

**Submitter: Z Energy Ltd**

**Submission number: 589**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
589.1			Amend the zoning of the property at 41 Great South Road, Pokeno from Business Town Centre Zone to Business Zone. OR Amend the provisions for Business Town Centre Zone to enable additions and alterations to the existing truckstop at 41 Great South Road, Pokeno to recognise the investment, the benefits to the community, the need to maintain and upgrade facilities, and not be consistent with urban design guidelines in the event that the rezoning request is not Accepted. AND Amend the Proposed District Plan, including consequential amendments, to address the matters raised in the submission.	Reject	Decision Report 28l: Zoning – Pokeno
589.2			Delete the Verandah Overlay applied to the frontage of 41 Great South Road, Pokeno. AND Amend the Proposed District Plan, including consequential amendments, to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
589.3			Amend Rule 18.3.5 DI Verandahs from a Discretionary activity to a Restricted Discretionary activity and include relevant matters of discretion: <del>DI</del> <u>RD</u> . Any verandah that does not comply with Rule 18.3.5 PI. <u>Discretion is restricted to:</u> (i) The effects on the amenity of	Accept	Decision Report 20: Business Zones

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			<p><u>the streetscape; (ii) The character and layout of the building; (iii) The nature, design and location of the verandah; and (iv) The functional requirements of the activities that the buildings are intended to accommodate.</u> AND Amend the Proposed District Plan, including consequential amendments, to address the matters raised in the submission.</p>		
589.4			<p>Amend Policy 4.5.29 New Buildings: Business Zone, as follows: (a) New buildings within the Business Zone are consistent with the Waikato District Council Urban Design Guidelines Town Centres (Appendix 3.3), and in particular: (i) Responds to the specific site characteristics and wider street; (ii) Promotes architectural form, building features and placement; (iii) Provides landscape and open space design that responds to the characteristics and qualities of the area; (iv) Minimises visual and visual amenity impacts of accessways and parking facilities; and (v) Accommodates pedestrian access and safety. <u>Except that where an activity has a specific functional or operational design or layout requirement, to consider (i) - (v) in the context of the following: (i) the investment in existing activities; (ii) the nature of the existing environment; (iii) the degree to which new buildings have been designed to address the street and the street edge, to the degree practicable, and otherwise to mitigate the visual</u></p>	Reject	Decision Report 20: Business Zones

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			<u>impact of blank walls, including through design features or landscaping; and (iv) the degree to which visibility of and for pedestrians is maintained and pedestrian movements along the footpath can be prioritised.</u> AND Amend the Proposed District Plan, including consequential amendments, to address the matters raised in the submission.		
FS1388.993	Mercury NZ Limited for Mercury E	Oppose		Accept	
589.5			Retain the Waikato River Catchment Overlay, insofar as consultation with iwi is to be determined on a case by case basis, as is relevant to the application and its associated effects.	Accept in part	Decision Report 6: Tangata Whenua
589.6			Retain the Industrial Zone at 392 Great South Road, Huntly.	Accept	Decision Report 28G: Zoning - Huntly
589.7			Retain the Business Zone at 106 Great South Road, Ngaruawahia.	Accept	Decision Report 28L: Zoning - Ngaruawahia