

15A RULES: TARA-IKA MULTI-ZONE PRECINCT

15A. TARA-IKA MULTI-ZONE PRECINCT

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

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

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

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 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 logic of the Structure Plan features.

Arapaepae Road Special Treatment Overlay

The Arapaepae Road Special Treatment Overlay is designed to manage the piece of land between Arapaepae Road (currently State Highway 57) and the Ō2NL highway. The shape of this piece of land, its location between two busy roads, and that it is currently taking access of State Highway 57 (which is a limited access highway) will all impact on the way in which it is ultimately developed. As such, the Arapaepae Road Special Treatment Overlay, while having an underlying Residential Zone, provides a high degree of flexibility in the nature and type of activity that can establish, providing that identified effects are appropriately managed.

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.

15A RULES: TARA IKA MULTI-ZONE PRECINCT

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

15A1.1.1 Activities permitted by the underlying zone chapters

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

15A.1.2 Commercial Zone

In the Commercial Zone, the only permitted activities are:

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

15A RULES: TARA IKA MULTI-ZONE PRECINCT

- (i) The construction, operation, maintenance and upgrading of network utilities.
 - (ii) Domestic scale renewable energy devices.
- (j) Temporary activities

15A.2 CONTROLLED ACTIVITIES

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

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

15A.2.1 All Zones

- (a) Within the Residential Zone of the Tara-Ika Precinct, activities listed as a controlled activity in Chapter 15 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (b) Within the Commercial Zone of the Tara-Ika Precinct, activities listed as a controlled activity in Chapter 17 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 17.
- (c) Within the Greenbelt Residential Zone of the Tara-Ika Precinct, activities listed as a controlled activity in Chapter 18 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 18.
- (d) Within the Open Space Zone of the Tara-Ika Precinct, activities listed as a controlled activity in Chapter 20 are a controlled activity, provided activities comply with all relevant conditions contained within Chapter 20.

15A.3 RESTRICTED DISCRETIONARY ACTIVITIES

The following activities are restricted discretionary activities provided activities comply with all relevant conditions in Rule 15A.8 and Chapters 21, 22, 23 and 24.

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

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

15A.3.1 All Zones

- (a) The subdivision of land that provides Primary Structure Plan Features in the manner shown on Structure Plan 013 (for the avoidance of doubt, including subdivision where there are no such Features depicted on the Structure Plan for the relevant land).

15A RULES: TARA IKA MULTI-ZONE PRECINCT

- (b) Within the Residential Zone of the Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 15 are a restricted discretionary activity, provided activities comply with all relevant conditions contained within Chapter 15.
- (c) Within the Commercial Zone of the Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 17 are a restricted discretionary activity, provided activities comply with all relevant conditions contained within Chapter 17.
- (d) Within the Greenbelt Residential Zone of the Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 18 are a restricted discretionary, provided activities comply with all relevant conditions contained within Chapter 18.
- (e) Within the Open Space Zone of the Tara-Ika Precinct, activities listed as a restricted discretionary activity in Chapter 20 are a restricted discretionary, provided activities comply with all relevant conditions contained within Chapter 20.
- (f) Any Permitted or Controlled activity that does not comply with Permitted or Controlled Activity conditions.

15A.3.2 Residential Zone

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

15A.3.3 Commercial Zone

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

15A.4 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities.

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

15A.4.1 All Zones

- (a) Within the Residential Zone of the Tara-Ika Precinct, activities listed as a discretionary activity in Chapter 15 are a discretionary activity.
- (b) Within the Commercial Zone of the Tara-Ika Precinct, activities listed as a discretionary activity in Chapter 17 are a discretionary activity.
- (c) Within the Greenbelt Residential Zone of the Tara-Ika Precinct, activities listed as a discretionary activity in Chapter 18 are a discretionary activity.

