ‘main frontage control line’ shown on the planning maps shall have verandahs built to substantially cover the width of the footpath in front of the site and extending along the full width (frontage) site.	Does not comply – discretionary activity consent required
29.5.4 Façade Design	All building facades at ground level on sites affected by the ‘main frontage control line’ shall have at least 60% of their front walls in windows or dedicated display space. Reflective or black glass shall not be used.	Does not comply – discretionary activity consent required
29.5.5 Driveways	No activity on a site affected by the ‘main frontage control line’ shall have vehicular access to that affected street frontage.	Complies Vehicle access is to be taken via Wellington Street.
29.5.6 Parking Spaces	For sites within the Business Centres (minimum): i. 1 space/40m ² gross floor area at ground level ii. 1 space/50m ² gross floor area above ground level	Complies Approx. 75 parking spaces required
	All parking and manoeuvring areas shall be formed, drained and maintained to a tar- or chip-sealed or concreted surface in accordance with accepted practice for ‘commercial’ loadings, and such that stormwater will in all weathers leave the site in a controlled manner so as to have no potential to cause damage to roads or adjoining properties	Complies
29.5.7 Loading Spaces	1 space per site	Complies
	All loading spaces and associated manoeuvring areas shall comply with the following design requirements:	Complies

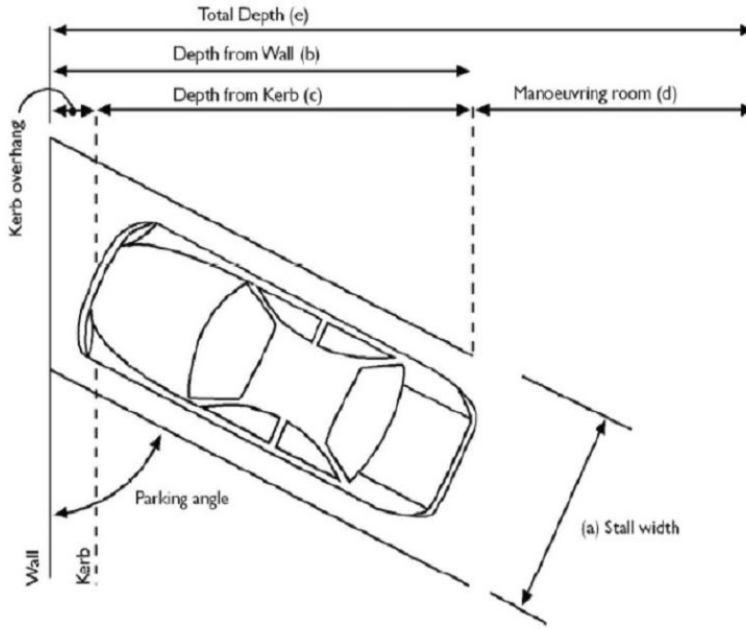
Rule	Comment	Resource Consent
	<p>No loading space can be sited in such a way that service vehicles have no option but to reverse onto or off the site. The Council may waive this requirement where a site is small or service access is to a service lane, no-exit road or to a street which carries low traffic volumes.</p> <p>All loading spaces or areas shall not be less than 8m in depth, 4m in width and 4.25m in height.</p> <p>All loading spaces shall be provided with an access path that complies with Diagram 51.F.</p>	
	<p>All loading and associated manoeuvring areas shall, depending on the location of the site, comply with Rule 29.5.6: 3 or Rule 29.5.6: 4 as if the reference to 'parking' was to 'loading' spaces.</p>	Complies
29.5.8 Vehicle Crossings and Driveways	<p>Vehicle crossings between sites and the edge of the formation (kerb-line) of any road or service lane shall comply with Council's current policy, summarised as follows:</p> <ul style="list-style-type: none"> ▪ One crossing per property ▪ Any property having a frontage in excess of 15m but less than 60m shall be permitted a second crossing ▪ Maximum width of any crossing shall be 6m at boundary line with provision for a splay provided that the length of crossing on the kerb line shall not exceed 7m. ▪ A minimum distance of 2m shall be provided between two crossings to act as pedestrian refuge. 	Complies
29.5.9 LPG Storage	N/a	
29.5.10 Outdoor Storage Areas	<p>No outdoor storage of materials, car bodies, parts, engines or equipment shall be clearly visible from the road or any site not zoned Business Zone. Such areas shall be substantially screened from sight by walls, fencing, mature vegetation, or other permanent means.</p>	Complies
29.5.11 Amenity Planting on certain Properties	<p>All yards which have the 'amenity planting' requirement applied to them shall be subject to their respective amenity planting requirements, and no activity which is otherwise permitted by this plan shall be deemed to be lawfully established unless the required 'planting plan' has been approved by the Chief Executive or officer(s) acting under delegated authority and the planting has been established to his/her satisfaction.</p> <p>AREA: The area of land to be planted out must be equivalent to the length of the identified boundary (minus any vehicle crossings/driveways) multiplied by 1.5, provided that no more than 50 per cent of the boundary may be subtracted as 'vehicle crossing'.</p>	Will comply, noting: 128.85m ² required; 475m ² provided.

