

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 District 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 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 the Franklin District. 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. Pokeno 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 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 Planning Maps 105) 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 Planning Maps 105) 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 Map 104H. 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 (Appendix 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 (Appendix 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 (Appendix 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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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;
- 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.

6. 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 Historic Places Act 1993. 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 those 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