

HOROWHENUA DISTRICT COUNCIL
PROPOSED PLAN CHANGE 4: TARA-IKA GROWTH AREA
REZONING TO GREENBELT RESIDENTIAL ZONING AREA
MINUTE 6 OF INDEPENDENT HEARING PANEL

Introduction

1. This is the sixth Minute of the Independent Hearing Panel (IHP) and is being sent to you because you are either a submitter or a Council reporting officer to the above Plan Change.
2. The purpose of this minute is to update all parties with new evidence and additional amendments that have come to hand following the reconvened hearing on Friday 17th of December 2021. It also sets out some directions for various parties.

Background and Recent Actions

3. Following the adjournment of the hearing on Friday 19th of November 2021, the IHP issued Minute 5 dated 23rd November 2021. That Minute outlined a number of issues that arose during the hearing and asked for responses from the Council reporting team. The response was received by the IHP on the 10th of December 2021.
4. The hearing was reconvened on Friday 17th of December 2021 to clarify Council's right of reply and discuss the issues raised.
5. The Panel posed the following questions to the Reporting team at the re-convened Hearing:
 - a. Consider whether the southwest portion of the plan change area (between the Ō2NL corridor and Arapaepae Road) should be zoned Industrial.
 - b. Consider whether the activity status for non-compliances with the Structure Plan should be Discretionary instead of Non-Complying and clarify the relationship between the Structure Plan, zoning and activity status in relation to these.
 - c. Update on process for Maunu Wahine, including size and proposed methods of securing the intended outcome.
 - d. Update on technical matters, such as how lot yield was estimated and drawings should show how the central east/west arterial ('Liverpool Street extension') could be achieved without passing through the Rangeview Villas site.
 - e. Minor drafting updates.
6. On 31st of January 2022, the Reporting Officer responded to the questions listed above in paragraph 5 and included further recommended amendments.
7. A further memo was received on 16th of February 2022, from the Reporting Officer outlining an agreement reached between Horowhenua District Council (HDC) and Waka Kotahi NZ Transport Agency (WKNZTA). This memo included further provision amendments.

8. On 23rd February 2022, HDC received a Notice of Requirement from WKNZTA for the section of O2NL that passes through the Plan Change 4 area.

Issues

9. There are three groups of issues arising from the above:
 - a. Process issues regarding responses from parties other than HDC and WKNZTA for the additional provisions put forward in the joint memorandum of 16th of February 2022;
 - b. Legal advice regarding the status and implications for our decision making arising from the Notice of Requirement from WKNZTA for the section of O2NL that passes through the Plan Change 4 area.
 - c. Matters of clarification arising out of the draft set of provisions circulated by HDC and WKNZTA in the joint memorandum of 16th of February 2022.
10. In terms of a. above and as noted in Minute 5, the Panel needs to consider if any new evidence on specific matters arises and whether comments from submitters on those specific matters should be allowed.
11. We note that the memo set out in paragraph 7. above contains amendments and additions to the original Plan Change, and therefore we consider, for the purposes of natural justice and fairness it necessitates us allowing comments from submitters on the amended provisions.
12. The Panel therefore directs that any submitter wishing to comment on the memo received on 16th February 2022 (copy attached), outlining the agreement reached between HDC and WKNZTA do so by 5pm on the 14th of March 2022.
13. Further to a. above, the Panel also requires a s32AA assessment from HDC/WKNZTA for the additional provisions proposed in the joint memorandum of 16th of February 2022 to be received by 5pm on the 14th of March 2022.
14. In terms of b. above the Panel requires clarification on the legal status the Notice of Requirement and the subsequent implications that may have on our decision making.
15. The Panel therefore directs that the Council obtain legal advice on the status the Notice of Requirement and its implications on our decision making to be received by 5pm on the 14th of March 2022.
16. In terms of c. above, the following issues are those considered by the Panel to necessitate a response from the Reporting Officer:
 - a. How the O2NL Noise Management Area impacts existing landowners within this new overlay, particularly where the associated rules relate to alterations to existing buildings?
 - b. How does the introduction of Policy 6A.1.10 (wording of the first bullet point), align with the Restricted Discretionary activity status of the corresponding rule 15A.6.1.2?

- c. How is compliance/activity status of 'Secondary Features' on Structure Plan 013 determined?

- 17. In addition, the joint memorandum of 16th of February 2022 did not include details on the alterations to the planning maps or structure plan. This is required to understand the rules package.
- 18. This information is also to be received by the 14th of March 2022.

Conferencing

- 19. We are not directing any conferencing of parties of their expert. However, this should be not be seen as a deterrent to any parties (including Council) who wish to conference amongst themselves on issues of mutual interest and concern.

Closing of the Hearing

- 20. We will not formally close the hearing until we have the information outlined above.

DATED this 28th of day of February 2022



Dean Chrystal
Chair - Independent Hearings Panel

For and on behalf of:
Commissioner DM Chrystal
Commissioner J Mason
Commissioner DJ McMahon

Proposed Plan Change 4: Tara-Ika Growth Area

Memo to Hearing Panel – HDC Reporting Planner and Waka Kotahi Agreed Position

1. Since the conclusion of the PC4 hearing, Waka Kotahi and HDC have continued discussions with the goal of resolving the Waka Kotahi submission points.
2. Waka Kotahi has now advised HDC that it has advanced the design detail for the section of Ō2NL that passes through the plan change area to the point where a Notice of Requirement (NOR) can be lodged for this section of the proposed Ō2NL state highway. Waka Kotahi has indicated it intends to lodge an NOR for this part of the highway imminently, and likely before the end of February. The intention is to lodge the NOR prior to a decision being made on PC4.
3. This development requires consideration in relation to PC4 and PC4 provisions for the following reasons:
 - a. A higher degree of information about likely effects arising from Ō2NL (including the road location within the identified corridor and road surfacing material), and the imminent publication of that information, makes the drafting of plan provisions more practical;
 - b. The NOR will have interim effect from the time it is lodged, which may be before a decision is made on PC4, and thus has weight under the Resource Management Act 1991.

Key Agreed Points

4. The potential for road-traffic noise to have an adverse impact on human health is well documented and is accepted by both Waka Kotahi and HDC as is the need to avoid, remedy, or mitigate such potential adverse effects. What has been of concern to HDC is the extent to which PC4 could and/or should include provisions that seek to manage the effects of Ō2NL given that the design of Ō2NL had not been finalised and that Ō2NL had not yet been the subject of any RMA applications.
5. The design of Ō2NL is sufficiently advanced and Waka Kotahi is able to identify a 'noise effects area', being land that is expected to experience noise from Ō2NL at levels above 54dBA. This is recommended to be demonstrated on the Horowhenua District Plan Planning Maps.
6. HDC and Waka Kotahi have also agreed a set of provisions for PC4 that respond to matters raised in the Waka Kotahi submission.
7. Key among the agreed provisions are the inclusion of a requirement that habitable rooms within noise sensitive activities located in the identified 'noise effects area' be designed so that the internal noise levels experienced by such activities are at or below a certain level. This level varies depending on the nature of the activity but is consistent with the Waka Kotahi Guide to the Management of effects on noise sensitive land use near to the state highway network¹, and is intended to address the health and wellbeing of occupants of buildings that accommodate noise sensitive activities. A new policy is recommended to support this rule.
8. No further noise mitigation provisions are sought or recommended.

¹ <https://www.nzta.govt.nz/assets/resources/effects-on-noise-sensitive-land/effects-on-noise-sensitive-land-use.pdf>

9. There have been a number of discussions between HDC and Waka Kotahi regarding the benefits of appropriately integrating the Tara-Ika and Ō2NL stormwater management solutions. The mechanisms for securing this have been a point of discussion, with both regulatory and non-regulatory options explored. Until recently, HDC's preference has been to use non-regulatory methods given the design detail for Ō2NL had not been determined. However, as the NOR is expected to be lodged imminently and the NOR will have an interim legal effect, HDC considers that it is now timely to consider regulatory and/or plan based methods to secure this outcome.
10. Waka Kotahi and HDC agree that a provision should be added to the 'stormwater management plan' requirement stating that stormwater from subdivision or development that discharges to the Ō2NL corridor needs to either be compatible with the Ō2NL highway stormwater treatment and management system (where this design is confirmed) or be at pre-development rates.
11. Waka Kotahi and HDC have also had discussions regarding the subdivision matters of discretion relating to the management of traffic effects and the extent to which these need to explicitly refer to safety effects on State Highways, particularly during the interim period between the plan change becoming operative and Ō2NL becoming operational. Waka Kotahi and HDC have agreed to the following wording in this respect:

The management of traffic generated and potential adverse effects on the safety and efficiency of the transport street network and the state highway network (including temporary safety impacts that may arise where development of the Tara-Ika Growth Area occurs prior to the Ōtaki to north of Levin highway being constructed and operational).
12. Other changes to objectives and policies are recommended to support the above changes.

Agreed Provisions

13. The agreed provisions are attached to this memo (Appendix 1) and indicated in teal highlight. For the sake of clarity, changes in red are changes recommended in response to submissions, changes in blue are changes recommended in response to hearing evidence that was pre-circulated, changes in yellow highlight are those recommended following the hearing, and changes in teal highlight are those that are outlined above and agreed to by both Waka Kotahi and HDC in response to the Waka Kotahi submission.

S32AA Assessment

14. The following table fulfills the requirements of s32AA in regard to the 'new' recommended provisions, being those outlined above:

Recommended Change/Amendment	How recommended change is the most appropriate way of achieving the purpose of the Act/plan change objectives	Efficiency/Effectiveness	Costs	Benefits
Amendments to Objective 6A.1	Objective is amended to make clear the purpose of the Arapaepae Special Treatment Overlay and the Ō2NL Noise Management Area is to protect the health and wellbeing of occupants. This achieves the purpose of the Act by specifically referring to health and wellbeing, in addition the outcomes already referenced in this objective.	This amendment is considered efficient and effective as it more clearly articulates the intended purpose of the provisions.	Given the changes are relatively minor and seek to better support existing provisions, there are not considered to be any environmental, social, economic, or cultural costs associated with this.	More explicit recognition of health and wellbeing will have some environmental and social benefits, although these additional benefits are likely to be minor.
Amendment of Policy 6A.1.9	A version of this policy was recommended in the s42A report. The change now recommended is a minor wording change. As such, all assessments are as per the s42A report.			
Introduction of Policy 6A.1.10, Ō2NL Noise Effects Area, and provisions, and provisions relating to stormwater management in Ō2NL Corridor	This amendment is the most appropriate way of achieving the plan change objectives as seeks to take a strategic approach to integrated land use with future infrastructure, manage anticipated effects and therefore achieve a well-functioning, high amenity urban environment.	This approach is considered efficient and effective as it acknowledges the potential future benefits of Ō2NL and proactively manages effects that are now known.	<p><i>Environmental</i></p> <ul style="list-style-type: none"> - If an integrated solution for stormwater cannot be determined, a more land consumptive approach might be required. However, the same potential outcome would result from an NOR being lodged, or an 'ad hoc' approach to consenting development within Tara-lka, so the provision in itself does not wholly create this potential 'cost'. 	<p><i>Environmental</i></p> <p><i>Social</i></p> <ul style="list-style-type: none"> - Better outcomes for the health and wellbeing of future residents. - More certainty that an integrated stormwater solution will be pursued. <p><i>Economic</i></p> <p><i>Cultural</i></p> <ul style="list-style-type: none"> - There are no social or cultural costs associated with this provision

			<p><i>Social, Cultural</i></p> <ul style="list-style-type: none"> - There are no social or cultural costs associated with this provision. <p><i>Economic</i></p> <ul style="list-style-type: none"> - Slightly increased construction costs (e.g. the provisions will require double glazing and heatpumps) although these are considered insignificant given the building standards that apply to new builds. 	
<p>Minor wording changes</p>	<p>The remaining changes address minor drafting areas/changes in response to other provisions and it is not considered that any further assessment necessary.</p>			

Conclusion

15. Waka Kotahi and HDC agree that the above set of provisions are the most appropriate way of achieving the plan change objectives.
16. Waka Kotahi advises that this set of provisions appropriately addresses the matters raised in its submission on PC4, as refined through expert evidence before the hearing panel.