15A RULES: TARA-IKA MULTI-ZONE PRECINCT

- (d) Within the Open Space Zone of the Tara-Ika Precinct, activities listed as a discretionary activity in Chapter 20 are a discretionary activity.
- (e) Subdivision or land use activities that do not provide Primary Features in the manner shown on Structure Plan 013*.
- (f) Subdivisions that do not comply with Rule 15A.8.2.2(b)(ii), 15A.8.3.4(b)(ii), 15A.8.4.1(b)(ii), or 15A.8.5.1(b)(ii).
- (g) Any development that does not comply with Rule 15A.8.2.1(b).
- (h) Any activity not otherwise specified.
- (i) Any Restricted Discretionary Activity that does not comply with Restricted Discretionary Activity Conditions.
- (j) Any activity that does not comply with 15A.8.1.1(b).

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

15A.4.2 Commercial Zone

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

15A.5 NON-COMPLYING ACTIVITIES

The following activities are non-complying activities.

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

15A.5.1 All Zones

- (a) Within the Residential Zone of the Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 15 are a non-complying activity.
- (b) Within the Commercial Zone of the Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 17 are a non-complying activity.
- (c) Within the Greenbelt Residential Zone of the Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 18 are a non-complying activity.

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- (d) Within the Open Space Zone of the Tara-Ika Precinct, activities listed as a non-complying activity in Chapter 20 are a non-complying activity.
- (e) Any activity that does not comply with Rule 15A.6.1.1 – Vehicle Access into Strategic Cycleways.
- (f) Industrial Activities (for the avoidance of doubt, this includes activities in the Arapaepae Road Special Treatment Overlay)
- (g) Large Format Retailing (for the avoidance of doubt, this includes activities in the Arapaepae Road Special Treatment Overlay).

15A.6 CONDITIONS FOR PERMITTED ACTIVITIES

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

The following conditions shall apply to all permitted activities:

15A.6.1 All Zones

15A.6.1.1 Vehicle Access into Strategic Cycleways

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

15A.6.2 Residential Zones

15A.6.2.1 Rainwater Tanks

- (a) All dwellings shall have a rainwater collection tank permanently connected to internal and external non-potable reuse including toilet flushing, laundry, and outdoor taps. Rainwater tanks must be designed and installed as follows:
 - (i) Size of tank:
 - Roof area of 75m² or less – minimum 2,000 litre capacity
 - Roof area of 75m² to 200m² – minimum 3,000 litre capacity
 - Roof area of more than 200m² – minimum 5,000 litre capacity
 - (ii) The roof area to be connected will be the total footprint of the building (excluding freestanding accessory buildings) and 90% of this must be able to freely drain to the tank without need for pumping. Only runoff from roof surfaces is to be collected into the rainwater tanks.
 - (iii) The rainwater tank, plumbing and pump system must be maintained in working condition over the life of the dwelling.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

- (iv) The public potable water supply shall be adequately protected by installation of a non-return valve.
- (v) Rainwater tanks are to overflow when full into an on-lot soakage device for stormwater disposal.

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

15A.6.2.2 Maximum Building Height

- (a) In the Medium Density Area the maximum height shall be 10 metres.

15A.6.2.3 Integral Garages

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

15A.6.2.4 Building Setback from Boundaries

Front/Road Boundary

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

15A.6.2.5 Daylight Access

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

15A.6.2.6 Fencing

- (a) Front Road Boundary
 - (i) Local Roads
 - The maximum height of a fence or wall sited on the boundary or within 2 metres of the boundary shall be no greater than 1.2 metre high.
 - (ii) Collector and Arterial Roads
 - The maximum height of a fence or wall sited on the boundary or within 2 metres from the boundary is 1.5m high
- (b) Boundaries adjoining a public reserve or cycle way
 - 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

15A RULES: TARAİKA MULTI-ZONE PRECINCT

- 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

15.6.3.1 Signs

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

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

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

Table 15A-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.

(c) There shall be no remote signage

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

15A.6.4 Greenbelt Residential Zone

15A.6.4.1 Rainwater Tanks

- (a) All dwellings shall have a rainwater collection tank permanently connected for internal and external non-potable reuse including toilet flushing, laundry, and outdoor taps. Rainwater tanks must be designed and installed as follows:
- (i) Size of tank:
 - Roof area of 75m² or less - minimum 2,000 litre capacity
 - Roof area of 75m² to 200m² - minimum 3,000 litre capacity
 - Roof area of more than 200m² - minimum 5,000 litre capacity
 - (ii) The roof area to be connected will be the total footprint of the building (excluding freestanding accessory buildings) and 90% of this must be able to freely drain to the tank without need for pumping. Only runoff from roof surfaces is to be collected into the rainwater tanks.
 - (iii) The rainwater tank, plumbing and pump system must be maintained in working condition over the life of the dwelling.
 - (iv) The public potable water supply shall be adequately protected by installation of a non-return valve.
 - (v) Rainwater tanks are to overflow when full into an on-lot soakage device for stormwater disposal.