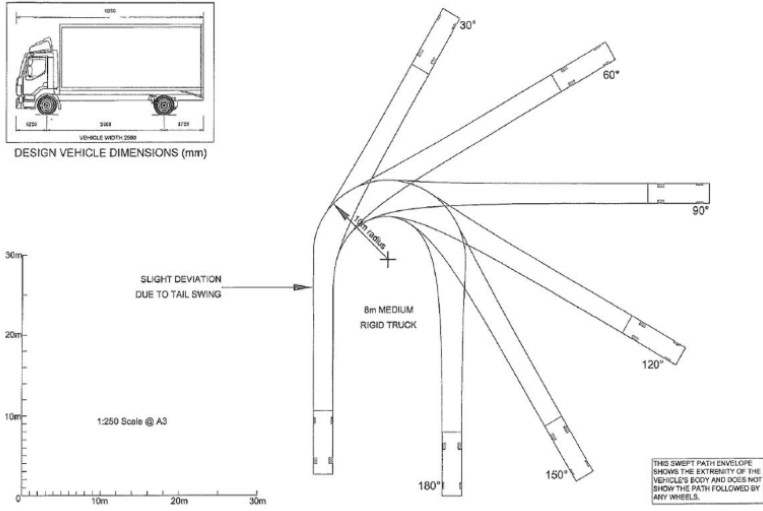
Rule	Comment	Resource Consent
	<p>LOCATION AND DESIGN: The area to be planted may be along the boundary, or at the edge of the building/s on the site, or in a combination of the two positions. It may be at ground level or in raised beds or retained areas.</p> <p>EFFECT REQUIRED AT ZONE INTERFACE: The planting must at maturity achieve a significant visual screening effect, particularly where the yard faces non-Business sites or is to remain unsealed or used for outdoor storage of any kind, or be such as complements the design and significantly softens the appearance of the building and any parking/loading/driveway areas.</p> <p>EFFECT REQUIRED AT FRONT BOUNDARIES: The planting must at maturity achieve a significant amenity enhancing effect, particularly if the site faces non-Business sites, or be such as complements the design and significantly softens the appearance of the building or front yard and any parking/loading/driveway or service areas when viewed from the road.</p> <p>SUBMIT PLAN: A planting/landscaping plan to scale must accompany the building consent, or compliance certificate, or some form of written application to the Council. It must clearly show the location and areas of the amenity planting areas and:</p> <ul style="list-style-type: none"> ▪ the direction of fall of the land and approximate contours; ▪ the existing vegetation which may qualify as meeting this standard; ▪ any proposed earth filling or cutting; ▪ include a list of the plants proposed to be established and their botanical name, and maturity height and width; ▪ a statement as to when the plants will be planted, and how they will be nurtured to maturity and maintained thereafter. <p>SPECIES: All plants must be pre-grown, long-life, and low maintenance species.</p> <p>PLANTING: All required plants must be in the ground not later than August of the planting season following the date of building consent. A bond may be required to ensure that the work is completed and also maintained for up to two years thereafter.</p>	
<p>29.5.17 Stormwater Management – Volume Control</p>	<p>All activities shall have a stormwater management system that is deemed to be effective and appropriate by Council. The landowner shall be responsible for the ongoing maintenance of the private on site stormwater system upon its implementation.</p>	<p>Compliance to be confirmed</p>

Rule	Comment	Resource Consent																											
	<p>Where the activity involves an alteration or addition to an existing activity, the applicant must show that the standard of stormwater management provided is effective and appropriate.</p> <p>The stormwater management system shall be maintained, to achieve the standard of management provided for under A, B, C or D – options can be provided if required.</p> <p>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.</p>																												
<i>Performance Standards</i>																													
29.6.1 Noise	<p>No activity shall cause the following sound levels to be exceeded, at or within the boundary of any other site, where that other site is:</p> <p>Not zoned Business Zone:</p> <table border="1" data-bbox="355 965 1082 1227"> <thead> <tr> <th rowspan="3">Area</th> <th colspan="3">The noise level measured within the boundary of a site within the area described in column 1 of this table shall not exceed the following limits:</th> </tr> <tr> <th colspan="2">7.00am – 10.00pm</th> <th>10.00pm – 7.00am</th> </tr> <tr> <th>(dBA Leq)</th> <th>(dBA Leq)</th> <th>dBA Lmax</th> </tr> </thead> <tbody> <tr> <td>High Background Noise Area (refer to planning maps)</td> <td>55</td> <td>45</td> <td>75</td> </tr> <tr> <td>All other areas</td> <td>50</td> <td>40</td> <td>70</td> </tr> </tbody> </table> <p>Zoned Business and located in Business Centres:</p> <table border="1" data-bbox="355 1317 1082 1447"> <thead> <tr> <th>7.00am – 10.00pm</th> <th colspan="2">10.00pm – 7.00am</th> </tr> <tr> <th>(dBA Leq)</th> <th>(dBA Leq)</th> <th>dBA Lmax</th> </tr> </thead> <tbody> <tr> <td>60</td> <td>50</td> <td>75</td> </tr> </tbody> </table> <p>Above does not apply to construction noise.</p>	Area	The noise level measured within the boundary of a site within the area described in column 1 of this table shall not exceed the following limits:			7.00am – 10.00pm		10.00pm – 7.00am	(dBA Leq)	(dBA Leq)	dBA Lmax	High Background Noise Area (refer to planning maps)	55	45	75	All other areas	50	40	70	7.00am – 10.00pm	10.00pm – 7.00am		(dBA Leq)	(dBA Leq)	dBA Lmax	60	50	75	Likely to comply – condition can address
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29.6.2 Odour	No activity shall cause any nuisance odour to be experienced beyond the boundary of the site.	Likely to comply																											
29.6.3 Vibration	No activity shall be permitted to create vibration levels which affect occupants of adjacent buildings by exceeding the provisions of ISO 2631-2:1989	Likely to comply																											
29.6.4 Light spill and glare	<p>All outdoor lighting shall be positioned, mounted and directed in such a way that light coming directly or indirectly from it:</p> <ul style="list-style-type: none"> ▪ is not a serious distraction or danger to motorists, and ▪ is not a serious distraction or annoyance to occupants of other sites at any time, which shall be deemed to be the case where once an effect is brought to the Council's attention the condition 	Likely to comply – condition can address																											

Rule	Comment	Resource Consent
	<p>continues for more than 30 minutes in any 24 hour period and the affected person/s have no ready means of relief from it.</p> <p>Compliance with the standards will be considered the minimum acceptable to ensure that a nuisance situation or adverse effect does not eventuate.</p>	
<p>29.6.6 Maintaining amenity plantings</p>	<p>Where any area of planting has been required to be established, it shall be maintained at all times thereafter to ensure that it performs the desired amenity and/or screening function. 'Maintained' shall include cultivating and conditioning the soil, replacing soil that has been contaminated by previous activities on the site, watering, adding fertiliser, replacing dead or damaged plants, weeding and releasing, and pruning in accordance with accepted horticultural practices.</p>	<p>Will comply.</p>
Chapter 51 – Parking, Loading and Access		
<p>Where any part of Part 51 is not complied with, an application for consent to a Restricted Discretionary Activity is required and Council will assess the activity in terms of the assessment matters that are relevant to the zone.</p>		
<p>51.1.2 Number of Spaces Required</p>	<p>Variety discount (Supermarket) and Merchandising:</p> <p>Inside Business Centre: 1 per 40m² g.f.a. Outside Business Centre: 1 per 25m² g.f.a.</p>	<p>Complies 3000 / 40m² = 75 spaces required (minimum)</p>

