

6A OBJECTIVES/POLICIES: TARAIKA MULTI-ZONE PRECINCT

6A. TARAIKA 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 – Taraika) shall apply.

Taraika is a large greenfield site located to the east of the existing urban area of Levin, with the Tararua Ranges forming an impressive backdrop to the area. The Taraika Development Area (Taraika) 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 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 Taraika for a greater density of development than what could occur under a Greenbelt Residential Zoning.

Taraika 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;
- 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.

Taraika is made up of the following zones:

- Commercial Zone (*Taraika Precinct*)
- Open Space Zone (*Taraika Precinct*)
- Residential Zone (*Taraika Precinct*)
- Greenbelt Zone (*Taraika 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 Taraika. 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 provisions, the more specific provision (i.e. Taraika specific provisions) will apply in place of the more general provisions.

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ISSUE 6A.1 OVERALL PRINCIPLES FOR DEVELOPMENT IN TARAİKA

Through the Horowhenua Growth Strategy 2040, Council identified that the existing zoning and structure plan for the area previously known just as " " 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 Taraika 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

Taraika is anticipated to become high amenity residential development. However, there is also a risk development could adversely affect the environmental quality of the area due to effects arising from increased built form, traffic, and demand for infrastructure and services.

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

Due to the alignment of future and existing state highways, there is a risk that Taraika will develop in way that is disconnected from the urban area of 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.

As a large greenfield site, Taraika 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 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 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.

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It is also important that development at Taraika 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 and connected development that reflects cultural values and local identity, represents good urban design, is supported by a well connected roading network that supports a range of transport modes and has the facilities, 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 cultural values and local history and identity;
- Protection of culturally significant sites;
- Environmentally sensitive design

Policy 6A.1.1

Subdivision, infrastructure and land development in Taraika must be consistent with Structure Plan 013. Subdivision and land development that 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;
- The same or similar level of connectivity between the Taraika and the existing urban area of Levin;
- Protection of opportunities for land adjacent to Taraika to be connected to Taraika 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;

Policy 6A.1.2

Subdivision and land development in Taraika will acknowledge, protect, and celebrate cultural values, cultural history and local identity in the following ways:

- Use of both Māori and non-Māori names for streets and reserves;
- Protection of culturally significant sites;
- Prioritise use of indigenous plants in street and reserve planting
- Tikanga observed during site works.

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Policy 6A.1.3

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.

Policy 6A.1.4

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 Town Centre.

Policy 6A.1.5

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

Objective 6A.2

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

Policy 6A2.1

Make provision within the Taraika for housing yield of 2,500-3,000 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 roading network), public open space, streetscape and local service facilities within the Taraika, as illustrated on Structure Plan 013.

Policy 6A2.3

Avoid subdivision and development that compromises the ability to provide efficient and effective infrastructure networks for the wider Taraika.

Objective 6A.3

Stormwater management in Taraika will be resilient and environmentally sustainable, including:

- Resilient to natural hazards and the likely effects of climate change;
- Water sensitive design;
- Minimise adverse effects from changes in the nature (including quality and quantity) of

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natural flows on downstream ecosystems.

Policy 6A.3.1

Require an integrated approach to managing stormwater from Taraika to ensure the quality and quantity of runoff does not have an adverse effect on Lake Horowhenua.

Policy 6A.3.2

Recognise the significance to iwi of the Taraika environment and its connection to Lake Horowhenua by working with iwi to manage stormwater quality and quantity.

Policy 6A.3.3

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.

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 Taraika is based on the Taraika Master Plan. It provides a comprehensive framework to manage growth and development in the Taraika, 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 (TARAİKA PRECINCT)

The character of the Residential Zone of Taraika is likely to be different to the wider 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.

It is important Taraika complements and integrates with the existing residential areas of Levin while providing a different offering (for example, more housing variety).

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ISSUE DISCUSSION

The Taraika 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. Taraika 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, walkable residential environment with a range of section sizes and housing types, including affordable housing options, in Taraika.

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 Taraika.

Policy 6A.4.2

Enable and encourage a range of housing types and section sizes in Taraika to meet the variety of needs and preferences in our community, while ensuring a high level of residential amenity.

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 Taraika, the early stages of development will not have an established residential character or amenity to be informed by. Both the Taraika 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 Taraika.

ISSUE 6A.3 COMMERCIAL ZONE (TARAİKA PRECINCT)

Given the anticipated population of Taraika and the proximity of Taraika to existing residential areas on the eastern side of Levin, the area will likely be supported by a commercial centre in

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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 Levin town centre.

Issue Discussion

It is important that commercial development in Taraika 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 Levin and the presence of a State Highway (State Highway 57 in the short term and the Otaki to North of 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 Taraika commercial centre does not compete with the Levin town centre, particularly given the proximity of the Taraika 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 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 Levin Town Centre.

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 Levin Town Centre.

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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 Taraika.

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 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 Levin Town Centre.

Explanation and Principal Reasons

Given the anticipated population of Taraika, 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 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 Taraika does not compete with the vibrancy and vitality of the 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 activities allowed to establish within Taraika will also avoid conflict with adjoining land uses and ensure that Levin's town centre remains the primary commercial centre in the District.

ISSUE 6A.4 OPEN SPACE ZONE (TARAİKA PRECINCT)

ISSUE DISCUSSION

Given the size of Taraika 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.

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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 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, recreational use by requiring all subdivision and development to comply with Structure Plan 013.

Policy 6A.6.3s

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

Methods for Issues and Objectives in Taraika

District Plan

- A range of zones, supported by a 'Taraika Precinct', will be identified on the planning maps.
- Taraika 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 Taraika 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

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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.

Taraika Master Plan

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

Other

- Council will work with iwi, particularly in regard to stormwater design, reserve design, planting, and street and reserve naming.
- Contractors will be briefed on the tikanga requirements.