Signed:



Lauren Baddock, HDC Reporting Planner



Ainsley McLeod, consultant planner advising Waka Kotahi



Caitlin Kelly, Principal Planner, Waka Kotahi

Appendix 1 - Proposed Plan Chapters (Chapter 6A Objectives and Policies: Tara-Ika Multi-Zone Precinct and Chapter 15A Rules: Tara-Ika Multi-Zone Precinct) with recommended changes annotated

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

6A. TARA-IKA TARA-IKA MULTI ZONE PRECINCT

The following objectives and policies are to be read in conjunction with the objectives and policies contained within Chapters 1-14 of the Horowhenua District Plan. In the event there is conflict between the objectives and policies in this chapter and those contained within the remainder of the District Plan, the objectives and policies contained within this chapter (Chapter 6A – Tara-Ika Tara-Ika) shall apply.

Tara-Ika Tara-Ika is a large greenfield site located to the east of the existing urban area of Levin Taitoko/Levin, with the Tararua Ranges forming an impressive backdrop to the area.

Muaūpoko have a very strong and enduring relationship with the Tara-Ika area, as it is an area where they have worked, cultivated, hunted and gathered resources for over 1000 years. Tara-Ika sits between areas of high cultural association to Muaūpoko, including Punahau (Lake Horowhenua) and the Tararua Ranges, and is therefore part of important physical, ecological, visual and spiritual pathways.

The Tara-Ika Tara-Ika Development Area (Tara-Ika Tara-Ika) totals 470ha and has been master planned to provide a range of housing options and other supportive non-residential activities such as commercial and education activities. The area is expected to accommodate approximately ~~3,500~~2,500 residential dwellings and will be home to more than 5,000 people. Some of the surrounding environment has already been developed for rural lifestyle purposes.

The land has been identified as a growth area for the Horowhenua District since the Horowhenua Development Plan was prepared in 2008. The land was subsequently rezoned to Greenbelt Residential Deferred with an associated Structure Plan to guide development introduced to the District Plan. Since this time, growth projections for the District have changed significantly with the District's population now expected to grow rapidly. This prompted the decision to consider Tara-Ika Tara-Ika for a greater density of development than what could occur under a Greenbelt Residential Zoning.

Tara-Ika Tara-Ika was considered suitable for additional residential capacity due to a range of factors including:

- The site is very flat and relatively unconstrained in term of risk from natural hazards;
- The site is close to the existing urban area of Levin Taitoko/Levin;
- The site has already been identified as a growth area and has had a level of rural lifestyle development occur under the existing zoning. As such, additional development in this area does not result in a significant loss of rural production land.

As such, the area has been master planned and the land consequently rezoned to enable a variety of different residential and non-residential activities to establish.

Tara-Ika Tara-Ika is made up of the following zones:

- Commercial Zone (Tara-Ika Tara-Ika Precinct)
- Open Space Zone (Tara-Ika Tara-Ika Precinct)
- Residential Zone (Tara-Ika Tara-Ika Precinct)
- Greenbelt Zone (Tara-Ika Tara-Ika Precinct)

Each zone has individual objectives, policies, and rules to ensure development achieves the desired objectives and principles for the area. There are also objectives and policies that apply to all zones within Tara-Ika Tara-Ika. In addition, the relevant objectives, policies and rules from the existing District Plan chapters and zones will apply. In the case where there are duplicate

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provisions, the more specific provision (i.e. TaraikaTara-Ika specific provisions) will apply in place of the more general provisions.

Please note that the Horizons Regional Council One Plan also regulates a number of activities associated with subdivision and land development, including but not limited to earthworks, vegetation clearance, and activities near streams with food production value and areas of indigenous biodiversity. Plan users are advised to refer to the One Plan for further information.

ISSUE 6A.1 OVERALL PRINCIPLES FOR DEVELOPMENT IN TARA-IKA

Through the Horowhenua Growth Strategy 2040, Council identified that the existing zoning and structure plan for the area previously known just as 'Gladstone Green' was unlikely to accommodate the level of growth anticipated in the District, or deliver the outcomes desired for the area. Furthermore, the resource consent process was considered unlikely to provide sufficient opportunity to deliver an integrated and co-ordinated development at the scale anticipated. As a result, the TaraikaTara-Ika Master Plan was prepared in order to guide and enable residential and other development to ensure that this happens in an integrated and co-ordinated way. This master plan is the basis of the Structure Plan 013 and the following objectives and policies.

ISSUE DISCUSSION

TaraikaTara-Ika is anticipated to become high amenity residential development. However, there is also a risk development could adversely affect the environmental quality and cultural values of the area due to effects arising from increased built form, traffic, and demand for infrastructure and services and pressure on eco-systems.

State Highway 57 separates TaraikaTara-Ika from the rest of the urban area of LevinTaitoko/Levin. The preferred corridor for the 'Otaki to North of Levin' highway is also located in TaraikaTara-Ika (near to existing State Highway 57), creating a risk of severance between Tara-Ika and the rest of LevinTaitoko/Levin.

Due to the alignment of future and existing state highways, there is a risk that TaraikaTara-Ika will develop in way that is disconnected from the urban area of LevinTaitoko/Levin and associated services. Unless addressed, this will have a negative impact on the amenity of the resulting development and the well-being of residents.

The proposed Ō2NL highway will bring a range of benefits to both Tara-Ika and the wider region. However, there is also the potential for adverse effects, which will need to be avoided, remedied and mitigated. As the Tara-Ika Plan Change and the Ō2NL highway have proceeded on different timeframes and under different regulatory processes, it has been necessary to take a strategic approach to try and anticipate potential effects and how these can be appropriately addressed.

As a large greenfield site, TaraikaTara-Ika represents a 'blank' canvas. This presents an opportunity to establish a unique character. However, this also means there is no existing pattern of urban development to follow (for example, lot design and layout, street trees and provision for open space). Without an established urban pattern from adjoining areas to replicate, there is a risk that an incoherent urban form and disconnected structure will follow. This could result inadequate dwelling interaction with the street, adhoc section sizes that affects character and amenity, or establishment of a commercial area in an inappropriate location. It is also possible that future development will not sufficiently consider or prioritise the amenity or functionality of the public realm, resulting in poor quality urban form, inadequate

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or inappropriate use of street trees and a lack of quality, functional reserve space. The master plan seeks to respond to these risks.

Master planned greenfield development at ~~Taraika~~ Tara-Ika therefore presents an opportunity to achieve the following:

- a connected and integrated future-proof development that represents good urban design and provides a high level of residential amenity;
- encourages a variety in housing choice, including higher density options;
- a development that utilises low impact, sustainable servicing solutions and encourages walking and cycling;
- a development which provides facilities and open space to meet the needs of the community;
- a development that maintains and enhances cultural, heritage, and ecological values of the area.

To achieve the above, it is important that subdivision, development, and land use activities are coordinated to occur in locations and at densities that enable sustainable and efficient use of land and delivery of infrastructure and contribute to a high amenity environment.

It is also important that development at ~~Taraika~~ Tara-Ika is resilient to the effects of climate change and natural hazards and minimises effects on the natural environment. Both of these considerations require careful stormwater design.

The following objectives and policies seek to respond to the above issue and opportunity.

Objectives & Policies

Objective 6A.1

To achieve an integrated, efficient, and connected development that reflects cultural values and local identity, represents good urban design, is supported by a well connected, safe and efficient transport ~~reading~~ network that supports a range of transport modes and has the facilities, social infrastructure, infrastructure, and amenities necessary to contribute to the health, safety, and wellbeing of residents. This includes:

- Encourage housing at a range of densities;
- Provision for a local-scale commercial centre;
- Access to quality public open space;
- Safe and efficient walking and cycling options;
- ~~Well connected, safe and efficient roading network;~~
- Design that reflects Muaūpoko cultural values and local history and identity;
- Protection of culturally significant sites;
- Environmentally sensitive design;
- Encouraging subdivision and development design to enable energy efficiency and reduced energy consumption;
- Within the Arapaepae Road Special Treatment Overlay, development that is appropriate for the site in terms of scale, access, and compatibility with surrounding land uses
- Within the Arapaepae Special Treatment Overlay and the Ō2NL Noise Management Area, the health and wellbeing of occupants is appropriately protected.

Policy 6A.1.1

6A OBJECTIVES/POLICIES: TARAIKA MULTI-ZONE PRECINCT

Achieve a well-connected and integrated urban environment by specifying the manner in which Primary Structure Plan features indicated on Structure Plan 013 need to be provided. The manner in which these features need to be provided is set out below:

North/South Arterial Roads

- Be provided in a location central to the Tara-Ika growth area and be generally straight.
- Be located to provide road frontage to the commercial zone and central open space (including education overlay).
- Be utilised for stormwater management as required.

East/West Arterial Roads

- Be provided in a location central to the Tara-Ika growth area and generally straight.
- Be oriented to provide views towards the Tararua Ranges.
- Be located to provide road frontage to the commercial area (on both sides of the road) and to the central open space (including education overlay) and make provision connect directly into Taitoko/Levin.
- Be utilised for stormwater management as required.

Collector Roads

- Be uniformly spaced from the arterial roads.
- East/West collector roads should be oriented to provide views towards the Tararua Ranges.
- North/South collector roads should be located to provide direct connections to the East/West collector roads.
- Be utilised for stormwater management as required.

Strategic Cycleways

- Be located directly alongside arterial or collector roads.
- Be located so that they will (when completed) provide a connection from edge to edge of the Tara-Ika growth area in both a North/South and East/West direction.
- Be located to provide connections to and through the commercial zone.
- Be located to provide connections to the education overlay on two sides.
- The northern East/West cycleway should be located so that (when complete) it will provide a connection from Arapaepae Road to the Waiopehu Reserve.

Central Open Space

- The central open space area should be of the general size and shape indicated on the structure plan, located immediately adjacent to the commercial area, and include provision for a primary school.
- Be located directly opposite commercial area.