Rule	Comment	Resource Consent
51.1.3 Spaces for Disabled Persons	<ul style="list-style-type: none"> ▪ For a calculation of 10 or less spaces, no less than one space shall be for disabled persons ▪ For a calculation of between 10 and 99 spaces, no less than two spaces shall be provided ▪ For every 50 spaces (or part thereof) over 100 spaces, an additional space shall be provided. 	Likely to comply
51.1.4 Rounding	A fraction of 0.6 or greater in any parking spaces calculation shall be deemed to be a requirement for one whole space. Fractions below 0.6 shall be disregarded.	
51.1.5 Location on Site	All spaces shall be located clear of any designation or building line restriction, or of any easement which protects the rights of persons who are not owners or occupiers of the site. Spaces shall also be clear of any other required areas such as outdoor living courts and landscaped yards.	Likely to comply
51.1.6 Access and Manoeuvring	<ul style="list-style-type: none"> • Driveways will generally be at least 3 metres in width unless some other width is specified for the particular situation or some other requirement of the Plan dictates (such as tracking curves). • All manoeuvring areas shall comply with the tracking curves for cars (in the case of parking spaces) as set out Diagram 51.E. • No new parking space may be designed or formed which would necessitate any reverse manoeuvring off or onto the site, where the site has frontage to a national route, district arterial route or collector route as identified in Part 9.4 . (Refer to Policy 14 in Objective 19.3.3.) For the avoidance of doubt, this bullet point does not apply to sites that have frontage to a local road. • All manoeuvring must be able to be undertaken on site in no more than a three point turn. 	Likely to comply

Rule	Comment	Resource Consent																																																																																																										
<p>51.1.7</p> <p>Design and Dimensions</p>	<p>All parking and associated manoeuvring areas and aisles shall be designed and laid out in accordance with the specifications of Table 51.B</p>  <table border="1" data-bbox="352 1099 1061 1585"> <thead> <tr> <th colspan="2">Type of Parking</th> <th rowspan="2">Stall Width (a)</th> <th colspan="2">Stall Depth</th> <th rowspan="2">Aisle Width (d)</th> <th colspan="2">Total Depth (e)</th> </tr> <tr> <th>Parking Angle</th> <th>Type</th> <th>From wall (b)</th> <th>From kerb (c)</th> <th>one row</th> <th>two rows</th> </tr> </thead> <tbody> <tr> <td colspan="8" style="text-align: center;">ALL MEASUREMENTS ARE IN METRES</td> </tr> <tr> <td>0°</td> <td>Parallel</td> <td>2.4</td> <td colspan="2">See note 1</td> <td>3.5</td> <td>5.9</td> <td>8.3</td> </tr> <tr> <td>30°</td> <td>Nose in</td> <td>min 2.4</td> <td>4.2</td> <td>4.0</td> <td>3.5</td> <td>7.7</td> <td>11.9</td> </tr> <tr> <td>45°</td> <td>Nose in</td> <td>min 2.4</td> <td>4.9</td> <td>4.5</td> <td>3.5</td> <td>8.4</td> <td>13.3</td> </tr> <tr> <td rowspan="4">60°</td> <td rowspan="4">Nose in</td> <td>2.4</td> <td rowspan="4">5.4</td> <td rowspan="4">4.9</td> <td>4.5</td> <td>9.9</td> <td>15.3</td> </tr> <tr> <td>2.5</td> <td>4.1</td> <td>9.5</td> <td>14.9</td> </tr> <tr> <td>2.6</td> <td>3.5</td> <td>8.9</td> <td>14.3</td> </tr> <tr> <td>2.7</td> <td>3.5</td> <td>8.9</td> <td>14.3</td> </tr> <tr> <td rowspan="4">75°</td> <td rowspan="4">Nose in</td> <td>2.4</td> <td rowspan="4">5.4</td> <td rowspan="4">4.9</td> <td>6.6</td> <td>12.0</td> <td>17.4</td> </tr> <tr> <td>2.5</td> <td>6.3</td> <td>11.7</td> <td>17.1</td> </tr> <tr> <td>2.6</td> <td>5.2</td> <td>10.6</td> <td>16.0</td> </tr> <tr> <td>2.7</td> <td>4.6</td> <td>10.0</td> <td>15.4</td> </tr> <tr> <td rowspan="4">90°</td> <td rowspan="4">Nose in</td> <td>2.4</td> <td rowspan="4">5.1</td> <td rowspan="4">4.6</td> <td>8.7</td> <td>13.8</td> <td>18.9</td> </tr> <tr> <td>2.5</td> <td>7.7</td> <td>12.8</td> <td>17.9</td> </tr> <tr> <td>2.6</td> <td>7.0</td> <td>12.1</td> <td>17.2</td> </tr> <tr> <td>2.7</td> <td>6.8</td> <td>11.9</td> <td>17.0</td> </tr> </tbody> </table> <p>Parallel parking spaces (Parking angle = 0) shall be 6.0m long, except where one end of the space is not obstructed, in which case the length of a space may be reduced to 5.0m.</p> <p>Minimum aisle and accessway widths shall be 3.0m for one way flow, and 5.5m for two way flow. Recommended aisle and accessway widths are 3.5m for one way flow, and 6.0m for two way flow.</p> <p>Maximum kerb height = 150mm</p>	Type of Parking		Stall Width (a)	Stall Depth		Aisle Width (d)	Total Depth (e)		Parking Angle	Type	From wall (b)	From kerb (c)	one row	two rows	ALL MEASUREMENTS ARE IN METRES								0°	Parallel	2.4	See note 1		3.5	5.9	8.3	30°	Nose in	min 2.4	4.2	4.0	3.5	7.7	11.9	45°	Nose in	min 2.4	4.9	4.5	3.5	8.4	13.3	60°	Nose in	2.4	5.4	4.9	4.5	9.9	15.3	2.5	4.1	9.5	14.9	2.6	3.5	8.9	14.3	2.7	3.5	8.9	14.3	75°	Nose in	2.4	5.4	4.9	6.6	12.0	17.4	2.5	6.3	11.7	17.1	2.6	5.2	10.6	16.0	2.7	4.6	10.0	15.4	90°	Nose in	2.4	5.1	4.6	8.7	13.8	18.9	2.5	7.7	12.8	17.9	2.6	7.0	12.1	17.2	2.7	6.8	11.9	17.0	<p>Likely to comply</p>
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<p>51.1.8</p> <p>Formation</p>	<p>Refer to the "development standards" of the Business Zone (Rule 29).</p>																																																																																																											