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

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

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

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

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

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

15A RULES: TARA IKA MULTI-ZONE PRECINCT

15A.8.1 All Zones

15A.8.1.1 Stormwater Management Requirements for Restricted Discretionary Activities

- (a) Matters of Discretion
 - (i) The effects on adjacent properties and downstream environments
 - (ii) The matters set out in Policy 6A.3.1, Policy 6A.3.2, and Policy 6A.3.3.
- (b) Conditions
 - (i) Stormwater must be retained onsite and discharged to ground within the Tara-Ika Growth area for up to a 1 in 100 year average recurrence interval (ARI) rainfall event (including modelled increased volumes expected for such events due to climate change).
 - (ii) A stormwater management plan must be submitted with all resource consent applications for restricted discretionary activities, demonstrating how the activity will achieve 15A.8.1.1(b)(i). Stormwater management plans must address the matters set out in 15A.8.1.1(c) below.
 - (iii) All stormwater management plans shall be consistent with the Horowhenua District Plan Subdivision and Development Principles and Requirements 2014 and NZS4404:2010 (Land development and subdivision infrastructure), whichever is more stringent.
 - (iv) The 200th additional allotment/housing unit (or any subsequent allotment/housing unit) shall also include an integrated stormwater management plan for the whole Tara-Ika Growth area that achieves the outcomes in Rule 15A.8.1.1(b) and 15A.8.1.1(c). The 200th additional allotment/housing unit (and any subsequent allotments/housing units) is calculated based on land use or subdivision consents or building consents issued after 14 June 2022 for the area covered by the Tara-Ika structure plan. This integrated stormwater management plan will need to be adopted via Council resolution. All subsequent stormwater management plans submitted as required by 15A.8.1.1(b)(ii) shall be consistent with this site wide plan.
- (c) Information Requirements for Stormwater Management Plans
 - (i) Stormwater Management Plans must address the following:
 - Stormwater management both on-site (on-site soakage pits) and via centralised treatment and soakage facilities (i.e communal treatment wetlands and soakage basins)
 - (i) Compliance with the Horowhenua District Plan Subdivision and Development Principles and Requirements 2014 and NZS4404:2010 (Land development and subdivision infrastructure)
 - Detailed design of stormwater management devices (size, location and maintenance requirements), including assets to be vested with Council

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- Pre-soakage treatment for runoff from impervious surfaces (excluding roofs and other on-lot impervious areas such as patios and sheds)
 - The location of overland flow paths for the greater than 100-year ARI rainfall event (with allowance for climate change) and proposed mechanisms for managing these events.
 - Consideration of future development in the upstream catchment from the proposal
- (ii) Stormwater management plans shall include the following methods:
- Pre-soakage treatment by centralised end-of-pipe stormwater wetlands that are sized and located to efficiently service the Tara-Ika Growth Area in an integrated manner. Wetlands shall include a high flow bypass into an adjoining/downstream soakage basin for disposal, sized to bypass flows greater than the Water Quality Flow.
 - The stormwater treatment devices (wetlands) shall be sized to accommodate the Water Quality Flow and Water Quality Volume of the contributing catchment, excluding the roof and on-lot impervious areas that are connected to appropriately sized on-lot soakage devices. The contributing catchment includes adjoining development blocks within Tara-Ika and must consider the future developed upstream catchment.
 - Any wetlands shall be sized to accommodate the Water Quality Flow and Water Quality Volume of the contributing catchment, including adjoining development within Tara-Ika.
- (iii) Calculations used in the preparation of stormwater management plans should demonstrate the following:
- Application of the 12-hour nested design storm specified by Wellington Water in “Reference Guide for Design Storm Hydrology” (2019)
 - Evidence of the use of HIRDS v4 rainfall data (or later version if available) in conjunction with the RCP 8.5 (2081-2100) climate change scenario.
 - Evidence of site-specific soakage testing and the soakage rate for the sizing of on-site soakage pits, using testing methods in accordance with the Horowhenua District Plan Subdivision and Design Requirements and Principles, with a safety factor of 1.5 applied to the testing results (i.e., divide soakage rate result by 1.5).
 - The process of monitoring, reporting and design revision to either confirm compliance with 15A.8.1.1(b) or otherwise alter the design and management of stormwater to achieve compliance.