Maunu Wahine

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- [Adjoin the Waiopehu Reserve.](#)
- [Be of a size and shape that enables Muaūpoko cultural values to be delivered.](#)

Policy 6A.1.2

Achieve a well-connected and integrated urban environment by enabling flexibility in the manner in which secondary features are provided, so long as the following outcomes are delivered:

- Local roads provide the level of connectivity indicated on the structure plan, but with flexibility in respect of location;
- Open spaces are provided in a manner that provide an equal recreation outcome to what is indicated on the structure in respect of size, shape, and access.

Policy 6A.1.3

Subdivision, infrastructure and land development in [Taraika Tara-Ika](#) must be consistent with [the outcomes sought by Structure Plan 013](#). Subdivision and land development that [does not provide Primary Structure Plan Features in the manner shown on Structure Plan 013 deviates from the current or future implementation of the Structure Plan](#) will only be considered where an alternative is proposed that will achieve the following:

- The same or similar level of connectivity within [Taraika Tara-Ika](#);
- The same or similar level of connectivity between the [Taraika Tara-Ika](#) and the existing urban area of [Levin Taitoko/Levin](#);
- Protection of opportunities for land adjacent to [Taraika Tara-Ika](#) to be connected to [Taraika Tara-Ika](#) in the future;
- Public recreation space of an equivalent functionality as that shown on the Structure Plan and that is within walking distance of a similar number of properties as shown on the Structure Plan;
- A streetscape that maintains an appropriate expression of street hierarchy and consistency of treatment along any [Arterial](#) or [Collector street Road](#);

Policy 6A.1.4

Subdivision, ~~and~~ land development ~~and open space reserves~~ in [Taraika Tara-Ika](#) will acknowledge, protect, and celebrate ~~cultural values, cultural history~~ [Muaūpoko values and history](#) and local identity in the following ways:

- Use of both ~~Māori~~ [Muaūpoko](#) ~~and non-Māori~~ names, [among others](#), for streets and reserves;
- Protection of culturally significant sites [and their values](#);
- Prioritise use of [locally sourced](#) indigenous plants in street and reserve planting;
- [Muaūpoko Accidental Discovery and Tikanga Protocol](#) observed during site works.

Policy 6A.1.5

Require development to be designed in a manner that enables passive surveillance of public places (such as parks and roads) from private properties using techniques such as good site layout, restricting fence heights, and landscape treatments that will not obscure key sightlines.

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Policy 6A.1.6

Provide for non-residential activities, such as community, recreational, educational and commercial activities, which support the day to day needs of the local community, while avoiding any such non-residential activities of a nature and scale that compete with the Levin/Taitoko/Levin Town Centre.

Policy 6A.1.7

Require subdivision layout to ensure street design enables the safe and efficient movement of people, ~~and~~ traffic and public transport, provides a high level of safety and amenity for pedestrians and cyclists, and contributes positively to the public realm.

Policy 6A.1.8

Encourage additional building height where this would contribute to a well-functioning urban environment (for example, increased housing variety), so long as reasonable privacy of neighbouring dwellings is maintained, culturally important views are maintained along Queen Street East and visual dominance and excessive shading beyond the subject site are avoided.

Policy 6A.1.9

Provide for a range of land uses within the Arapaepae Road Special Treatment Overlay to allow flexibility to deliver a context specific response that recognises both the unique attributes of the site and the need to appropriately manage adverse effects and provide an acceptable level of amenity for the proposed activity, including safe and efficient access, and avoiding or minimising reverse sensitivity effects.

Manage land use within the Arapaepae Road Special Treatment Overlay in a manner that provides flexibility to deliver a context specific response, recognising the unique attributes of the site, while managing adverse effects and providing an acceptable level of amenity for the proposed activity, including safe and efficient access and avoiding or minimising reverse sensitivity effects

Policy 6A.1.10

Recognise the anticipated benefits of the proposed Ōtaki to North Levin Highway and take a strategic approach to managing potential adverse effects by:

- Requiring habitable rooms containing noise sensitive activities located within the Ō2NL Noise Management Area to meet acoustic requirements that address the health and wellbeing of occupants.
- Ensuring that stormwater from the development of the Tara-Ika Growth Area is not retained or disposed of within the Ō2NL corridor except where this is designed to be integrated with the management of stormwater associated within Ō2NL.

Policy 6A.1.11

Require subdivision layout that will enable buildings to utilise energy efficiency and

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conservation measures.

Policy 6A.1.12

Require ecological areas, transport corridors, stormwater reserves and open space reserves to be designed and managed in a way that protects and enhances habitat for Muaūpoko taonga

Objective 6A.2

Efficient delivery of infrastructure within ~~Taraika~~Tara-Ika will enable development while protecting environmental and cultural values and achieving a high level of residential amenity.

Policy 6A2.1

Make provision within ~~the Taraika~~Tara-Ika for housing yield of ~~2,500-3,000~~at least 3,500 houses.

Policy 6A2.2

Require subdivision and development to be managed, designed and staged to align with the coordinated provision and upgrading of the infrastructure network (including the transport loading network and stormwater network), public open space, streetscape and local service facilities within the ~~Taraika~~Tara-Ika, as illustrated on Structure Plan 013.

Policy 6A2.3

Avoid subdivision and development that compromises the ability to provide efficient and effective infrastructure networks, including for the wider ~~Taraika~~Tara-Ika Growth Area.

Objective 6A.3

Stormwater management in ~~Taraika~~Tara-Ika will be resilient, culturally sensitive and environmentally sustainable, including:

- Resilient to natural hazards and the likely effects of climate change;
- Incorporating Water ~~s~~Sensitive design~~Design~~;
- Minimise adverse effects from changes in the nature (including quality and quantity) of natural flows on downstream ecosystems;
- Avoiding natural areas and ecosystems that are sensitive to modifications to changes in groundwater and surface water levels and flows.

Policy 6A.3.1

Require an integrated approach to managing stormwater from ~~Taraika~~Tara-Ika to ensure the quality and quantity of runoff does not have an adverse effect on Punahau (Lake Horowhenua), the Koputaroa Stream, or other downstream environments.

Policy 6A.3.2

Require stormwater to be retained and disposed of within the Tara-Ika Growth Area for up to a 1 in 100 year annual return interval rainfall event (with allowance for climate change), and treated and managed utilising the best practicable option to mitigate the effects of stormwater by including the following:

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- (i) limiting the extent of impervious areas;
- (ii) incorporating on-site treatment and disposal of stormwater into subdivision and development design;
- ~~(iii)~~ provision of catchment-wide facilities like wetlands and basins that are efficient and effective from both a construction and maintenance perspective and avoid culturally significant sites.

Policy 6A.3.32

Recognise and provide for the principles of te mana o te wai and the significance to role of Muaūpoko as kaitiaki Kaitiakitanga iwi of of the TaraikaTara-Ika environment and its connection to Punahau (Lake Horowhenua) by working with iwi-Muaūpoko to protect the mauri of freshwater within Tara-Ika and to through manage manage stormwater quality and quantity.

Policy 6A.3.43

Require rainwater collection tanks to be provided on all new residential allotments to capture and reuse runoff to mimic, as much as practicable, pre-developed hydrological conditions for the site and promote sustainable use of freshwater resources.

Explanation and Principal Reasons

Large scale greenfield development has the potential to lead to adverse environmental outcomes, particularly when the land is owned by multiple different parties. Without a strong framework to guide growth and development in this area, there is potential for individual subdivisions to progress in a fragmented and disconnected manner. Furthermore, there is a risk that no individual application will make provision for facilities such as open space, supportive commercial activities, or educational activities. Further, individual subdivision applications progressing in an adhoc manner are likely to result in inefficient delivery of infrastructure and limit opportunities for connectivity.

The Structure Plan for the TaraikaTara-Ika is based on the TaraikaTara-Ika Master Plan. It provides a comprehensive framework to manage growth and development in the TaraikaTara-Ika, including infrastructure, roads and open space. Subdivision and development is required to be undertaken in accordance with the Structure Plan to ensure efficient use of the land and physical resources. It is important the principles of this Structure Plan are adhered to in order to achieve the development outcomes anticipated for this area.

Ensuring subdivision and development is aligned with the Structure Plan will help to deliver a quality living environment that is supported by necessary non-residential activities, amenities, and services.

It is also important to recognise cultural history and identity in this area. One way to achieve this is to ensure that streets and reserve names include Māori names chosen by Tangata Whenua.

ISSUE 6A.2 RESIDENTIAL ZONES (TARA-IKA TARA-IKA PRECINCT)

The character of the Residential Zone of TaraikaTara-Ika is likely to be different to the wider LevinTaitoko/Levin area due to the era of development, housing density expected, integrated master planning approach to development, and the detail of the design principles identified for this area.

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

It is important [TaraikaTara-Ika](#) complements and integrates with the existing residential areas of [LevinTaitoko/Levin](#) while providing a different offering (for example, more housing variety).

ISSUE DISCUSSION

The [TaraikaTara-Ika](#) residential area needs to develop in a manner that reflects good urban design and form to achieve a high amenity living environment that contributes to the wellbeing of its residents.

At present, there is limited variation in residential housing types available within the District. The predominant housing type available is 'family sized' standalone dwellings on relatively large residential sections, ranging from 400m²-800m². However, this uniformity of housing type does not fully satisfy the diverse needs of the Horowhenua community. [TaraikaTara-Ika](#) offers an opportunity to respond to this by encouraging more variety and improving housing affordability and small lots suitable for smaller dwellings. The following objectives and policies seek to respond to this.

Objectives & Policies

Objective 6A.4

Achieve a high amenity, [connected](#), walkable residential environment with a range of section sizes and housing types, including affordable housing options, in [TaraikaTara-Ika](#).

Policy 6A.4.1

Optimise walkability and encourage choice and a variety of housing types, by providing for higher density residential development near to commercial and community facilities and lower density residential development at the outer edge of [TaraikaTara-Ika](#).

Policy 6A.4.2

Enable and encourage a range of housing types and section sizes in [TaraikaTara-Ika](#) to meet the variety of needs and preferences in our community, while ensuring a high level of residential amenity [and connectivity](#).

Policy 6A.4.3

Use both minimum and maximum density standards to encourage housing variety and to ensure development occurs at a scale and density consistent with the amenity expected for that particular area.

Explanation and Principal Reasons

Management of the residential environment generally focuses on providing for ongoing use and development in a way that maintains and enhances their character and amenity values. In the case of [TaraikaTara-Ika](#), the early stages of development will not have an established residential character or amenity to be informed by. Both the [TaraikaTara-Ika](#) Master Plan and Structure Plan 013 outline some of the characteristics of urban form and design that will lead to the creation of a residential character and amenity that is considered appropriate within this particular context. The above objectives and policies, supported by District Plan rules, seek to achieve these outcomes to build and establish a high amenity residential character for

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

[TaraikaTara-Ika](#).

