

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

15A. TARAIIKA 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 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. However, there are some instances where different rules and standards will be required within Taraika. Therefore, the respective zone chapter provisions will apply within Taraika, 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 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 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 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) up to 250m²
- (b) Retail up to 250m²

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- (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 Taraika 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 Taraika 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.

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- (c) Within the Greenbelt Residential Zone of the Taraika 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 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 15A.8.1, 15A.8.2 and 15A.8.3 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.
- (b) Within the Residential Zone of the Taraika 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 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 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 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.

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.8.2.1).

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- (b) Supermarkets (Refer Rule 15A.8.2.2).
- (c) Drive-through restaurants. (Refer Rule 15A.8.2.3).

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 Taraika 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 Taraika 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 Taraika 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 Taraika 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) Any activity not otherwise specified.

15A.4.2 Residential Zones

- (a) Any subdivision that does not comply with the restricted discretionary activity conditions (Refer Rule 15A.8.1.1), 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 floor area limits.
- (b) Development of a new building, or additions and/or alterations to existing building frontages that do comply with the conditions for Restricted Discretionary Activities in Rule 15A.8.2.1

15A.5 NON-COMPLYING ACTIVITIES

The following activities are non-complying activities.

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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 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 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 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 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 are not consistent with Structure Plan 013.
- (f) Subdivision that do not comply with Rule 15A.8.1.2(b)(ii), 15A.8.2.4(b)(ii), 15A.8.3.1(b)(ii), or 15A.8.4.1(b)(ii).
- (g) Any activity that does not comply with Rule 15A.6.1.1 – Vehicle Access into Strategic Cycleways.
- (h) Industrial Activities.
- (i) Large Format Retailing.

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 rear access lanes shown on Structure Plan 013

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15A.6.2 Residential Zones

15A.6.2.1 Rainwater Tanks

- (a) All dwellings shall have a stormwater collection tank permanently connected to internal and external non-potable reuse including toilet flushing, laundry, and outdoor taps. Rainwater tanks must:
- (i) Size of tank:
 - Roof area of 75m² or less - 2,000 litre capacity
 - Roof area of 75m² to 200m² - 3,000 litre capacity
 - Roof area of more than 200m² - 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.
 - (iii) The rainwater tank, plumbing and pump system must be maintained in working condition of the life of the dwelling.
 - (iv) The public potable water supply shall be adequately protected by installation of a non-return valve.

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

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- (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
 - 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 1m high if the road is a local road, or 1.5m high if it is an arterial 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.

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

Table 15A-1: 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.
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.

(c) There shall be no remote signage

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

There are no TaraiKa 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.

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 Residential Zones

15A.8.1.1 Development within the Arapaepae Road Special Treatment Overlay (Refer to Rule 15A.3.2(a))

(a) Matters of Discretion

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- (i) Reverse sensitivity effects, including:
- Noise
 - Vibration
 - Visual
 - Traffic
- (ii) Compatibility with surrounding and anticipated land uses.
- (iii) Safe and efficient access
- (b) Conditions
- (i) New buildings or alterations to existing buildings containing noise sensitive activities must be design, constructed and maintained to achieve the indoor design noise levels from Arapaepae Road/State Highway 57 traffic set out in Table 15A-2 below (excludes area not deemed to be habitable spaces as defined by Schedule 1 of the Building Regulations 1992:

Table 15A-2 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
	Clinics, consulting rooms, theatres, nurses' stations	45dB
Cultural Buildings	Places of worship, marae	35dB

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Note: This table is informed by NZTAs 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 (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.
- (c) Non-Notification
- (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:
 - The Council decides special circumstances exist (pursuant to Section 95A(9)); or
 - The applicant requests public notification (pursuant to Section 95A(3)(a))

15A.8.1.2 Subdivision (Refer to Rule 15A.3.1(a))

- (a) Matters of Discretion
 - (i) Consistency with Structure Plan 013.
 - (ii) For subdivisions within the medium density area, consistency with the Medium Density Residential Development Design Guide.
 - (iii) 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).

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- (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) Provision of land for publically accessibly open space and recreation that is appropriately located and of a practicable size and shape, in accordance with Structure Plan 013.
- (vii) The provision of practicable street plantings.
- (viii) The provision of any new roads, cycleways, 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.
- (ix) The provision of access to sites, including passing bays, car parking and manoeuvring areas, and any necessary easements.
- (x) The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
- (xi) 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.
- (xii) Consideration of Crime Prevention through Environmental Design Principles.
- (xiii) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
- (xiv) Effects on significant sites and features, including natural, cultural, archaeological and historical sites.
- (xv) Avoidance or mitigation of natural hazards.
- (xvi) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
- (xvii) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.
- (xviii) The staging of development and timing of works.
- (xix) Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).

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

(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-3 below.

Table 15A-3: 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	Road 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. 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 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.

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- 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.

15A.8.1.3 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.

15A.8.1.4 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.
- (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) The effect of the integral garage's position on streetscape character and residential amenity.

15A.8.1.5 Non-Compliance with Fencing (Refer to Rule 15A.6.2.6)

(a) Matters of Discretion

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

15A.8.2 Commercial Zone

15A.8.2.1 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 (Taraika 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 (Taraika 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.8.2.2 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) must be provided to the rear of the building.
- (ii) The main pedestrian entrance to the supermarket must front the street.

15A.8.2.3 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) must be provided to the rear of the building.

15A.8.2.4 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 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, 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.
 - (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

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- 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 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.8.3 Open Space Zone

15A.8.3.1 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.
- (iii) The amalgamation of any proposed allotments or balance areas to existing titles of land.

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- (iv) The provision of 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.
 - (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.
 - (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
 - 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.

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- 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 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.8.4 Greenbelt Residential

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, as well as the future land use and development of each lot. In addition, connectivity and linkages (both within and beyond the subdivision).

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

(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) Provision of land for publically accessibly open space and recreation that is appropriately located and of a practicable size and shape.

(vi) The provision of practicable street plantings.

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- (vii) The provision of 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) The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
 - (x) Minimise use of cul-de-sacs, particularly cul-de-sacs that are long or have poor visibility.
 - (xi) Consideration of Crime Prevention through Environmental Design Principles.
 - (xii) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
 - (xiii) Effects on significant sites and features, including natural, cultural, archaeological and historical sites.
 - (xiv) The protection and enhancement of any natural habitat of indigenous species within the subdivision
 - (xv) Avoidance or mitigation of natural hazards.
 - (xvi) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
 - (xvii) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.
 - (xviii) The staging of development and timing of works
 - (xix) Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xx) The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.
- (b) Conditions
- (i) Minimum Allotment Area and Shape
 - Each allotment shall comply with the following site area and shape factor standards in Table 15A-4

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Table 15A-4: 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 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 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))