Rule	Comment	Resource Consent
51.1.9 Demarcation of Spaces	All required spaces shall be painted out or physically demarcated on the ground.	Likely to comply
51.1.10 Maintenance of Spaces	All spaces and associated access and manoeuvring areas shall at all times be kept available for use by the vehicles they are designed for and shall not be diminished or rendered unusable by any building, alteration, storage or other activity. All parking and associated access and manoeuvring areas shall at all times be kept in a weed-free, dust-free and permanently surfaced condition.	Likely to comply
51.2 Loading Areas and Spaces	<p>Refer to the development standards of the Business Zone (Rule 29.5).</p> <p>All manoeuvring areas associated with loading spaces shall comply with the tracking curves for trucks as set out in Diagram 51.F.</p> <p>Diagram 51.F: Minimum Radius Truck Tracking Curve</p> 	Likely to comply
51.3 Vehicle Crossings	Except where access is proposed to a state highway, all new or altered vehicle crossings shall be positioned and constructed in accordance with Part 9.5.	
Chapter 54 Pokeno Structure Plan Area		
This chapter sets out the issues, objectives and policies for development in the Pokeno Structure Plan Area, which includes the subject site. No rules are located in this section, but assessment of new buildings will be made against the matters in this Structure Plan, specifically as regards building design.		

5. Waikato Operative Regional Plan

5.1. Rules

Rule	Comment	Resource Consent
Groundwater - take		
3.3.4.12 Permitted activity Rule – Supplementary Groundwater Takes	15m ³ per day by means of a well	Take permit not likely to be required
3.3.4.24 Discretionary Activity Rule – Groundwater Takes	<p>The taking of groundwater that:</p> <ul style="list-style-type: none"> a. Is a supplementary take that does not comply with Rule 3.3.4.12 b. Is a non-qualifying s14(3)(b) take described by Policy 10(c) c. Does not exceed the sustainable yield if listed in Table 3-6 d. Is from an aquifer that is not listed in Table 3-6 e. Is for domestic or municipal supply takes where a water management plan is provided <p>is a discretionary activity.</p>	
Stormwater Management		
3.5.11.4 Permitted Activity Rule Discharge of Stormwater to Water	<p>The discharge of stormwater to surface water (including geothermal water) is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> a. The discharge shall not originate from a catchment that includes any high risk facility, contaminated land, operating quarry or mineral extraction site unless there is an interceptor system in place. b. Any erosion occurring as a result of the discharge shall be remedied as soon as practicable. c. The catchment shall not exceed one hectare for discharges that originate from urban areas. d. There shall be no adverse increase in water levels downstream of the discharge point which causes flooding on neighbouring properties, as a result of the discharge. e. The discharge shall comply with the suspended solids standards in Section 3.2.4.6. f. The discharge shall not contain any material which will cause the production of conspicuous oil or grease films, scums or foams, or floatable suspended materials at any point downstream that is a distance greater than three times the width of the stream at the point of discharge. 	Catchment includes more than 1ha urban land, therefore cannot comply

Rule	Comment	Resource Consent
	<ul style="list-style-type: none"> g. The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment. h. There shall be no discharge to any Significant Geothermal Feature. 	
<p>3.5.11.5 Permitted Activity Rule Discharge of Stormwater to Land</p>	<p>The discharge of stormwater (including geothermal water) onto or into land is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> a. The discharge shall not originate from a catchment that includes any high risk facility or contaminated land unless there is an interceptor system in place. b. The discharge shall be below a rate that would cause flooding outside the design discharge soakage area, except in rain events equivalent to the 10% Annual Exceedance Probability design storm or greater. Any exceedance shall go into designated overland flow paths. c. There shall not be any overland flow resulting in a discharge to surface water, except in rain events equivalent to the 10% Annual Exceedance Probability design storm or greater; then there shall be no adverse surface water effects as a result of the discharge. d. Any erosion occurring as a result of the discharge shall be remedied as soon as practicable. e. The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment. 	<p>Do not comply with (c) given the proposal ultimately discharges to stream (surface water) – discretionary activity below</p>
<p>3.5.11.6 Controlled Activity Rule Discharge of Stormwater to Land</p>	<p>The discharge of stormwater (including geothermal water) onto or into land that does not comply with Rule 3.5.11.5 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> <ul style="list-style-type: none"> a. The discharge shall be below a rate that would cause overland flow leading to a discharge to surface water, except in rain events equivalent to the 10% Annual Exceedance Probability design storm or greater. Any exceedance shall go into designated overland flow paths. 	<p>Could comply but DA consent owing to 3.5.11.8 below</p>
<p>3.5.11.7 Controlled Activity Rule Discharge of Stormwater to Water</p>	<p>The discharge of stormwater to surface water (including geothermal water) that is lawfully established at the time of notification of this Plan (28 September 1998) and does not comply with Rule 3.5.11.4 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> <ul style="list-style-type: none"> a. The discharge shall not contain concentrations of hazardous substances that are causing significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment. 	<p>N/A</p>
<p>3.5.11.8 Discretionary Activity Rule</p>	<p>The discharge of stormwater into water, and/or into or onto land which does not comply with Rules 3.5.11.4, 3.5.11.5, 3.5.11.6 and 3.5.11.7 is a discretionary activity (requiring resource consent).</p>	<p>Consent required - discretionary activity consent given</p>