ISSUE 6A.3 COMMERCIAL ZONE (~~TARA~~~~IKATARA~~-IKA PRECINCT)

Given the anticipated population of [TaraikaTara-Ika](#) and the proximity of [TaraikaTara-Ika](#) to existing residential areas on the eastern side of [LevinTaitoko/Levin](#), the area will likely be supported by a commercial centre in the future. It is important that this is located in the appropriate location to maximise accessibility for the community served, support viability and consequently maximise the benefits this will offer the community. In addition, it is important that the nature and scale of this centre is controlled so as to ensure it offers a high amenity 'focal point' for the community, while not conflicting with the existing [LevinTaitoko/Levin](#) town centre.

Issue Discussion

It is important that commercial development in [TaraikaTara-Ika](#) agglomerates in a highly accessible, central location. If commercial activities and community services establish in an adhoc or sprawling manner, the vibrancy and vitality of the neighbourhood centre will be reduced, limiting the opportunity for it to act as a central point for the community.

The commercial centre will provide an important service to the community, through meeting the daily or weekly needs of the local catchment. This can reduce the need to travel across town and improves the overall experience of living within an area that, due to the distance from the commercial area of [LevinTaitoko/Levin](#) and the presence of a State Highway (State Highway 57 in the short term and the Otaki to North of [LevinTaitoko/Levin](#) highway in the longer term), would otherwise be underserved by convenience facilities.

The design and layout of commercial development is important to ensuring a vibrant and attractive centre that the community will want to spend time in. Important considerations include the design of building frontages and the location of carparks. An attractive commercial centre that demonstrates good urban design can also support other types of land uses. This is because quality commercial development can act as an 'attractor' for land uses such as medium density development. This is considered an important relationship to acknowledge and enhance in order to encourage housing variety, as well as to achieve an attractive commercial centre.

In addition to the above, it is important that the [TaraikaTara-Ika](#) commercial centre does not compete with the [LevinTaitoko/Levin](#) town centre, particularly given the proximity of the [TaraikaTara-Ika](#) commercial centre to both existing and proposed State Highways. Therefore, it is important that the nature and scale of this centre is controlled in order to protect the primacy of the [LevinTaitoko/Levin](#) town centre.

Objectives & Policies

Objective 6A.5

Encourage development of a sustainable and attractive local commercial centre that accommodates a variety of compatible land use activities, while protecting the vitality of the [LevinTaitoko/Levin](#) Town Centre.

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

Policy 6A.5.1

Provide for supermarket and/or convenience retail facilities at a scale suitable for the area.

Policy 6A.5.2

Provide for service based commercial activities that support the daily or weekly needs of the local community, so long as nature and scale does not compete with the [LevinTaitoko/Levin](#) Town Centre.

Policy 6A.5.3

Ensure of the design, nature, and scale of commercial activities contributes positively to the image and overall amenity of the commercial area of [TaraikaTara-Ika](#).

Policy 6A.5.4

Ensure the development in the commercial zone contributes positively to the amenity of public places (including footpaths and roads) by:

- (a) avoiding blank walls facing the roads;
- (b) providing level access for pedestrians into shops;
- (c) ensuring fascia boards and associated signage are of a consistent size and height;
- (d) avoiding freestanding signs;
- (e) maximising outlook onto streets and public places;
- (f) providing weather protection for pedestrians along the road frontages;
- (g) providing service access, car parking and staff parking away from the frontages;

Policy 6A.5.5

Avoid establishing commercial activities that are of a nature and scale that would detract from the vibrancy and vitality of the [LevinTaitoko/Levin](#) Town Centre. Examples of such activities include but are not limited to entertainment activities, hotel/motel accommodation, large format retail and other activities of a type and scale that will compete with the [LevinTaitoko/Levin](#) Town Centre.

Explanation and Principal Reasons

Given the anticipated population of [TaraikaTara-Ika](#), it is both likely and desirable for a range of small scale commercial activities to establish.

Commercial centres fulfil both a functional need for residents, thus reducing their need to travel into [LevinTaitoko/Levin](#) or other surrounding areas to meet their daily and weekly convenience needs and provide a focal point for the community. This is important as it provides a place for people to meet and interact with both their neighbours and the wider community. This contributes to feelings of safety, social connectedness and wellbeing, which ultimately improves the overall quality and amenity of the surrounding residential environment. However, it is important that the commercial area of [TaraikaTara-Ika](#) does not compete with the vibrancy and vitality of the [LevinTaitoko/Levin](#) Town Centre.

In order to achieve these outcomes, the above objectives and policies (and supporting rules in Chapter 15A of the District Plan) seek to control the design of signs and buildings and the nature and scale of residential activities in ensure a high amenity environment that encourages walking, cycling through quality of experience. Controls on the scale and nature of commercial

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

activities allowed to establish within [Taraika Tara-Ika](#) will also avoid conflict with adjoining land uses and ensure that [Levin Taitoko/Levin](#)'s town centre remains the primary commercial centre in the District.

ISSUE 6A.4 OPEN SPACE ZONE (~~TARA~~IKATARA-IKA PRECINCT)

ISSUE DISCUSSION

Given the size of [Taraika Tara-Ika](#) and the number of lots it will accommodate, the development will require open space provision. It is important that the reserve space is provided in the appropriate location and that it is of a functional size and shape.

Objectives & Policies

Objective 6A.6

To provide high quality public open space that is accessible and can be used for a variety of purposes, including stormwater management.

Policy 6A.6.1

Ensure public parks or reserves are distributed through [Taraika Tara-Ika](#) to be easily accessible to all residential lots by requiring all subdivision and development to comply with Structure Plan 013.

Policy 6A.6.2

Ensure public parks and reserves are of a size, shape and type that enables a functional ~~and~~ recreational uses by requiring all subdivision and development to comply with Structure Plan 013.

Policy 6A.6.2

Require public parks and reserves to recognise and celebrate Muaūpoko history and values through design, wayfinding, storytelling, naming, and use of planting.

Policy 6A.6.~~4~~3

Enable education facilities to establish at a scale that supports the needs of the local community, ~~with limits on scale to protect the amenity of the surrounding environment.~~

Explanation and Principal Reasons

Open space that can be used for a range of recreational purposes is an important asset for both the wider community and the [Taraika Tara-Ika](#) community. Furthermore, recreation space contributes positively to residential amenity. In addition, recreation space provides opportunity to manage stormwater during heavy rain events and to contributes to the ecology of an area.

It is important that [Taraika Tara-Ika](#) is serviced by quality reserve space. As a large greenfield site, there is opportunity to secure land for recreation space early in the land development process, to ensure it is functional, accessible, and of high amenity. The above objectives and

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

policies (and supporting rules in Chapter 15A of the District Plan) seek to secure this outcome.

Methods for Issues and Objectives in TaraikaTara-Ika

District Plan

- A range of zones, supported by a 'TaraikaTara-Ika Precinct', will be identified on the planning maps.
- TaraikaTara-Ika precinct specific rules will be applied, in addition to general zoning rules, to specify how subdivision and development will be managed in order to achieve the above objectives and policies.
- A structure plan will guide subdivision and development in the TaraikaTara-Ika area in order to achieve the above objectives and policies.
- The resource consent process will provide opportunity for appropriate subdivision and development proposals that are not permitted, either because of non-compliance with environmental standards or because of the nature of the non-residential land uses.
- Conditions on resource consents will control the effects of subdivision and development.

Standards expressed as District Plan rules are considered to be the most appropriate and effective method of maintaining minimum standards for the matters over which the Council has jurisdiction. Rules provide certainty for resource users and for neighbours which is important for community understanding of what environmental quality is expected. The use of a Design Guide is effective in providing guidance on the matters and outcomes for achieving quality medium density developments.

TaraikaTara-Ika Master Plan

The TaraikaTara-Ika Master Plan formed the basis of the above objectives and policies and Structure Plan. The Master Plan provides further detail, assessment, and information that justify the outcomes sought for the TaraikaTara-Ika area.

Long Term Plan/Annual Plan

- Council will undertake amenity improvement work including street planting and traffic management schemes within residential areas. Council will co-ordinate the provision of appropriate infrastructure to support residential development.
- Council will continue to maintain the landscape of streets (berms and sealed surfaces) and areas of public open space throughout the settlements.
- ~~• Council will require developers to contribute to the costs of new infrastructure and upgrading, reserves provision, community and recreational facilities and amenity improvements in residential areas.~~
- Council will require developers to contribute to the costs of new infrastructure and upgrading, reserves provision, community and recreational facilities and amenity improvements through its Development Contributions Policy.

There are a range of non-District Plan methods available to promote a good standard of residential design and development, particularly through the use of Codes and Guidelines, and through Council funded initiatives for community and residential amenities. Development Contributions from residential development will be used in the upgrading and

6A OBJECTIVES/POLICIES: TARA-IKA MULTI-ZONE PRECINCT

expansion of the District's roads, reserves and other civic amenities and facilities.

Other

- The use of private developer agreements to facilitate infrastructure works and provision of other facilities address in the development contributions policy.
- Engagement with Muaūpoko
- Council will work with iwiMuaūpoko, particularly in regard to stormwater design, reserve design, planting, and street and reserve naming.
- Contractors will be briefed on the tikanga requirements.
- Council and Muaūpoko will co-design an Open Space Design Guide which will include guidance on how to integrate and provide for Muaūpoko relationships and values within Tara-Ika.

15A RULES: ~~TARAİKATARA-IKA~~ MULTI-ZONE PRECINCT

15A. ~~TARAİKATARA-IKA~~ MULTI-ZONE PRECINCT

A 'multi-zone precinct' is a tool set out in the National Planning Standards. The National Planning Standards define a 'precinct' as follows:

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).

~~Taraika Tara-Ika~~ contains a number of different zones, including Residential, Greenbelt Residential, Open Space, and Commercial. The majority of the current rules and standards contained within these existing zone will apply within ~~Taraika Tara-Ika~~. However, there are some instances where different rules and standards will be required within ~~Taraika Tara-Ika~~. Therefore, the respective zone chapter provisions will apply within ~~Taraika Tara-Ika~~, except as modified by the provisions contained within Chapter 15A. If there is conflict between chapters, the provisions of Chapter 15A will override.

15A.1 PERMITTED ACTIVITIES

The following activities are permitted activities provided activities comply with all relevant conditions in Rule 15A.6 and Chapters 21, 22, 23 and 24.

Note: The permitted activity conditions within the relevant zone chapter for the relevant activity type also apply. Where there is conflict between provisions, the more specific provision (i.e. the provisions of this chapter) apply.

15A.1.1 All Zones

15A.1.1.1 Activities permitted by the underlying zone chapters

- (a) Within the Residential Zone of the ~~Taraika Tara-Ika~~ Precinct, activities listed as a permitted activity in Chapter 15 are a permitted activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (b) Within the Greenbelt Residential Zone of the ~~Taraika Tara-Ika~~ Precinct, activities listed as a permitted activity in Chapter 18 are a permitted activity, provided activities comply with all relevant conditions contained within Chapter 18.
- (c) Within the Open Space Zone of the ~~Taraika Tara-Ika~~ Precinct, activities listed as a permitted activity in Chapter 20 are a permitted activity, provided activities comply with all relevant conditions contained within Chapter 20.