Advice Note: The reduction of runoff volume and flow from on-lot soakage disposal cannot be considered in the sizing calculations for the 100-year ARI overland flow path, in order to ensure sufficient capacity is available during extreme events when soakage pits may be full.

In the absence of soakage testing or for the purposes of initial design a soakage rate of 100mm per hour will be applied. Rainwater tank volume shall not be considered in the sizing of on-lot soakage due to uncertainty about that rainwater tank volume that may be available at any given time

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

15A RULES: TARAİKA MULTI-ZONE PRECINCT

The Water Quality Volume (WQV) and the Water Quality Flow (WQF) used to size treatment devices shall be calculated using the method specified in Wellington Water's "Water Sensitive Design for Stormwater: Treatment Device Design Guideline" (2019).

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

Advice Note: For the avoidance of doubt, If any part of rule 15A.8.1.1(b)(i) to 15A.8.1.1(b)(iv) is not complied with, resource consent will be required as a Discretionary Activity.

15A.8.2 Residential Zones

15A.8.2.1 Development within the Arapaepae Road Special Treatment Overlay (Refer to Rule 15A.3.2(a))

- (a) Matters of Discretion
- (i) Reverse sensitivity effects, including:
- Noise
 - Vibration
 - Visual
 - Traffic
- (ii) Compatibility with surrounding and anticipated land uses, including the roading network.
- (iii) The ability to achieve safe and efficient access.
- (iv) The measures proposed to achieve an acceptable level of amenity for the proposed activity.
- (b) Conditions
- (i) New buildings or alterations to existing buildings containing noise sensitive activities must be designed, 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

15A RULES: TARAİKA MULTI-ZONE PRECINCT

	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

Note: This table is informed by Waka Kotahi New Zealand Transport Agency 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.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

(c) Non-Notification

- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.2.1 shall not be publicly notified or limited notified (except Waka Kotahi New Zealand Transport Agency).

15A.8.2.2 Subdivision (Refer to Rule 15A.3.1(a))

(a) Matters of Discretion

- (i) Whether the proposal will deliver the outcomes sought by Structure Plan 013, particularly in respect of Secondary Structure Plan Features (local roads/laneways and secondary reserves).
- (ii) For subdivisions within the Medium Density Area, consistency with the Medium Density Residential Development Design Guide to the extent the content of the guide relates to subdivision.
- (iii) The design, layout and variety of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot. In addition, connectivity and linkages (both within and beyond the subdivision), energy efficiency and conservation, and access to solar energy.
- (iv) Provision of land for publicly accessible open space and recreation that is appropriately located and of a practicable size and shape for recreation and to support management of stormwater during heavy rain events, in general accordance with Structure Plan 013.
- (v) Whether the proposal includes provision of practicable street plantings.
- (vi) The provision of access, any new roads, cycleways, footpaths, and provision of linkages to existing roads.
- (vii) The management of traffic generated and potential adverse effects on the safety and efficiency of the transport network and the State Highway network (including temporary safety impacts that may arise where development of the Tara-Ika Growth Area occurs prior to the Ōtaki to north of Levin highway being constructed and operational).
- (viii) Minimise use of cul-de-sacs, particularly cul-de-sacs that are long or have poor visibility to or from the street they connect to.
- (ix) Consideration of Crime Prevention through Environmental Design Principles.
- (x) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
- (xi) Effects on significant sites and features, including natural/cultural, archaeological and historical sites.