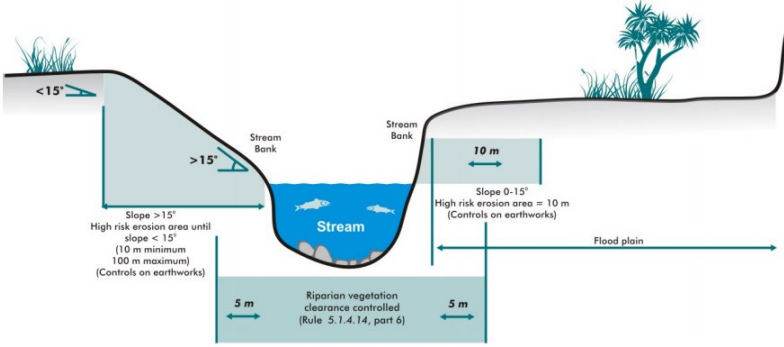
Rule	Comment	Resource Consent
Discharge of Stormwater		proposal discharges to surface water (stream) and was not lawfully established prior to 1998
Diversion and Discharge (Groundwater)		
3.6.4.8 Permitted Activity Rule - Diversions and Discharges in Drainage systems	<p>Unless restricted by Rule 3.7.4.6, the diversion and any consequent discharge of water within a drainage system, undertaken after the date of notification of this Plan is a permitted activity subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The catchment area above the diversion shall not exceed two square kilometres. 2. No discharge shall be made outside of the natural catchment of the drainage system. 3. The activity shall be undertaken and structures maintained in a manner that does not increase adverse effects of flooding on any land or property owned or occupied by any person. 4. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association’s State Recording Scheme or by the Historic Place Trust except where Historic Places Trust approval has been obtained. 5. In the event of any waahi tapu that is not subject to condition d) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. 6. Any discharge from construction works associated with the structure shall comply with the suspended solid standards as set out in Section 4.2.21. 7. The structure shall provide for the safe passage of fish both upstream and downstream. 8. Where the diversion occurs in a waterway classified as Indigenous Fisheries in the Water Management Class Maps the operator of the diversion shall notify the Waikato Regional Council of its location three weeks prior to the construction of the diversion. 9. Any erosion occurring as a result of the activity shall be remedied as soon as practicable. 	3.7 relates to wetlands and therefore doesn’t apply. This rule relates to drainage systems for the purposes of creating productive land, so not likely to be relevant but does address de-watering. Appears to comply.

Rule	Comment	Resource Consent
Drilling or Diverting (Groundwater)		
3.8.4.3 Permitted activity rule – discharge of drilling fluids	<p>The discharge of water and drilling fluids from holes or wells onto or into land, or into ground water, is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> a. There shall be no discharge to surface water, or discharge to land where contaminants may enter surface water. b. Drilling fluids shall be freshwater-based or air-based. c. Bentonite, and cement may be used. Other products, including polymers and surfactants, may be used provided that the product is not a hazardous substance in terms of the Hazardous Substances and New Organisms Act 1996. <p>The discharge shall not be located within 20 metres of any Significant Geothermal Feature*.</p>	Likely to be able to comply.
Soil Disturbance, Roading, Tracking and Vegetation Clearance		
5.1.4.11 Permitted activities	Soil disturbance is permitted if conditions in 5.1.5 are met. Specific conditions in this rule N/A to proposal.	See below re conditions in 5.1.5.
5.1.4.12 Soil cultivation adjacent water bodies	N/A	
5.1.4.13 Discretionary activities	Soil disturbance that does not comply with conditions of 5.1.4.11 is a discretionary activity	N/A
5.1.4.14 Controlled activities	<p>Soil disturbance between 250m³ and 1,000m³ in volume; or</p> <p>Between 0.2ha and 2ha in area; or</p> <p>With cut slope batter exceeding 3m in height over cumulative distance between 30-120m in length</p> <p>Applications under this rule will be considered non-notified.</p>	
5.1.4.15 Discretionary activities	<p>Soil disturbance exceeding 1,000m³ in volume;</p> <p>More than 2ha in area;</p> <p>With cut slope batter exceeding 3m in height exceeding 120m in length;</p> <p>Any activities that do not comply with conditions in 5.1.5</p>	Discretionary activity consent required because earthworks exceed 1,000m ³ in volume
5.1.5 Conditions for permitted activities	<ul style="list-style-type: none"> a. Organic material shall not be placed in fill where its subsequent decomposition will lead to land instability. 	Likely to be able to comply

Rule	Comment	Resource Consent
	<ul style="list-style-type: none"> b. Erosion/sediment controls shall be installed and maintained on all earthworks during and on completion of the works to avoid the adverse effects of sediment on water bodies. c. Cut-offs or culverts shall be designed and installed to prevent scour, gullyng or other erosion. d. Any erosion or instability of the coastal environment, or the beds of rivers and lakes or wetlands shall be avoided or remedied if it does occur. e. The activity shall not result in neighbouring land becoming subject to flooding. f. All disturbed vegetation, soil or debris shall be deposited or contained to prevent the movement of disturbed matter so that it does not result in: <ul style="list-style-type: none"> i. the diversion, damming or blockage of any river or stream, or ii. the passage of fish being impeded, or iii. the destruction of any habitat in a water body or coastal water, or iv. flooding or erosion. g. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the New Zealand Archaeological Association’s Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained. h. The concentration of suspended solids in any point source discharge arising from the activity shall comply with the suspended solids standards as set out in Method 3.2.4.6. This condition applies only to permitted activity rules and excludes any non-point source discharges from roading, tracking and vegetation clearance activities (refer condition o) below). i. Any discharge of contaminants into air arising from the activity shall comply with the permitted activity conditions in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site. 	