15A.1.2 Commercial Zone

In the Commercial Zone, the only permitted activities are:

- (a) Commercial (excluding entertainment activities) occupying a floor area of up to 250m²

15A RULES: ~~TARA~~IKATARA-IKA MULTI-ZONE PRECINCT

- (b) Retail occupying a floor area of up to 250m²
- (c) Community activities
- (d) Recreation facilities
- (e) Public conveniences
- (f) Open space
- (g) Residential activities above ground floor (i.e. 1st floor or above), or at ground level only where the residential activity does not directly front onto the road boundary (i.e. they are located to the rear of a commercial activity).
- (h) The following types of signs
 - (i) Advertising signs, including public facility or information signs identifying a building, property or business.
 - (ii) Official signs.
 - (iii) Temporary signs.
 - (iv) Signs advertising sale or auction of land or premises.
 - (v) Health and safety signs.
- (i) The following network utilities and energy activities:
 - (i) The construction, operation, maintenance and upgrading of network utilities.
 - (ii) Domestic scale renewable energy devices.
- (j) Temporary activities

15A.2 CONTROLLED ACTIVITIES

The following activities are controlled activities provided activities comply with all relevant conditions in Rules 15A.6 and Chapters 21, 22, 23 and 24. In addition, refer to the relevant zone chapters for matters of control and conditions for controlled activities:

Note: The matters of control contained within the relevant zone chapter for the relevant activity type also apply.

15A.2.1 All Zones

- (a) Within the Residential Zone of the ~~Tara~~ikaTara-Ika Precinct, activities listed as a controlled activity in Chapter 15 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (b) Within the Commercial Zone of the ~~Tara~~ikaTara-Ika Precinct, activities listed as a controlled activity in Chapter 17 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 17.

15A RULES: ~~TARA~~IKATARA-IKA MULTI-ZONE PRECINCT

- (c) Within the Greenbelt Residential Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a controlled activity in Chapter 18 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 18.
- (d) Within the Open Space Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a controlled activity in Chapter 20 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 20.

15A.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities provided activities comply with all relevant conditions in Rule 15A.7. Refer to Rules ~~Error! Reference source not found.~~15A.8.2, 15A.8.3 and 15A.8.4 for matters of discretion and conditions for restricted discretionary activities.

Note: The matters of discretion and conditions for restricted discretionary activities contained within the relevant zone chapter for the relevant activity type also apply.

Note: Refer to Chapter 25 for Assessment Criteria as a guide for preparing an assessment of environmental effects to accompany a resource consent application for any of the above activities.

15A.3.1 All Zones

- (a) The subdivision of land that provides Primary Structure Plan Features in the manner shown on Structure Plan 013.
- (b) Within the Residential Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 15 are a restricted discretionary activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (c) Within the Commercial Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 17 are a restricted discretionary activity, provided activities comply with all relevant conditions contained within Chapter 17.
- (d) Within the Greenbelt Residential Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 18 are a restricted discretionary, provided activities comply with all relevant conditions contained within Chapter 18.
- (e) Within the Open Space Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 20 are a restricted discretionary, provided activities comply with all relevant conditions contained within Chapter 20.
- (f) Any development within the Arapaepae Road Special Treatment Overlay noted on Structure plan 013.
- (g) Any activity that does not comply with Rule 15A.6.1.2 - Noise sensitive activities in the 'O2NL Noise Management Area .

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

15A.3.2 Residential Zone

- (a) ~~Any development within the Arapaepae Road Special Treatment Overlay noted on Structure Plan 013~~

15A.3.3 Commercial Zone

- (a) Development of new buildings and additions or external alterations to building frontages. (Refer Rule 15A.8.3.1).
- (b) Supermarkets (Refer Rule 15A.8.3.2).
- (c) Drive-through restaurants. (Refer Rule 15A.8.3.3).

15A.4 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities.

Note: Refer to Chapter 25 for Assessment Criteria as a guide for preparing an assessment of environmental effects to accompany a resource consent application for any of the above activities.

15A.4.1 All Zones

- (a) Within the Residential Zone of the ~~TaraikaTara-Ika~~ Precinct, activities listed as a discretionary activity in Chapter 15 are a discretionary activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (b) Within the Commercial Zone of the ~~TaraikaTara-Ika~~ Precinct, activities listed as a discretionary activity in Chapter 17 are a discretionary activity, provided activities comply with all relevant conditions contained within Chapter 17.
- (c) Within the Greenbelt Residential Zone of the ~~TaraikaTara-Ika~~ Precinct, activities listed as a discretionary activity in Chapter 18 are a discretionary activity, provided activities comply with all relevant conditions contained within Chapter 18.
- (d) Within the Open Space Zone of the ~~TaraikaTara-Ika~~ Precinct, activities listed as a discretionary activity in Chapter 20 are a discretionary activity, provided activities comply with all relevant conditions contained within Chapter 20.
- (e) ~~Subdivision or land use activities that do not provide Primary Features in the manner shown on-are-not-consistent-with~~ Structure Plan 013*.
- (f) ~~Subdivision that does not comply with Rule 15A.8.2.1(b)(ii)15A.8.2.2(b)(ii), 15A.8.3.4(b)(ii), 15A.8.4.1(b)(ii), or 15A.8.5.1(b)(ii).~~
- (g) ~~Any development that does not comply with Rule 15A.8.1.3~~
- (h) Any activity not otherwise specified.

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

~~*Advice note: Zones are not Primary Structure Plan Features. In the event 'out of zone' activities are proposed, the activity status will be determined based on the zone rules unless the activity does not provide a Primary Structure Plan Feature (e.g. arterial) road, in which case it is captured by Rule 15A.4.1(e)~~

~~15A.4.2 Residential Zones~~

~~(a) Any subdivision that does not comply with the restricted discretionary activity conditions (Refer Rule ~~15A.8.2.1~~15A.8.2.2), except where the subdivision is a non-complying activity in accordance with Rule 15A.5.1(a) and/or Rule 15A.5.1(f).~~

15A.4.3 Commercial Zone

- (a) Commercial activities that do not comply with maximum floor area limits.
- (b) Development of a new buildings, or additions and/or alterations to existing building frontages that do not comply with the conditions for Restricted Discretionary Activities in Rule 15A.8.3.1

15A.5 NON-COMPLYING ACTIVITIES

The following activities are non-complying activities.

Note: Refer to Chapter 25 for Assessment Criteria as a guide for preparing an assessment of environmental effects to accompany a resource consent application for any of the above activities.

15A.5.1 All Zones

- (a) Within the Residential Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 15 are a non-complying activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (b) Within the Commercial Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 17 are a non-complying activity, provided activities comply with all relevant conditions contained within Chapter 17.
- (c) Within the Greenbelt Residential Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 18 are a non-complying activity, provided activities comply with all relevant conditions contained within Chapter 18.
- (d) Within the Open Space Zone of the ~~Taraika~~Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 20 are a non-complying activity, provided activities comply with all relevant conditions contained within Chapter 20.
- ~~(e) Subdivision or land use activities that do not provide primary features in the manner shown on are not consistent with Structure Plan 013.~~
- ~~(f) Subdivision that does not comply with Rule ~~15A.8.2.1(b)(ii)~~15A.8.2.2(b)(ii), 15A.8.3.4(b)(ii), 15A.8.4.1(b)(ii), or 15A.8.5.1(b)(ii).~~

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

- (g) Any activity that does not comply with Rule 15A.6.1.1 – Vehicle Access into Strategic Cycleways.
- (h) Industrial Activities ([for the avoidance of doubt, this includes activities in the Arapaepae Road Special Treatment Overlay](#)).
- (i) Large Format Retailing ([for the avoidance of doubt, this includes activities in the Arapaepae Road Special Treatment Overlay](#)).

15A.6 CONDITIONS FOR PERMITTED ACTIVITIES

Note: The permitted activity conditions within the relevant zone chapter for the relevant activity type also apply. Where there is conflict between provisions, the more specific provision (i.e. the provisions of this chapter) apply.

The following conditions shall apply to all permitted activities:

15A.6.1 All Zones

15A.6.1.1 Vehicle Access into Strategic Cycleways

- (a) No vehicle crossings shall cross a strategic cycleway shown on Structure Plan 013 will be permitted. In such cases, vehicle access to the site shall be via ~~the side roads~~ or rear access lanes shown on Structure Plan 013.

15A.6.1.2 Noise Sensitive Activities in the 'Ō2NL Noise Management Area'

- (a) Any new building, or alteration to an existing building, that contains a noise sensitive activity and is located within the 'Ō2NL Noise Management Area' shown on the Planning Maps must be designed, constructed and maintained to achieve the indoor design noise levels from road traffic set out in ~~Table 15A-1~~ Table 15A-1 below (excluding areas not deemed to be habitable spaces as defined by Schedule 1 of the Building Regulations 1992):

Table 15A-1: Indoor Design Limits

Building Type	Occupancy/Activity	Maximum Indoor Design Noise Level $L_{Aeq}(24h)$
Residential	Living spaces, sleeping spaces (including visitor accommodation and retirement accommodation)	40dB
Education	Assembly halls	35dB
	Conference rooms, drama studios	40dB
	Lecture rooms and theatres, music studios	35dB
	Libraries	45dB
	Sleeping areas in educational facilities	40dB

15A RULES: **TARAIKATARA-IKA** MULTI-ZONE PRECINCT

	Teaching areas	40dB
Health	Overnight medical care, wards	40dB
	Clinics, consulting rooms, theatres, nurses' stations	45dB
Cultural Buildings	Places of worship, marae	35dB

Note: This table is informed by Waka Kotahi guidance material on managing State Highway noise. The purpose of this table is to specify the noise level standards for different types of activities. It should not be taken as an indication of what types of activities will be considered acceptable in this location.

(b) If windows must be closed to achieve the design noise levels in (a), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces a ventilation cooling system must achieve the following:

(i) Ventilation must be provided to meet clause G4 of the New Zealand Building Code. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

(ii) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

(iii) The system must provide cooling controllable by the occupant that can maintain the temperature at no greater than 25°C. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

Note: The provisions of Condition 15A.6.1.2 apply irrespective of whether the Ōtaki to north of Levin highway has been constructed or is operational.

15A.6.2 Residential Zones

15A.6.2.1 Rainwater Tanks

(a) All dwellings shall have a **rainwater** collection tank permanently connected to internal and external non-potable reuse including toilet flushing, laundry, and outdoor taps. Rainwater tanks must **be design and installed as follows**:

(i) Size of tank:

- Roof area of 75m² or less - **minimum** 2,000 litre capacity
- Roof area of 75m² to 200m² - **minimum** 3,000 litre capacity
- Roof area of more than 200m² - **minimum** 5,000 litre capacity

(ii) The roof area to be connected will be the total footprint of the building (excluding freestanding accessory buildings) and 90% of this must be able to freely drain

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to the tank without need for pumping. Only runoff from roof surfaces is to be collected into the rainwater tanks.

(iii) The rainwater tank, plumbing and pump system must be maintained in working condition ef-over the life of the dwelling.

(iv) The public potable water supply shall be adequately protected by installation of a non-return valve.

(v) Rainwater tanks are to overflow when full into an on-lot soakage device for stormwater disposal.

