

Submitter: Pokeno Village Holdings Limited

Submission number: 386

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
386.1			Amend the Proposed Waikato District Plan to better reflect good plan drafting practice. AND Any further, other or consequential relief necessary	Accept	Various decision reports
<i>FS1377.77</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept</i>	
386.2			Amend the Proposed District Plan to remove ambiguities and avoid disputes over interpretation. AND Any further, other or consequential relief necessary.	Accept	Various decision reports
<i>FS1377.78</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept</i>	
386.3			Amend the Proposed District Plan to better give effect to the Regional Policy Statement. AND Any further, other or consequential relief necessary.	Reject	Decision Report 281: Zoning – Pokeno
<i>FS1377.79</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Reject</i>	
386.4			Amend the Proposed Waikato District Plan to apply the provisions of Plan Change 24 and Plan Change 21 to the full extent of the Pokeno Structure Plan Area AND Any consequential amendments to other Parts of the Proposed	Reject	Decision Report 281: Zoning – Pokeno

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			District Plan to address the concerns raised in the submission.		
386.5			Amend the zoning of the property at Lot 19, Yashili Drive, Pokeno from a split Residential / Light Industrial Zoning to Light Industrial Zone AND Amend the zoning of the property at Lot 30 Yashili Drive, Pokeno from a split Residential / Light Industrial Zoning to Light Industrial Zone	Accept	Decision Report 281: Zoning – Pokeno
FS1388.83	Mercury NZ Limited for Mercury E	Oppose		Reject	
386.6			Amend the Proposed District Plan to include an appropriate definition of the term "structure plan" AND Amend the Proposed District Plan to provide sufficient guidance (in line with recent good practice) for what is required for a structure plan process including (but not limited to) expectations of the development of new plan provisions to give effect to structure plans AND Amend the Proposed District Plan to include guidance for a structure plan approval process AND Amend the Proposed District Plan to include confirmation that the term "structure plan" applies to existing structure plan areas, including but not limited to the Pokeno Structure Plan Area AND Add a new section to the Proposed District Plan specifically for structure plans and associated plan provisions.	Reject	Decision Report 32: Miscellaneous Matters
FS1202.11	New Zealand Transport Agency	Support		Reject	

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386.7			Delete the density targets for Pokeno (as contained in Policy 4.1.5(b) Density). OR Amend Policy 4.1.5 Density to be "greater than 10 dwellings per hectare" in accordance with the Regional Policy Statement	Reject	Decision Report 5: Strategic Directions
<i>FSI261.7</i>	<i>Annie Chen</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI297.10</i>	<i>CSL Trust & Top End Properties Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI377.80</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI388.84</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
386.8			Amend the Proposed District Plan's approach to achieving housing variety by: Providing for the full range of housing choice; Recognising the role of personal choice in housing provision; Recognising other constraints to achieving higher densities such as physical constraints and the provision of infrastructure; and Recognising that housing variety is unlikely to be achieved through a single residential zone and density targets.	Accept in Part	Various decision reports
<i>FSI377.81</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
386.9			Amend the Proposed Waikato District Plan's approach to management of the Pokeno Town	Accept in Part	Decision Report 20: Business Zones

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			Centre (including Policy 4.5.18 Pokeno Town Centre and associated implementation methods) to reflect the need for the Pokeno Town Centre to service the surrounding community.		
386.10			Amend the Proposed District Plan to include additional residential zone types - consistent with those proposed through the Draft National Planning Standards - in Particular a "Medium-density residential" zone AND Any further, other or consequential relief necessary	Accept	Decision Report 15: Medium Density Residential Zone
<i>FS1269.118</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Accept</i>	
386.11			Retain Rule 16.3.5 RDI Daylight admission where non-compliance with the daylight admission standards is assessed as a restricted discretionary activity.	Accept	Decision Report 14: Residential Zone
386.12			Amend the zoning of 160ha west of Munro Road, Pokeno (known as Pokeno West) from Residential Zone to Rural Zone as it is in the Operative District Plan.	Reject	Decision Report 281: Zoning – Pokeno
<i>FS1341.5</i>	<i>Hynds Pipe Systems Limited</i>		<i>Allow as it relates to retaining the rural zoning of the 160ha at Pokeno West.</i>	<i>Reject</i>	<i>Decision Report 281: Zoning – Pokeno</i>
<i>FS1261.30</i>	<i>Annie Chen</i>		<i>Reject submission point and retain the Residential zoning of Pokeno West.</i>	<i>Accept</i>	<i>Decision Report 281: Zoning – Pokeno</i>
<i>FS1297.42</i>	<i>CSL Trust & Top End Properties Limited</i>		<i>Reject submission point and retain the Residential zoning of Pokeno West.</i>	<i>Accept</i>	<i>Decision Report 281: Zoning – Pokeno</i>

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FSI369.23	Ngati Tamaoho Trust	Support		Reject	Decision Report 281: Zoning – Pokeno
FSI388.85	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 281: Zoning – Pokeno
386.13			Amend Policy 4.5.18 (a) (iv) F Pokeno Town Centre as follows: Ensuring Encourage built form is consistent with Waikato District Council Pokeno Town Centre Architectural Form, Materials and Signage Design Guide, and in Particular section 6 (Architectural Style, Materials and Appearance). AND Amend the matters of discretion in Rule 18.1.3 RD2(a)(ii) Restricted Discretionary Activities as follows: Consistency The extent to which the building is consistent with the relevant Town Centre Character Statement contained within Appendix 10.1-10.6 (Town Centre Character Statements).	Reject	Decision Report 20: Business Zones
386.14		Not Stated		Accept	Decision Report 13: Infrastructure
386.15			Amend Rule 14.12.1 Permitted Activities, so that the minimum parking requirement in the Residential Zone is for one car park per dwelling.	Reject	Decision Report 13: Infrastructure
FSI202.71	New Zealand Transport Agency	Support		Reject	Decision Report 13: Infrastructure
FSI269.119	Housing New Zealand Corporation	Support		Reject	Decision Report 13: Infrastructure

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386.16			Amend Rule 16.3.3.1 PI Height - Building general, as follows: PI The maximum height of any building must not exceed 7.5m 8m. AND Any consequential amendments to Rule 16.3.5 Daylight Admission such as taking the recession plane angle measurement from an elevation of 3m (rather than the proposed 2.5m) above ground level.	Accept in Part	Decision Report 14: Residential Zone
<i>FS1261.11</i>	<i>Annie Chen</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1297.17</i>	<i>CSL Trust & Top End Properties Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1377.82</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
386.17			Amend the Proposed Waikato District Plan so that any non-compliance with the permitted building height is assessed as a restricted discretionary activity.	Accept	Decision Report 14: Residential Zone
<i>FS1388.86</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FS1269.120</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Accept</i>	