Rule	Comment	Resource Consent
	<p>j. In the event of any waahi tapu that is not subject to g) above being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council.</p> <p>k. No storage or mixing of fuels, oils, or agrichemicals shall be undertaken in areas where deliberate or inadvertent discharge is likely to enter any permanent natural surface water body.</p> <p>l. All vegetation that is being felled within five metres of a perennial water body shall be felled away from the water body, except edge vegetation, or vegetation leaning over a water body, which if necessary may be felled in accordance with safety practices.</p> <p>m. All exposed areas of soil resulting from the activity shall be stabilised against erosion by vegetative cover or other methods as soon as practical following completion of the activity and no later than six to twelve months from the date of disturbance to avoid the adverse effects of sediment on water bodies.</p> <p>n. The activity shall not be located within 20 metres of a Significant Geothermal Feature.</p> <p>o. The concentration of suspended solids in any non-point discharges from roading, tracking and vegetation clearance activities shall meet the following standards;</p> <ul style="list-style-type: none"> i. The activity or discharge shall not result in any of the following receiving water standards being breached: ii. in Waikato Region Surface class waters - 100 grams per cubic metre suspended solids concentration iii. in Indigenous Fisheries and Fish Habitat class waters - 80 grams per cubic metre suspended solids concentration iv. in Trout Fisheries and Trout Spawning Habitat class waters - 25 grams per cubic metre suspended solids concentration v. in Contact Recreation class waters - black disc horizontal visibility greater than 1.6 metres 	

Rule	Comment	Resource Consent
	<p>vi. in Natural State class waters - the activity or discharge shall not increase the concentration of suspended solids in the receiving water by more than 10 percent</p>	
<p>5.2.5.4 Permitted activity rule – small-scale cleanfill disposal outside of High-Risk locations</p>	<p>The discharge of cleanfill onto or into land and any subsequent discharge of contaminants into water or air when occurring outside of:</p> <ol style="list-style-type: none"> 1. a high risk erosion area 2. a floodplain of a river 3. the catchment of, or within 10m of a sink hole or cave entrance 4. any wetlands that are areas of significant indigenous vegetation 5. a significant geothermal feature <p>And where the total volume of cleanfill does not exceed 2,500m³ p.a.</p>	<p>Consent required - will not comply as more than the permitted threshold of 2,500m³ of cleanfill will be important onto site – see below</p>
<p>5.2.5.5 Controlled activity rule – large-scale cleanfill disposal outside High Risk locations</p>	<p>The discharge of cleanfill onto or into land and any subsequent discharge of contaminants into water or air that does not comply with Rule 5.2.5.4.</p>	<p>Consent required – amount of cleanfill exceeds permitted activity threshold – controlled activity</p>
<p>Controlled activity standards</p>	<ol style="list-style-type: none"> a) Any discharge to air arising from the activity shall comply with the conditions and standards and terms in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site. b) Records of the source and composition of all material disposed of at the site shall be maintained and made available to the Waikato Regional Council upon request to demonstrate that only cleanfill as defined in the Glossary to this Plan has been received. c) The cleanfill has no acid producing potential. d) The placement of the material shall be undertaken and maintained in manner so as to ensure its long-term stability. e) The activity shall not cause any increase in flooding on neighbouring properties. 	<p>Likely to be able to comply</p>
	<p>Note: High Risk erosion area definition is as follows:</p>	<p>Site is not located in High Risk area</p>

Rule	Comment	Resource Consent
	<p>Means any part of any activity area (where the activity is not otherwise permitted):</p> <ul style="list-style-type: none"> a) where the pre-existing slope of the land exceed 25 degrees; or b) on coastal frontal dunes on the East Coast; or c) on coastal sand country on the West Coast (Mokau to Karioitahi) where loose sands are at the ground surface or within 10 centimetres of the surface; or d) within 50 metres landward of the coastal marine area of an estuary, except in the landward margin of an authorised stopbank; or e) adjacent to water bodies (including ephemeral watercourse draining catchments greater than 100 hectares, but excluding any other ephemeral rivers or streams), where: <ul style="list-style-type: none"> i) the land slope is between 0 degrees to 15 degrees – within 10 metres from any lake, wetland or the bed of a river or lake, or ii) the land slope is greater than 15 degrees – within that distance from the wetland, the bed of a river or lake, or from mean high water springs to the first point at which the slope reduces to 15 degrees or less, or 100 metres (whichever is the lesser, outside the minimum distance described in i). <p>This definition is illustrated in Figure 5-1 in Chapter 5.1.4 below.</p>	
	 <p>Figure 5-1 Application of Regional Rules Adjacent to Water Bodies</p>	
Contaminated Land		
<p>Pending confirmation of site’s contamination status, likely to be able to comply with Regional Plan such that no consent is required.</p>		

Appendix 2 – Rule 29.7A Assessment Criteria (Operative District Plan)

29.7A Assessment of Restricted Discretionary Activities - Identified Structure Plan Areas - Business Zone

Identified structure plan areas include:

- Pokeno Structure Plan

- a) In assessing applications for consent for Restricted Discretionary activities (subject to rules 29.3.2, 29.3.3 and 29.3.4) the Council will, in making a decision, restrict the exercise of its discretion to the following matters (to the extent that they are relevant), and may impose conditions in relation to these:
 - i. The Design Assessment Criteria contained in Appendix 29.2 as relevant and identified for each structure plan area;
 - ii. Site Planning;
 - iii. Building form, public interface and external appearance;
 - iv. Open spaces, parking areas and landscaping;
 - v. Whether the proposal is in accordance with the Design Assessment Criteria (Appendix 29.2)
- b) Servicing
Whether the development can be adequately serviced for stormwater (having regard to the recommendations of the adopted Stormwater Catchment Management Plan and/or an approved stormwater discharge consent), wastewater, water supply, water supply for fire fighting purposes and utilities.
- c) N/a
- d) Vehicle access and car parking design
- e) N/a
- f) N/a

29.7B Assessment of Discretionary Activities - Business Zone

Applications for Discretionary Activity Resource Consent will be assessed with regard to the following matters (to the extent that they are relevant):

1. The assessment criteria for Restricted Discretionary Activities (Rule 29.7A above);
2. The matters identified in Part 53 of the plan;
3. Whether any adverse effects on the environment will be satisfactorily avoided, remedied or mitigated;
4. Whether the DEVELOPMENT is consistent with the objectives and policies for a structure plan area;
5. Any other relevant matter under section 104 of the Resource Management Act 1991.
6. N/A