Note: Multi-unit dwellings may share an appropriate sized communal tank to be determined at land use or subdivision consent stage.

15A.6.2.2 Maximum Building Height

(a) In the medium density area the maximum height shall be 10 metres.

15A.6.2.3 Integral Garages

(a) Integral garages shall account for no more than 50% of the front façade of the dwelling unless the garage component is recessed back from the main pedestrian entrance to the dwelling by at least 1 metre

15A.6.2.4 Building Setback from Boundaries

Front/Road Boundary

(a) No building shall be located closer than 2 metres from any road boundary, except that a 5 metre long vehicle standing space shall be provided between the road boundary and any structure housing a vehicle where the vehicle takes direct access to the structure from the road.

15A.6.2.5 Daylight Access

(b) Where two dwellings are joined, there shall be no daylight access standard along the shared boundary.

15A.6.2.6 Fencing

(a) Front Road Boundary

(i) Local Roads

- The maximum height of a fence or wall sited on the boundary or within 2 metres of the boundary shall be no greater than 1.2 metre high.

(ii) Collector and Arterial Roads

- The maximum height of a fence or wall sited on the boundary or within 2 metres from the boundary is 1.5m high

(b) Boundaries adjoining a public reserve or cycle way

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- The maximum height of a closed style fence or wall sited on the boundary or within 1.2 metre from the boundary is 1m high

Or

- The maximum height of an open pool style or trellis fence or wall sited on the boundary or within 1 metre from the boundary is 1.8m high

(c) Other Boundaries

- The maximum height of a fence or wall sited on the boundary or within 1 metre from the boundary shall not exceed 2 metres.
- Fences perpendicular to the road shall taper downwards towards the road boundary. The taper should commence at least 1.5m from the road boundary and the maximum height of the fence where it meets the road boundary shall be 1.2m high if the road is a local road, or 1.5m high if it is an Aarterial or Collector Road.

15A.6.3 Commercial

15A.6.3.1 Signs

(a) A maximum of 2 signs will be permitted per frontage in any 2 of the following preferred locations:

- Building façade;
- Verandah fascia;
- Under verandah;
- Side wall;
- Inside the display window.

(b) Signs in the commercial zone shall be limited to the following sizes

Table 15A-2: Sign Dimensions

Sign Type	Maximum Dimensions
Building Façade	Maximum area 1.2m ² .
Verandah Fascia	Must not extend beyond the fascia.
Under Veranda	Must have a least 2.5m clearance above the ground.
Side Wall	Maximum 8m ² and set back at least 0.5m from corner.

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Inside the Display Window	Depth of sign must be no greater than 0.3m and must be either above 2m high or below 0.8m high in relation to ground.
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(c) There shall be no remote signage

15A.6.4 Greenbelt Residential

15A.6.4.1 Rainwater Tanks

(a) All dwellings shall have a rainwater collection tank permanently connected to internal and external non-potable reuse including toilet flushing, laundry, and outdoor taps. Rainwater tanks must be design and installed as follows:

(i) Size of tank:

- Roof area of 75m² or less - minimum 2,000 litre capacity
- Roof area of 75m² to 200m² - minimum 3,000 litre capacity
- Roof area of more than 200m² - minimum 5,000 litre capacity

(ii) The roof area to be connected will be the total footprint of the building (excluding freestanding accessory buildings) and 90% of this must be able to freely drain to the tank without need for pumping. Only runoff from roof surfaces is to be collected into the rainwater tanks.

(iii) The rainwater tank, plumbing and pump system must be maintained in working condition over the life of the dwelling.

(iv) The public potable water supply shall be adequately protected by installation of a non-return valve.

(v) Rainwater tanks to overflow when full into an on-lot soakage device for stormwater disposal.

Note: Multi-unit dwellings may share an appropriate sized communal tank to be determined at land use or subdivision consent stage.

15A.7 MATTERS OF CONTROL AND CONDITIONS FOR CONTROLLED ACTIVITIES

There are no ~~TaraikaTara-Ika~~ Precinct specific Matters of Control. The matters of control and conditions for controlled activities contained within the relevant zone chapter for the relevant activity type apply.

15A.8 MATTERS OF DISCRETION AND CONDITIONS FOR RESTRICTED DISCRETIONARY ACTIVITIES

Note: The matters of discretion and conditions for restricted discretionary activities contained within the relevant zone chapter for the relevant activity type also apply.

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The matters over which Council has restricted its discretion for each restricted discretionary activity, and the conditions for each activity, are detailed below:

15A.8.1 All Zones

15A.8.1.1 Conditions for All Restricted Discretionary Activities

(i) Stormwater Management (First 199 allotments/housing units All lots within the Tara-Ika Growth Area) Plan

- a) Stormwater must be retained onsite and discharged to ground within the Tara-Ika Growth area for up to a 1 in 100 year average recurrence interval (ARI) rainfall event (including allowance for climate change modelled increased volumes expected for such events, (out to 2120-2139) due to climate change)
- b) All applications for restricted discretionary activities must include a stormwater management plan that sets out how stormwater will be managed via both onsite and centralised treatment and soakage facilities (i.e. wetlands and soakage basins) to achieve the standard in (a) above. in a manner that ensures stormwater is retained and disposed of within the Tara-Ika Growth Area for up to a 1 in 100-year average recurrence interval (ARI) rainfall event (with allowance for climate change). The Plan shall be consistent with the more stringent of the Horowhenua District Plan Subdivision and Development Principles and Requirements 2014 and NZS 4404:2010 (Land development and subdivision infrastructure) and shall include the following:
 - c) The stormwater management plan required by (b) above shall be consistent with the more stringent of the Horowhenua District Plan Subdivision and Development Principles and Requirements 2014 and NZS4404:2010 (Land development and subdivision infrastructure).
 - d) The stormwater management plan required by (b) above must demonstrate how stormwater runoff resulting from subdivision or development that discharges to the Ō2NL corridor is either:
 - Compatible with the Ō2NL highway stormwater treatment and management system, where the design of the system is confirmed; or;
 - Is at pre-development rates.
 - e) The stormwater management plan required by (b) above shall include the following:
 - The size, design, location and required maintenance of stormwater management devices (e.g. rainwater tanks (for incidental stormwater attenuation only), on-lot soakage, wetlands and soakage basins), including those to be vested with Council.
 - Pre-soakage treatment is required for all runoff from all impervious surfaces excluding roofs and other on-lot impervious areas (patios, shed etc.) but including private driveways and parking areas. The primary method of treatment shall be through

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centralised end-of-pipe stormwater wetlands that are sized and located to efficiently service the Tara-Ika Growth Area in an integrated manner. Wetlands shall include a high flow bypass into an adjoining/downstream soakage basin for disposal, sized to bypass flows greater than the Water Quality Flow.

- The stormwater treatment devices (wetlands) shall be sized to accommodate the Water Quality Flow and Water Quality Volume of the contributing catchment, excluding the roof and on-lot impervious areas that are connected to appropriately sized on-lot soakage devices. The contributing catchment includes adjoining development blocks within Tara-Ika and must consider the future developed upstream catchment.
 - The stormwater soakage devices shall be sized to provide full retention and ~~disposal~~ discharge to ground of the 1 in 100 year ARI runoff volume (with allowance for climate change) with no overflows to the downstream environment.
- Overland flow paths for the greater than 100-year ARI rainfall event (with allowance for climate change) and proposed mechanisms for managing these. The reduction of runoff volume and flow from on-lot soakage disposal cannot be considered in the sizing calculations for the 100-year ARI overland flow path, in order to ensure sufficient capacity is available during extreme events.
 - Calculations undertaken to prepare the stormwater management plan. These should be carried out in the following manner:
 - The 12-hour nested design storm specified by Wellington Water in “Reference Guide for Design Storm Hydrology” (2019) shall be applied to Tara-Ika stormwater design calculations.
 - Design storms shall be developed with HIRDS v4 rainfall data (or later version if available) for the development site using the RCP 8.5 (2081-2100) climate change scenario.
 - The soakage rate for each on-lot soakage devices to receive roof runoff from roofs and other impervious areas (excluding driveways and parking areas) shall be determined by carrying out soakage testing in accordance with Horowhenua District Plan Subdivision and Design Requirements and Principles, with a safety factor of 1.5 applied to the testing results (i.e., divide soakage rate result by 1.5). Evidence of the site-specific soakage testing must be provided, including the suitability of soil layers at the location and depth of the proposed on-lot soakage. In the absence of soakage testing or for the purposes of initial design a soakage rate of 100mm per hour will be applied. Rainwater tank volume shall not be considered in the sizing of on-lot soakage (due to uncertainty about that rainwater tank volume that may be available at any given time).
 - The Water Quality Volume (WQV) and the Water Quality Flow (WQF) used to size treatment devices shall be calculated using the method specified in Wellington Water’s “Water Sensitive Design for Stormwater: Treatment Device Design Guideline” (2019).

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- A process of monitoring, reporting and design revision to either confirm compliance with clauses (a), (b) and (d) or otherwise alter the design and management of stormwater to achieve compliance.

Acceptable design standards for treatment and soakage devices include Wellington Water's "Water Sensitive Design for Stormwater: Treatment Device Design Guideline" (2019), or Auckland Council's "Stormwater Management Devices in the Auckland Region" (2017).

Advice Note: Pre-application meetings with Council are strongly encouraged.

- (+)(ii) Stormwater Management (the application that seeks to create 200th additional allotment/housing unit in the Tara-Ika Growth Area)

In addition to the above requirements, the 200th additional allotment/housing unit may not proceed until Council has approved integrated stormwater management plan for the whole Tara-Ika Growth area that achieves the outcomes listed above. and that takes into account any stormwater management facilities associated with infrastructure projects of regional or national significance that have received RMA approvals.

15A.8.1.2 **Noise sensitive activities in the 'Ō2NL Noise Management Area' (refer to Rule 15A.3.1(g))**

(a) **Matters of Discretion**

- (i) The likely sensitivity of the activity to noise effects from Ō2NL and the effectiveness of any mitigation proposed.
- (ii) The current and future effects of the non-compliance on the health of building occupants.
- (iii) Effects on the operation of existing and proposed state highways.

(b) **Non-Notification**

- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.3.1(g) shall not be publicly notified or limited notified, except:
 - Waka Kotahi NZ Transport Agency may be an affected party for the purposes of limited notification; or
 - where the Council decides special circumstances exist (pursuant to Section 95A(9); or
 - where the applicant requests public notification (pursuant to Section 95A(3)(a).

