

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

6A. 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) shall apply.

Tara-Ika is a large greenfield site located to the east of the existing urban area of Levin/Taitoko, 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 Development Area (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 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 for a greater density of development than what could occur under a Greenbelt Residential Zoning.

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;
- 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 is made up of the following zones:

- Commercial Zone (*Tara-Ika Precinct*)
- Open Space Zone (*Tara-Ika Precinct*)
- Residential Zone (*Tara-Ika Precinct*)
- Greenbelt Zone (*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. 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. Tara-Ika specific provisions) will apply in place of the more general provisions.

Structure Plan 013

Structure Plan 013 is the primary tool for achieving the spatial layout expected for Tara-Ika and includes Primary and Secondary Structure Plan Features. Primary Features are those most critical to delivering the intended outcomes and have less flexibility in how they are delivered, compared to Secondary Structure Plan Features, which while still important, have more flexibility in how and where they are provided. The different hierarchy between the two is reflected in the policies contained within Chapter 6A and the activity statuses contained within Chapter 15A.

Zones and overlays are also shown on the Structure Plan. These are not Structure Plan features but are shown on the Structure Plan to help demonstrate the spatial logical of the Structure Plan features.

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 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 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 Tara-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

Tara-Ika is anticipated to become a 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 Tara-Ika from the rest of the urban area of Levin/Taitoko. The preferred corridor for the Ōtaki to North of Levin/Taitoko highway is also located in Tara-Ika (near to existing State Highway 57).

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, Tara-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

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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 in 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 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 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 network that supports a range of transport modes and has the facilities, infrastructure, social 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;
- Design that reflects Muaūpoko cultural values and local history and identity;
- Protection of culturally significant sites;
- Environmentally sensitive design;
- 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

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- Within the Arapaepae Road Special Treatment Overlay and the Ō2NL Noise Management Area, the health and wellbeing of occupants is appropriately protected.

Policy 6A.1.1

Subdivision, infrastructure and land development in 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 will only be considered where an alternative is proposed that will achieve the following:

- The same or similar level of connectivity within Tara-Ika;
- The same or similar level of connectivity between Tara-Ika and the existing urban area of Levin/Taitoko;
- Protection of opportunities for land adjacent to Tara-Ika to be connected to 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 central open space area of the general size and shape indicated on the structure plan, centrally located and adjacent to the commercial area;
- An area of open space adjoining Waiopehu Reserve, containing Maunu Wahine of a size and shape that enables Muaūpoko cultural values to be delivered (as indicated on the Structure Plan and Planning Maps);
- A streetscape that maintains an appropriate expression of street hierarchy and consistency of treatment along any Arterial or Collector Road;

Policy 6A.1.2

Provide for 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 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.

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- 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 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.

Maunu Wahine

- Should adjoin Waiopehu Reserve.
- Be of a size and shape that enables Muaūpoko cultural values to be delivered.

Policy 6A.1.3

Subdivision, land development and open space reserves in Tara-Ika will acknowledge, protect, and celebrate Muaūpoko values, history, and local identity in the following ways:

- Use of Muaūpoko 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 to be observed during site works.

Policy 6A.1.4

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.1.5

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 Town Centre.

Policy 6A.1.6

Require subdivision layout to ensure street design enables the safe and efficient movement of people, traffic and public transport, provides a high level of safety and amenity for

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pedestrians and cyclists, and contributes positively to the public realm, including restricting vehicle crossings over Strategic Cycleways.

Policy 6A.1.7

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.1.8

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.1.9

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

Policy 6A.1.10

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.

Policy 6A.1.11

Require new habitable rooms containing noise sensitive activities located within the Ō2NL Noise Management Area to meet acoustic standards that address the health and wellbeing of occupants.

Objective 6A.2

Efficient delivery of infrastructure within 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 Tara-Ika for housing yield of 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 network and stormwater network), public open space, streetscape and local service facilities

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within 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 Tara-Ika Growth Area

Objective 6A.3

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

- Resilient to natural hazards and the likely effects of climate change;
- Incorporating Water -Sensitive Design;
- Minimise adverse effects on downstream environments and ecosystems by retaining all stormwater onsite in a 1 in 100 year annual return interval rainfall event (with allowance for climate change);
- 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 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 all 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 allowance for catchment predevelopment flow continuity), and treated and managed utilising the best practicable option to mitigate the effects of stormwater by including the following:

- (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;
- (iv) maintaining predevelopment flows to the natural downstream ecosystems

Policy 6A.3.3

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

Policy 6A.3.4

Require rainwater collection tanks to be provided on all new residential allotments to capture and reuse runoff.

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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 Tara-Ika is based on the Tara-Ika Master Plan. It provides a comprehensive framework to manage growth and development in Tara-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 PRECINCT)

The character of the Residential Zone of Tara-Ika is likely to be different to the wider Levin/Taitoko 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 Tara-Ika complements and integrates with the existing residential areas of Levin/Taitoko while providing a different offering (for example, more housing variety).

ISSUE DISCUSSION

The Tara-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. Tara-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.

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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 Tara-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 Tara-Ika.

Policy 6A.4.2

Enable and encourage a range of housing types and section sizes in Tara-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 Tara-Ika, the early stages of development will not have an established residential character or amenity to be informed by. Both the Tara-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 Tara-Ika.

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

Given the anticipated population of Tara-Ika and the proximity of Tara-Ika to existing residential areas on the eastern side of Levin/Taitoko, 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 Levin/Taitoko town centre.

Issue Discussion

It is important that commercial development in Tara-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.

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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/Taitoko and the presence of a State Highway (State Highway 57 in the short term and the Otaki to North of Levin/Taitoko 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 Tara-Ika commercial centre does not compete with the Levin/Taitoko town centre, particularly given the proximity of the Tara-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 Levin/Taitoko town centre.

Objectives & Policies

Objective 6A.6

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/Taitoko Town Centre.

Policy 6A.6.1

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

Policy 6A.6.2

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/Taitoko Town Centre.

Policy 6A.6.3

Ensure of the design, nature, and scale of commercial activities contributes positively to the image and overall amenity of the commercial area of Tara-Ika.

Policy 6A.6.4

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;

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- (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.6.5

Avoid establishing commercial activities that are of a nature and scale that would detract from the vibrancy and vitality of the Levin/Taitoko 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/Taitoko Town Centre.

Explanation and Principal Reasons

Given the anticipated population of Tara-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 Levin/Taitoko 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 Tara-Ika does not compete with the vibrancy and vitality of the Levin/Taitoko 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 Tara-Ika will also avoid conflict with adjoining land uses and ensure that Levin/Taitoko's town centre remains the primary commercial centre in the District.

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

ISSUE DISCUSSION

Given the size of 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.7

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

Policy 6A.7.1

Ensure open space is distributed through Tara-Ika to be easily accessible to all residential lots by requiring all subdivision and development to be consistent with the Structure Plan 013.

Policy 6A.7.2

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Ensure Reserves are of a size, shape and type that enables a functional, recreational use by requiring all subdivision and development to be consistent with the Structure Plan 013.

Policy 6A.7.3

Ensure Reserves are of a size, shape and type that enables functional and recreational uses by requiring all subdivision and development to be consistent with the Structure Plan 013.

Policy 6A.7.4

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

Policy 6A.7.5

Enable education facilities to establish at a scale that supports the needs of the local community.

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 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 contribute to the ecology of an area.

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

Methods for Issues and Objectives in Tara-Ika

District Plan

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

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quality medium density developments.

Tara-Ika Master Plan

The Tara-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 Tara-Ika.

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.