Appendix 3 – Part 53 Assessment Criteria (Operative District Plan)

Part 53 Assessment Criteria for Resource Consent Applications

In addition to the provisions of section 104 of the Act, all applications for a resource consent for a Restricted Discretionary, Discretionary or non-complying activity shall be assessed in terms of the following criteria:

1. How the proposed activity will affect:
 - a) People in the neighbourhood and, where relevant, the wider community – including any socio-economic and cultural effects. In particular, whether the activity will:
 - conflict with the cultural and social values of the community, including those of tangata whenua; or
 - detract from the amenity values of the surrounding area; or
 - adversely affect the convenience, health or safety of people in the neighbourhood or wider community: Including transportation, road safety, risks associated with the use of hazardous substances or hazardous installations and any other adverse effect on the physical or psychological health and well-being of people; or
 - adversely affect the local economy or impose a financial burden on the wider community in terms of creating a demand for services or infrastructure; or
 - affect employment in the neighbourhood or wider community.
2. The physical attributes of the locality, including landscape. In particular, whether the activity will:
 - detract from the visual qualities of the surrounding area; or
 - visually compromise significant landscapes and natural features. Including landforms, ridge lines, trees or bush, wetlands, lakes and rivers and the outstanding natural features listed in Schedule 5A; or
 - visually compromise the natural character of the coastal environment;
 - compromise the feature, physical process or function, education or scientific value of any geopreservation site identified in Schedule 5B.
3. Ecosystems, including effects on plants and animals. In particular, whether the activity will either directly or indirectly:
 - result in the damage or removal of indigenous vegetation; or
 - result in the damage or destruction of any habitat of indigenous animals, whether terrestrial or aquatic; or
 - otherwise compromise the functioning of any ecological system, including the outstanding natural features listed in Schedule 5A.
4. Natural and physical resources. In particular, whether the activity will:
 - cause, accelerate, or contribute to natural hazards including inundation, instability or erosion; or

- cause or contribute to versatile land being lost or degraded through such activities as:
 - erosion;
 - excavation or recontouring;
 - extensive building or hard-stand coverage; or
 - the effects of subdivision; or
 - result in the degradation of air or water resources; or
 - have any adverse impact on existing structural resources. Including roads, proposed and existing network and utility facilities including water and sewage reticulation and supply or treatment facilities, power and telephone reticulation and the physical infrastructure (in terms of buildings, processing and supply facilities) associated with other existing activities; or
 - compromise tangata whenua's traditional access to resources that are of spiritual, cultural and historical significance to them; or
 - damage or destroy any known archaeological or historical sites; or
 - result in the unnecessary depletion of non-renewable energy resources; or
 - otherwise compromise the potential of particular resources to be used, by future generations, for activities that directly rely upon those resources;
 - render unusable significant mineral resources which have the potential to be commercially extracted.
5. The environment, in terms of any discharge of contaminants. In particular, whether the activity will:
- result in any discharge of contaminants, including noise, that are or are likely to be noxious, dangerous, offensive, or objectionable to such an extent that they will have or are likely to have an adverse effect on the environment; and
 - whether any proposed methods for the treatment and/or disposal of contaminants generated by the activity are likely to be effective.
6. The effect on the public services the Council is responsible for in the locality or district and which the residents, occupants, users, or operators of the developed area would make use of, generate a need for, or have an impact on (and for which 'contributions' in terms of section 108 of the Resource Management Act or 'development contributions' in terms of section 199 of the Local Government Act may be appropriate or necessary. Refer to Council's development contributions policy).

Appendix 4 – Relevant Objectives and Policies of the Pokeno Structure Plan (Operative District Plan)

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
54.15.2.1 Accommodating growth in a compact and contained urban form	
<p>Objectives</p> <p>To achieve subdivision and development within the Pokeno Structure Plan Area which:</p> <ul style="list-style-type: none"> (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. 	<p>The proposal is wholly consistent with the outcomes that are sought by these objectives as the provision of a supermarket within the town centre will support and enable the expansion of Pokeno into a sustainable and self-sufficient town and support residential growth. The proposed activity will provide for the social and economic wellbeing of local residents and provide opportunities for employment.</p>
<p>Policies</p> <p>Subdivision and development should:</p> <ul style="list-style-type: none"> (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 	<p>The proposal is in general accordance with the Pokeno Structure Plan, will provide a social and community service (for the provision of goods) and employment opportunities, and it is expected that the proposal will be accompanied by the necessary infrastructure to service the needs of the facility.</p>

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
<p>and integrating land use and transport to support a multimodal transport system.</p> <p>(d) provide opportunities for a choice of residential environments, social and community facilities and services, and employment opportunities.</p> <p>(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.</p> <p>(f) make provision for recreation reserves and contribute towards the provision of social infrastructure (community facilities) through financial or development contributions.</p>	
54.15.2.2 Environmental Constraints	
<p>Objective</p> <p>To achieve development which maintains locally significant landforms and vegetation and maintains or enhances water quality and identified watercourses and wetlands.</p>	<p>The proposal does not involve material alterations to the land form within the site or require the removal of significant vegetation. The proposal will be required to include the appropriate management and discharge of stormwater.</p>
<p>Policy</p> <p>Subdivision and development should avoid, remedy or mitigate the effects of urban development by:</p> <p>(a) having regard to the adopted Pokeno Stormwater Catchment Management Plan (and/or approved discharge consent);</p> <p>(b) establishing the open space and stormwater reserves and the stormwater infrastructure (quality and detention) in an appropriate and timely manner;</p> <p>(c) protecting, maintaining and enhancing significant vegetation and landforms;</p> <p>(d) protecting, maintaining and enhancing watercourses and wetlands identified on the Pokeno Structure Plan;</p> <p>(e) maintaining water quality and managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and</p> <p>(f) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant</p>	<p>Likely to be consistent – subject to confirmation as to the manner in which stormwater will be disposed.</p>