15A.8.1.3 **Development within the Arapaepae Road Special Treatment Overlay (Refer to Rule 15A.3.1(f))**

(a) **Matters of Discretion**

- (i) Reverse sensitivity effects, including:

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- Noise
 - Vibration
 - Visual
 - Traffic
- (ii) Compatibility with ~~surrounding and anticipated land uses existing and proposed state highways.~~
- (iii) The measures proposed to achieve an acceptable level of amenity for the proposed activity.
- (iv) The ability to achieve safe and efficient access.
- (v) Effects on the operation of existing and proposed state highways
- (b) Conditions
- (i) New buildings or alterations to existing buildings containing noise sensitive activities must be design~~ed~~, constructed and maintained to achieve the indoor design noise levels from Arapaepae Road/State Highway 57 traffic set out in ~~Table 15A-3-Table 15A-1: Indoor Design LimitsTable 15A-1: Indoor Design Limits~~ below (excludes area not deemed to be habitable spaces as defined by Schedule 1 of the Building Regulations 1992:

Table 15A-3 Indoor Design Limits

Building Type	Occupancy/Activity	Maximum Indoor Design Noise Level $L_{Aeq(24h)}$
Residential	Living spaces, sleeping spaces (including visitor accommodation and retirement accommodation)	40dB
Education	Assembly halls	35dB
	Conference rooms, drama studios	40dB
	Lecture rooms and theatres, music studios	35dB
	Libraries	45dB
	Sleeping areas in educational facilities	40dB
	Teaching areas	40dB
Health	Overnight medical care, wards	40dB

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	Clinics, consulting rooms, theatres, nurses' stations	45dB
Cultural Buildings	Places of worship, marae	35dB

Note: This table is informed by NZTAs Waka Kotahi guidance material on managing State Highway noise. The purpose of this table is simply to specify the noise level standards for different types of activities. It should not be taken as an indication of what types of activities will more broadly be considered acceptable in this location.

(ii) If windows must be closed to achieve the design noise levels in the standards outlined in Rule 15A.6.1.2(a) then the building must be designed, constructed and maintained with a ventilation and cooling system that meets the requirements in 15A.6.1.2(b). (i), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces a ventilation cooling system must achieve the following:

- Ventilation must be provided to meet clause G4 of the New Zealand Building Code. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.
- The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.
- The system must provide cooling controllable by the occupant that can maintain the temperature at no greater than 25°C. Noise from the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.

(iii) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted with the building consent application for construction or alteration of any building containing a noise sensitive activity in or partly in the Arapaepae Road Special Treatment Overlay.

(iv) Development within the Arapaepae Road Special Treatment Overlay must not take physical access directly from the State Highway

(c) Non-Notification

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(i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15.7.1 shall not be publicly notified or limited notified, except where:

- Waka Kotahi NZ Transport Agency may be an affected party for the purposes of limited notification; or

The Council decides special circumstances exist (pursuant to Section 95A(9)); or

- The applicant requests public notification (pursuant to Section 95A(3)(a))

15A.8.2 Residential Zones

15A.8.2.1 Subdivision (Refer to Rule 15A.3.1(a))

(a) Matters of Discretion

(i) Consistency with Structure Plan 013.

(ii) For subdivisions within the ~~m~~Medium ~~d~~Density ~~a~~Area, consistency with the Medium Density Residential Development Design Guide to the extent the content of the guide relates to subdivision.

(iii) The design, ~~and~~ layout and variety of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot. In addition, connectivity and linkages (both within and beyond the subdivision) energy efficiency and conservation, and access to solar energy.

~~(iv) Whether the subdivision contains a variety of lot sizes suitable for the area it is located within.~~

~~(v) Whether the subdivision and likely future development will represent good urban design and will result in the level of amenity anticipated for the area.~~

~~(vi)~~(iv) Provision of land for publicly accessible ~~y~~ open space and recreation that is appropriately located and of a practicable size and shape for recreation and to support management of stormwater during heavy rain events; in general accordance with Structure Plan 013.

~~(vii)~~(v) Whether the proposal includes ~~The~~ ~~the~~ provision of practicable street plantings.

~~(viii)~~(vi) The provision of access, any new roads, cycleways, footpaths, and provision of linkages to existing roads and provision of bus stops and turning areas ~~access over or under railway lines, the diversion or alteration of any existing roads, the provision of access, passing bays, parking and manoeuvring areas, and any necessary easements.~~

~~(ix) The provision of access to sites, including passing bays, car parking and manoeuvring areas, and any necessary easements.~~

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~~(*)~~(vii) _____ The management of traffic generated and potential adverse effects on the safety and efficiency of the **street transport network and the state highway network (including temporary safety impacts that may arise where development of the Tara-Ika Growth Area occurs prior to the Ōtaki to north of Levin highway being constructed and operational) (including State Highways).**

~~(*)~~(viii) _____ Minimise use of cul-de-sacs, particularly cul-de-sacs that are long or have poor visibility to or from the street they connect to.

~~(*)~~(ix) _____ Consideration of Crime Prevention through Environmental Design Principles.

~~(*)~~(x) _____ The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.

~~(*)~~(xi) _____ Effects on significant sites and features, including natural/**ecological**, cultural, archaeological and historical sites.

~~(*)~~(xii) _____ Avoidance or mitigation of natural hazards.

~~(*)~~(xiii) _____ Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. **This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.**

~~(*)~~(xiv) _____ Whether tikanga and cultural protocols will be followed during the construction phase, particularly when undertaking earthworks.

~~(*)~~(xv) _____ The staging of development and timing of works.

~~(*)~~(xvi) _____ Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).

(xvii) _____ The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.

~~(*)~~(xviii) _____ **Those matters described in Sections 108 and 220 of the RMA**

(b) Conditions

(i) Minimum Allotment Area and Shape

Each allotment shall comply with the following site area and shape factor standards for each settlement set out in **Table 15A-4**~~Table 15A-3~~ below.

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Table 15A-4: Standards Applying to Subdivision and Residential Dwelling Units

Residential Zone	Minimum Net Site Area	Maximum Net Site Area/Maximum Density	Minimum Shape Factor	Other Requirements	Read Frontage
Medium Density	Attached Units: 150m ² *	450m ² *	7m	Maximum street block length: 200m Must include building siting plan.*	All sites must have road frontage for at least 7m
	Detached Units: 225m ² *	450m ² *	10m	Maximum block length: 200m Must include building siting plan.*	
Standard Residential	330m ²	-	13m	Maximum block length: 200m	
Low Density Residential	1000m ²	-	18m	N/A	

*The siting plan shall show the location, pedestrian entrances, and outdoor living areas for all future dwellings. Although the dwellings do not need to be built prior to s224 being issued, a condition will be imposed on the subdivision requiring the siting plan to be complied with at the time the site is developed [unless resource consent is granted for an alternative development](#). This outcome will be secured by consent notice.

(ii) Structure Plan

- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site that contains an [infrastructure roading](#) asset as indicated by Structure Plan 013 requiring the [infrastructure roading](#) asset to be constructed and vested with Council to the full extent indicated on the Structure Plan.
- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council.

(iii) Water Supply, Wastewater and Other Services

All subdivisions shall comply with the requirements as specified set out in Chapter 24.

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(iv) Roads and Access

All subdivisions shall comply with the requirements as specified in Chapter 21.

(v) Network Utilities

There shall be no minimum site area requirements for lots for network utility purposes.

(c) Non-Notification

(i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.2.1~~15A.8.2.2~~ shall not be publicly notified or limited notified, except where:

- For consent applications involving activities close to State Highways, Waka Kotahi NZ Transport Agency may be an affected party for the purposes of limited notification; or
- The Council decides special circumstances exist (pursuant to Section 95A(9); or
- The applicant requests public notification (pursuant to Section 95A(3)(a)

15A.8.2.2 Non-Compliance with requirements for Rainwater Tank (Refer Rule 15A.6.2.1)

(a) Matters of Discretion

- (i) The potential for increased volume stormwater discharge from the site.
- (ii) ~~The proposed methods of managing the quality and quantity of storm water discharge from the site.~~ The proposed methods for managing increased demand for water.

15A.8.2.3 Non-Compliance with Integral Garages (Refer Rule 15A.6.2.3)

(a) Matters of Discretion

- (i) The extent to which the integral garage obscures the dwelling from view and/or detracts from the dwelling as the primary feature on the site.
- (ii) The extent to which the integral garage reduces the opportunity for passive surveillance between the dwelling and the streetscape.
- ~~(iii) The extent to which the integral garage detracts from the dwelling as the primary feature on the site.~~
- ~~(iv)~~(iii) The effect of the integral garage's position on streetscape character and residential amenity.

15A.8.2.4 Non-Compliance with Fencing (Refer to Rule 15A.6.2.6)

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(a) Matters of Discretion

- ~~(i)~~—The extent to which the fence reduces the opportunity for passive surveillance and social interaction between public and private space.

15A.8.3 Commercial Zone

15A.8.3.1 New Buildings and Additions/Alterations to Building Frontage (Refer Rule 15A.3.3(a))

(a) Matters of Discretion

- (i) Building design and façade treatment should create a high amenity commercial environment that contributes positively to the public realm and enhances pedestrian experience by providing opportunity for interaction between shops front and the street. This includes but is not limited to:
- Locating main building façades to address the primary street frontage.
 - Providing an interesting and varied building frontage that is not dominated by either featureless facades or glazing.
 - Including horizontal and/or vertical articulation design elements to add visual interest.
 - Designing building frontages that complement any existing adjoining buildings.
 - Locating doorways and entrances to buildings so they are easily identifiable.
- (ii) The building and site design and layout should prioritise pedestrians over vehicles. This includes but is not limited to:
- Pedestrian entrances to shops are built right up to the footpath.
 - Any onsite carparking, services areas, and storage areas should be located the rear of the building. They should not be located between the street and the pedestrian entrance to the building.
 - If carparks, services areas, and storage areas are visible from the street, they should be well screened from the street by landscaping or similar.
- (iii) The provision of verandah that:
- Provide weather protection to pedestrians
 - Contribute to the overall appearance and pleasantness of the street

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- (iv) The application of Crime Prevention through Environmental Design (CPTED) Principles, including:
- Building design and layout.
 - Use of appropriate planting and landscaping.
- (v) Proposed methods of managing the quality and quantity of stormwater.
- (b) Conditions
- (i) All buildings in the Commercial Zone (~~Tara~~ikaTara-Ika Precinct) must comply with the following:
- No part of any building shall exceed a height of 15 metres.
 - All buildings shall be built to the front road boundary of the site.
 - All building shall be built up to the side boundaries (the boundary which is perpendicular to the primary road frontage).
 - All buildings shall have display windows along the ground floor road frontage. At least 50% of ground floor facade surface shall be display space or transparent window or doors. The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.
 - No building shall have a continuous featureless façade/blank wall on the ground floor road frontage wider than 4 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings, glazing or columns, recesses, niches or other architectural detailing
 - All buildings shall have a maximum ground floor road frontage width for individual tenancies of 15 metres.
 - All building frontages shall have a minimum height of 6 metres.
 - The above standards do not apply to service lane frontages.
- (ii) All buildings in the Commercial Zone (~~Tara~~ikaTara-Ika Precinct) must contain a verandah and the verandah must comply with the following:
- A minimum clearance of 2.5 metres directly above the footpath or formed ground surface.
 - A maximum clearance of 4 metres (measured at the base of the verandah fascia) directly above the footpath or from ground surface.
 - Extend for the full length of the building.
 - Extend outwards from the front of the building to the far side of the kerbing less than 450mm, or the verandah extends out 3 metres whichever is the lesser.

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- Provide continuous shelter with any adjoining verandah or pedestrian shelter.