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- (xii) Effects on habitats of culturally significant species identified on Structure Plan 013 and the proposed methods to avoid, remedy or mitigate these effects.
 - (xiii) Avoidance or mitigation of natural hazards.
 - (xiv) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
 - (xv) Whether tikanga and cultural protocols will be followed during the construction phase, particularly when undertaking earthworks.
 - (xvi) The staging of development and timing of works.
 - (xvii) Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).
 - (xviii) The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.
 - (xix) The matters described in Sections 108 and 220 of the RMA.
- (b) Conditions
- (i) Minimum Allotment Area and Shape

Each allotment shall comply with the following site area and shape factor standards for each settlement set out in Table 15A-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
Medium Density Area	Attached Units: 150m ² *	450m ² *	7m	Maximum street block length: 200m Must include building siting plan.*

15A RULES: TARAICA MULTI-ZONE PRECINCT

	Detached Units: 225m ² *	450m ² *	10m	Maximum block length: 200m Must include building siting plan.*
Standard Residential	330m ²	-	13m	Maximum block length: 200m
Low Density Residential	1000m ²	-	18m	N/A

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

(ii) Structure Plan

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

(iii) Water Supply, Wastewater and Other Services

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

(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

- Under Section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.2.2 shall not be publicly notified or limited notified, except where:

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- For consent applications involving activities close to State Highways, Waka Kotahi New Zealand Transport Agency may be an affected party for the purposes of limited notification.

15A.8.2.3 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 for managing increased demand for water.

15A.8.2.4 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 and/or detracts from the dwelling as the primary feature of the site.
 - (ii) The extent to which the integral garage reduces the opportunity for passive surveillance between the dwelling and the streetscape.
 - (iii) The effect of the integral garage's position on streetscape character and residential amenity.

15A.8.2.5 Non-Compliance with Fencing (Refer to Rule 15A.6.2.6)

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

15A.8.3 Commercial Zone

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

- (a) Matters of Discretion
- (i) Building design and façade treatment should create a high amenity commercial environment that contributes positively to the public realm and enhances pedestrian experience by providing opportunity for interaction between shops front and the street. This includes but is not limited to:
 - Locating main building façades to address the primary street frontage.
 - Providing an interesting and varied building frontage that is not dominated by either featureless facades or glazing.

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- 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 verandahs that:
- Provide weather protection to pedestrians
 - Contribute to the overall appearance and pleasantness of the street
- (iv) The application of Crime Prevention through Environmental Design (CPTED) Principles, including:
- Building design and layout.
 - Use of appropriate planting and landscaping.
- (v) Proposed methods of managing the quality and quantity of stormwater.
- (b) Conditions
- (i) All buildings in the Commercial Zone (Tara-Ika Precinct) must comply with the following:
- No part of any building shall exceed a height of 15 metres.
 - All buildings shall be built to the front road boundary of the site.
 - All building shall be built up to the side boundaries (the boundary which is perpendicular to the primary road frontage).
 - All buildings shall have display windows along the ground floor road frontage. At least 50% of ground floor facade surface shall be display

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

space or transparent window or doors. The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.

- No building shall have a continuous featureless façade/blank wall on the ground floor road frontage wider than 4 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings, glazing or columns, recesses, niches or other architectural detailing
 - All buildings shall have a maximum ground floor road frontage width for individual tenancies of 15 metres.
 - All building frontages shall have a minimum height of 6 metres.
 - The above standards do not apply to service lane frontages.
- (ii) All buildings in the Commercial Zone (Tara-Ika Precinct) must include a verandah which 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.
 - Provide continuous shelter with any adjoining verandah or pedestrian shelter.

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

(a) Matters of Discretion

- (i) Whether parking areas, vehicle access and servicing arrangements are designed and located in a manner that protects the visual amenity of the streetscape and pedestrian safety, including the use of landscaping, planting and lighting.
- (ii) Whether the design and layout of the site and buildings protects the visual amenity of the streetscape and pedestrian safety. For example:
- The extent of featureless facades.
 - The extent of glazing.
 - The extent of signage.
 - The extent of window displays that prevent visibility into the store from the street.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

- (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 (if chosen to be provided) must be provided to the rear of the building.
 - (ii) The main pedestrian entrance to the supermarket must front the street.