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
earthworks and retaining during the development of buildings.	
54.15.2.3 Existing Amenity Values and Character	
<p>Objective</p> <p>To achieve subdivision and development which maintains or enhances identified elements of the existing amenity values and character of Pokeno village and the surroundings.</p>	<p>The proposal will not result detract from the natural and physical characteristics that the policy seeks to maintain.</p>
<p>Policy</p> <p>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:</p> <p>(a) The varied topography comprising areas of flat, rolling and steeper land;</p> <p>(b) Significant trees and vegetation;</p> <p>(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;</p> <p>(d) Heritage elements and sites of historical value (the old Pokeno Post Office, Pokeno War Memorials, Queen’s Redoubt);</p> <p>(e) Market Square; and</p> <p>(f) The existing historical grid pattern of roads (formed and unformed) in the Town Centre.</p>	
54.15.2.4 Urban Form and Amenity	
<p>54.15.2.4.2 Objective</p> <p>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.</p>	<p>This objective refers to the urban design outcomes that are intended to be achieved in locations identified by the ‘main building control line’. In respect of the proposal, in the absence of locating the building adjacent to the front (street) boundary, the application will need to explain that the pedestrian connections between the Great South</p>

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
<p>54.15.2.4.3 Policy - General</p> <p>Subdivision and development should:</p> <p>(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.</p> <p>(ii) Support and consolidate retailing activities and commercial development in the town centre.</p> <p>(iii) Incorporate Crime Prevention Through Environmental Design.</p>	<p>Road frontage and the building will perform these functions and achieve the desired outcomes.</p> <p>The site is conveniently located centrally within the town centre.</p> <p>In the absence of positioning the building with frontage to Great South Road, pedestrian routes will need to be clearly identified, safe and legible, and provide a direct route from Great South Road to the entrance of the building. Meaningful low-level landscaping interspersed with mature trees will be required along both the Great South Road and Wellington Street frontages to provide an attractive streetscape and positive sense of place. The urban design assessment will be required to explain how the layout provides opportunity for passive surveillance and achieves CPTED principles.</p>
<p>54.15.2.4.4 Policy - Town Centre</p> <p>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:</p> <p>(a) Great South Road should be the focus of retailing activities within Pokeno;</p> <p>(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.</p> <p>(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.</p> <p>(d) Development elsewhere in the town centre should be appropriately designed to enhance pedestrian amenity.</p> <p>(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;</p> <p>(f) n/a</p>	<p>Plainly, the location of the proposed retail (supermarket) activity within the town centre supports the consolidation of retail activities within Pokeno.</p> <p>The provision of vehicle crossings at the Wellington Street frontage, rather than Great South Road is consistent with the outcomes desired within the town centre.</p> <p>Signage will need to be carefully designed, located and illuminated to address the amenity outcomes sought by the Structure Plan.</p>
<p>54.15.2.4.5 Policy – Neighbourhood Centre</p>	<p>Not applicable.</p>
<p>54.15.2.4.6 Policy – Road, Pedestrian and Cycle Network</p>	<p>Consistent – the location and design (generally) of Wellington Street achieves the desired outcomes of the</p>

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
<p>(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.</p> <p>(b) Subdivision and development should implement the Pokeno Structure Plan to achieve the safe and efficient movement of motor vehicles, pedestrians and cyclists and:</p> <ul style="list-style-type: none"> 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. 	<p>policy and is generally in accordance with the Structure Plan.</p>
<p>54.15.2.4.7 Policy – Reserves and street interface</p> <p>(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.</p> <p>(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</p>	<p>Most relevant to the proposal, policy (c) seeks to ensure development addresses and engages with the street and public realm through quality urban design at the street interface. As with the discussion above, the urban design assessment will be required to address how other attributes within the proposal, such as the pedestrian routes and publicly accessible landscaped amenity area appropriately perform these public realm interface functions / roles (rather than the building itself).</p>

Relevant Pokeno Structure Plan objectives and policies	Assessment / comment
<p>onto by buildings across open driveways, rather than backed onto by the rear of lots).</p> <p>(c) Development should address and engage the street and public realm through quality urban design at the interface.</p> <p>(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.</p> <p>(e) Subdivision and developments should provide complementary, consistent and legible landscaping themes within the road reserve and open spaces throughout the structure plan area.</p>	<p>The proposal does not involve the vesting of public open space.</p> <p>It is not anticipated that the design of Wellington Street will form part of the substantive application for the supermarket, however if it is, the design of the road and any landscaping will need to be addressed in respect of policy 4(e).</p>

Appendix 5 – Appendix 29.2 Business Zone (Pokeno) Design Assessment Criteria

1. The Great South Road boundary of any site between Market Square and Cambridge Street should be lined by continuous building frontage to provide pedestrian amenity adjoining the road.
2. Great South Road from Market Square to Cambridge Street should be provided with continuous verandahs built to substantially cover the width of the footpath.
3. Verandahs should generally be provided over footpaths on the other road frontages as shown on the plan opposite.
4. On sites located between Market Street and Cambridge Street buildings should generally adopt a “perimeter block” layout, and parking and service areas should be accessed from side roads and not Great South Road.
5. If possible, two vehicle access points on different roads (other than Great South Road between Market Square and Cambridge Street) should be provided for car parking areas.
6. The principal pedestrian entries of all buildings and tenancies should face a road and be conveniently located and clearly identifiable.
7. If buildings cannot be built to all road boundaries (other than identified parts of Great South Road, where this is expected), attractively landscaped areas should be provided between the building and the open road frontage. If possible, the use of such areas for parking should be limited to not more than two rows of car parking to avoid adverse effects on the streetscape and pedestrian amenity.
8. Outdoor storage should be avoided or concealed from view from public roads by internalisation within or by the configuration of the building, (preferred), or by screen fencing.
9. Stormwater treatment device should be incorporated into the design, consistent with the adopted Catchment Management Plan, relevant regional technical publications and NZS4404:2010.
10. Where the Helenslee Stream channel is identified as “perennial stream with riparian margin” on the Pokeno Structure Plan (Part 54.15A), it should be retained and a vegetated buffer should be provided on both sides of the channel.
11. Vegetated buffers should: Include native specimen trees on the lower and upper banks of the stream, and Provide a minimum of 10 metres of native planting.