15A.8.3.2 Supermarkets (Refer to Rule 15A.3.3(b))

(a) Matters of Discretion

- (i) Whether parking areas, vehicle access and servicing arrangements are designed and located in a manner that protects the visual amenity of the streetscape and pedestrian safety, including the use of landscaping, planting and lighting.
- (ii) Whether the design and layout of the site and buildings protects the visual amenity of the streetscape and pedestrian safety. For example:
 - The extent of featureless facades.
 - The extent of glazing.
 - The extent of signage.
 - The extent of window displays that prevent visibility into the store from the street.
- (iii) Whether effects arising from operation (for example, hours, location of service areas, waste disposal) will be compatible with any nearby residential zones.

(b) Conditions

- (i) Car parking (~~as required by Chapter 21~~) (if chosen to be provided) must be provided to the rear of the building.
- (ii) The main pedestrian entrance to the supermarket must front the street.

15A.8.3.3 Drive-Through Restaurants (Refer to Rule 15A.3.3(c))

(a) Matters of Discretion

- (i) Whether the design and layout of the site and buildings protects the visual amenity of the streetscape and pedestrian safety. For example:
 - The extent of featureless facades.
 - The extent of glazing.
 - The extent of signage.
 - The extent of window displays that prevent visibility into the store from the street.
 - Screening and/or landscaping of equipment, parking and service areas.
 - Whether the location of the drive-through detracts from pedestrian experience by creating a barrier between the building and the footpath.

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- (ii) Whether operating effects are compatible with surrounding land uses (particular residential areas). For example:
- Whether the activity, including parking areas and storage and servicing facilities, is adequately screened to protect the visual amenity of surrounding land uses.
 - Whether the activity, including parking areas and storage and servicing facilities, are located, designed and managed to avoid nuisance effects such as noise and odour on surrounding land uses.
 - The impact of adverse effects arising from the numbers of people and/or vehicles using the site.
 - The effects of the activity's operation on the existing and expected future amenity values of the surrounding area and any mitigation measures proposed.
- (iii) Whether the site is located, designed and laid out in a manner that avoids adverse effects on the safe and effective operation of the roading network, including pedestrians. For example:
- Whether the nature and scale of vehicle movements associated with the activity will have an adverse effect on road users.
 - Whether the drive through is positioned to provide sufficient off-road queuing space during peak times.
 - Whether the site is designed to allow a free flow of traffic from the road into the parking area.
 - Whether the activity is designed in such a manner that vehicles can manoeuvre on-site in a safe and efficient manner.
 - Whether sufficient vehicle (including service vehicles) and pedestrian access is provided to the site to minimise conflict between pedestrians and vehicles.

(b) Conditions

- (i) The main pedestrian entrance to the restaurant must front the street.
- (ii) Car parking (~~as required by Chapter 21~~ if chosen to be provided) must be provided to the rear of the building.

15A.8.3.4 Subdivision (Refer to Rule 15A.3.1(a))

(a) Matters of Discretion

- (i) Consistency with Structure Plan 013.

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- (ii) The design and layout of the subdivision, including the size, shape and position of any lot, including the future land use and development of each lot. In addition, the location of building sites, separation distances, orientation of buildings, and screening/landscape treatment.
 - (iii) The amalgamation of any proposed allotments or balance areas to existing titles of land.
 - (iv) The provision of ~~any access, any~~ new roads, cycleways, footpaths, provision of linkages to existing roads and provision for bus stops and turning areas, ~~access over or under railway lines, the diversion or alteration of any existing roads, the provision of access, passing bays, parking and manoeuvring areas, and any necessary easements.~~
 - (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, streetlighting, telecommunications and electricity and, where applicable gas.
 - (vi) Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.
 - (vii) Effects on significant sites and features, including natural, ecological, cultural, archaeological and historical sites.
 - (viii) Site contamination remediation measures and works.
 - (ix) Avoidance or mitigation of natural hazards.
 - (x) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
 - (xi) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.
 - (xii) Staging of the subdivision.
 - (xiii) Compliance with the Councils Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xiv) Those matters described in Sections 108 and 220 of the RMA.
- (b) Conditions
- (i) All lots shall demonstrate compliance with the relevant permitted activity conditions, except no minimum lot area requirement applies.
 - (ii) Structure Plan

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site that contains an [infrastructure roading](#) asset as indicated by Structure Plan 013 requiring the [infrastructure](#) asset as indicated by Structure Plan 013 requiring the [infrastructure roading](#) asset as indicated by Structure Plan 013 requiring the [infrastructure](#) asset to be constructed and vested with Council to the full extent indicated on the Structure Plan.
- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council.

(iii) Water Supply, Wastewater and Other Services

All subdivisions shall comply with the requirements as specified set out in Chapter 24.

(iv) Roads and Access

All subdivisions shall comply with the requirements as specified in Chapter 21.

(v) Network Utilities

There shall be no minimum site area requirements for lots for network utility purposes.

(c) Non-Notification

- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.3.4~~15.7.4~~ shall not be publicly notified or limited notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(9)); or
 - The applicant requests public notification (pursuant to Section 95A(3)(a))

15A.8.4 Open Space Zone

15A.8.4.1 Subdivision (Refer to Rule 15A.3.1(a))

(a) Matters of Discretion

- (i) Consistency with Structure Plan 013.
- (ii) The design and layout of the subdivision, including the size, shape and position of any lot, including the future land use and development of each lot. In addition, the location of building sites, separation distances, orientation of buildings, and screening/landscape treatment.

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

- (iii) The amalgamation of any proposed allotments or balance areas to existing titles of land.
 - (iv) The provision of ~~any access,~~ new roads, cycleways, footpaths, provision of linkages to existing roads, ~~access over or under railway lines, the diversion or alteration of any existing roads, the provision of access, passing bays, parking and manoeuvring areas, and any necessary easements.~~
 - (v) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, street lighting, telecommunications and electricity and, where applicable gas.
 - (vi) Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.
 - (vii) Effects on significant sites and features, including natural, ecological, cultural, archaeological and historical sites.
 - (viii) Site contamination remediation measures and works.
 - (ix) Avoidance or mitigation of natural hazards. ~~(Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information about natural hazards that may be relevant to the subject site).~~
 - (x) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
 - (xi) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.
 - (xii) Staging of the subdivision.
 - (xiii) Compliance with the Councils Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xiv) Those matters described in Sections 108 and 220 of the RMA.
- (b) Conditions
- (i) All lots shall demonstrate compliance with the relevant permitted activity conditions, except no minimum lot area requirement applies.
 - (ii) Structure Plan

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site that contains an infrastructure asset as indicated by Structure Plan 013 requiring the infrastructure asset to be constructed and vested with Council to the full extent indicated on the Structure Plan.
- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council.

(iii) Water Supply, Wastewater and Other Services

All subdivisions shall comply with the requirements as specified set out in Chapter 24.

(iv) Roads and Access

All subdivisions shall comply with the requirements as specified in Chapter 21.

(v) Network Utilities

There shall be no minimum site area requirements for lots for network utility purposes.

(c) Non-Notification

- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.4.1~~15.7.1~~ shall not be publicly notified or limited notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(9); or
 - The applicant requests public notification (pursuant to Section 95A(3)(a))

15A.8.5 Greenbelt Residential

15A.8.5.1 Subdivision (Refer to Rule 15A.3.1(a))

(a) Matters of Discretion

(i) Consistency with Structure Plan 013.

- (ii) The design and layout of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot. In addition, connectivity and linkages (both within and beyond the subdivision) energy efficiency and conservation, and access to solar energy.

~~(iii) Whether the subdivision contains a variety of lot sizes suitable for the area it is located within.~~

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

- ~~(iv)~~ Whether the subdivision and likely future development will represent good urban design and will result in the level of amenity anticipated for the area.
- ~~(v)~~(iii) Provision of land for publically accessibly open space and recreation that is appropriately located and of a practicable size and shape to support management of stormwater during heavy rain events, in general accordance with Structure Plan 013.
- ~~(vi)~~(iv) Whether the proposal includes ~~The~~ the provision of practicable street plantings.
- ~~(vii)~~(v) _____ The provision of ~~any~~access, any new roads, cycleways, footpaths, provision of linkages to existing roads, ~~access over or under railway lines, the diversion or alteration of any existing roads, the provision of access, passing bays, parking and manoeuvring areas, and any necessary easements.~~
- ~~(viii)~~ ~~The provision of access to sites, including passing bays, car parking and manoeuvring areas, and any necessary easements.~~
- ~~(ix)~~(vi) _____ The management of traffic generated and potential adverse effects on the safety and efficiency of the ~~transport street~~ network (including existing and proposed state highways).
- ~~(x)~~(vii) _____ Minimise use of cul-de-sacs, particularly cul-de-sacs that are long or have poor visibility.
- ~~(xi)~~(viii) _____ Consideration of Crime Prevention through Environmental Design Principles.
- ~~(xii)~~(ix) _____ The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
- ~~(xiii)~~(x) _____ Effects on significant sites and features, including natural/ecological, cultural, archaeological and historical sites.
- ~~(xiv)~~(xi) _____ The protection and enhancement of any natural habitat of indigenous species within the subdivision
- ~~(xv)~~(xii) _____ Avoidance or mitigation of natural hazards.
- ~~(xvi)~~(xiii) _____ Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

~~(xvii)~~(xiv) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.

~~(xviii)~~(xv) The staging of development and timing of works

~~(xix)~~(xvi) Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).

(xvii) The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.

~~(xx)~~(xviii) Those matters described in Sections 108 and 220 of the RMA

(b) Conditions

(i) Minimum Allotment Area and Shape

- Each allotment shall comply with the following site area and shape factor standards in Table 15A-5~~Table 15A-4~~

Table 15A-5: Standards Applying to Subdivision and Residential Dwelling Units

Type of Allotment, or Subdivision	Minimum Area Per Allotment/Site	Minimum Shape Factor
Greenbelt Residential General Serviced	2000 square metres	20 metres diameter
Greenbelt Residential General Unserviced	5000 square metres	20 metres diameter

(ii) Structure Plan

- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site that contains an infrastructure roading asset as indicated by Structure Plan 013 requiring the ~~infrastructure roading~~ asset as indicated by Structure Plan 013 requiring the infrastructure asset to be constructed and vested with Council to the full extent indicated on the Structure Plan.
- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council.

(iii) Water Supply, Wastewater and Other Services

All subdivisions shall comply with the requirements as specified set out in Chapter 24.

(iv) Roads and Access

15A RULES: ~~TARAIKATARA-IKA~~ MULTI-ZONE PRECINCT

All subdivisions shall comply with the requirements as specified in Chapter 21.

(v) Network Utilities

There shall be no minimum site area requirements for lots for network utility purposes.

(c) Non-Notification

(i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.5.1~~15.7.4~~ shall not be publicly notified or limited notified, except where:

- The Council decides special circumstances exist (pursuant to Section 95A(9); or
- The applicant requests public notification (pursuant to Section 95A(3)(a)

Appendix 2 – Final Recommended Structure Plan

Appendix 3 – Final Recommended Planning Maps