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

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

15A RULES: TARAIIKA MULTI-ZONE PRECINCT

- 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 (if chosen to be provided) must be provided to the rear of the building.

15A8.3.4 Subdivision (Refer to Rule 15A3.1(a))

(a) Matters of Discretion

- (i) Whether the proposal will deliver the outcomes sought by Structure Plan 013, particularly in respect of Secondary Structure Plan Features (local roads/laneways and secondary reserves).
- (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 access, any new roads, cycleways, footpaths, provision of linkages to existing roads and provision for bus stop and turning areas.
- (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.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

- (viii) Site contamination remediation measures and works.
 - (ix) Avoidance or mitigation of natural hazards.
 - (x) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
 - (xi) Whether tikanga and cultural protocols will be followed 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 a roading asset as indicated by Structure Plan 013 requiring the roading asset to be constructed and vested with Council to the full extent indicated on the Structure Plan.
 - A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council
 - (iii) Water Supply, Wastewater and Other Services

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

15A RULES: TARAICA MULTI-ZONE PRECINCT

- (i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.3.4 shall not be publicly notified or limited notified.

15A.8.4 Open Space Zone

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

(a) Matters of Discretion

- (i) Whether the proposal will deliver the outcomes sought by Structure Plan 013, particularly in respect of Secondary Structure Plan Features (local roads/laneways and secondary reserves).
- (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 access, any new roads, cycleways, footpaths, provision of linkages to existing roads.
- (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.
- (x) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
- (xi) Whether tikanga and cultural protocols will be followed 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).

15A RULES: TARAICA MULTI-ZONE PRECINCT

(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.
- A condition will be imposed on the resource consent of any subdivision that creates additional allotments and involves a site/part of a site containing a park or reserve as shown on Structure Plan 013, requiring the site/part of the site containing the reserve to be vested within Council.

(iii) Water Supply, Wastewater and Other Services

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

(iv) Roads and Access

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

(v) Network Utilities

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

(c) Non-Notification

(i) Under section 77D of the RMA, an activity requiring resource consent under Rule 15A.8.4.1 shall not be publicly notified or limited notified.

15A.8.5 Greenbelt Residential

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

(a) Matters of Discretion

- (i) Whether the proposal will deliver the outcomes sought by Structure Plan 013, particularly in respect of Secondary Structure Plan Features (local roads/laneways and secondary reserves).
- (ii) The design and layout of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot. In addition, connectivity and linkages (both within and beyond the subdivision), energy efficiency and conservation, and access to solar energy.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

- (iii) Provision of land for publicly accessibly open space and recreation that is appropriately located and of a practicable size and shape to support management of stormwater during heavy rain events, in general accordance with Structure Plan 013.
- (iv) Whether the proposal includes the provision of practicable street plantings.
- (v) The provision of access, any new roads, cycleways, footpaths, provision of linkages to existing roads-
- (vi) The management of traffic generated and potential adverse effects on the safety and efficiency of the transport network (including existing and proposed state highways).
- (vii) Minimise use of cul-de-sacs, particularly cul-de-sacs that are long or have poor visibility.
- (viii) Consideration of Crime Prevention through Environmental Design Principles.
- (ix) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications, gas and electricity.
- (x) Effects on significant sites and features, including natural/ecological, cultural, archaeological and historical sites.
- (xi) The protection and enhancement of any natural habitat of indigenous species within the subdivision
- (xii) Avoidance or mitigation of natural hazards.
- (xiii) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. This may require cut and fill plans and erosion and sediment control plans to be submitted with applications for subdivision.
- (xiv) Whether tikanga and cultural protocols will be following during the construction phase, particularly when undertaking earthworks.
- (xv) The staging of development and timing of works
- (xvi) Compliance with the Council's Subdivision and Development Principles and Requirements (Version: July 2014).
- (xvii) The potential effects of the development on the safe and efficient operation, upgrading, maintenance and replacement of existing lawfully established network utilities.

15A RULES: TARAİKA MULTI-ZONE PRECINCT

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

(b) Conditions

(i) Minimum Allotment Area and Shape

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

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

(iii) Water Supply, Wastewater and Other Services

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

(iv) Roads and Access

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

(v) Network Utilities

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

(c) Non-Notification

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