TDA – Trifecta Development Area

Introduction

The Trifecta Development Area (TDA) provides for a mix of residential, light industrial, neighbourhood centre and open space land uses. TDA manages land uses and subdivision within the five different Sub-Areas: General Residential Area, Large Lot Residential Area, Neighbourhood Centre Area, Open Space Area and Light Industrial Area. Suitable locations for residential, light industrial, commercial, community and open space are identified within the TDA through the Sub-Areas, while providing spatial flexibility within the Hauora Hub. The objectives and policies are applied across the TDA.

Hauora (community wellbeing) is an over-arching philosophy for the whole TDA. Hauora has been incorporated into the TDA design and provisions. The outcome of Hauora is achieved through mechanisms such as walkability within the TDA and shared path linkage to Dargaville, community services in the Neighbourhood Centre Area, community gardens in the Open Space Areas, co-location of housing and Neighbourhood Centre Area, housing typology flexibility including papakainga style living and retirement village with shared facilities, amenities or services, intergenerational living enabled e.g. minor residential unit in Large Lot Residential Area.

TDA is surrounded by the Rural Zone (Operative Kaipara District Plan 2013). There is also an internal interface between Light Industrial Area and General Residential Area. The boundary interface and the internal interface have the potential for reverse sensitivity and compatibility effects. These potential effects have been managed through a variety of methods including landscaping, setbacks for buildings and structures, acoustic controls, and spatial placement of different activities.

The five different Sub-Areas are each described below, including the role of the Hauora Hub.

General Residential Area

The General Residential Area (GRA) provides for a range of housing typologies, from traditional stand-alone (detached) residential units, to semi detached and attached units, e.g flats, duplexes or town houses. On-site collection and storage of water is encouraged.

Multi-Unit Residential Developments are provided for, including Papakainga style living and Retirement Village. When more than two attached or detached residential units share a site or if a higher density is proposed, urban design input is required to ensure that the built form will provide a good liveable space for the future residents and the buildings relate well to the surrounding residential neighbourhood.

Some non-residential activities opportunities are provided for, such as small-scale home-based commercial services and visitor accommodation, while ensuring that residential amenity and character are not compromised, and the commercial activities are sympathetic to the surrounding residential context.

Hauora Hub

The Trifecta Development Area (District Plan map 10A) has a centrally located area called the Hauora Hub. The Hauora Hub denotes the spatial extent within which a mix of three land use Areas will establish, being the Neighbourhood Centre Area (NCA), a connected Open Space Area (OSA), with the remaining spatial area being taken up with the General Residential Area (GRA). The final orientation and positioning of the NCA and OSA within the Hub's extent will be determined by a resource consent implementing a Comprehensive Development Plan. The Development Area rules require that the Comprehensive Development Plan is undertaken before the GRA is developed.

From a planning perspective, the Hauora Hub is largely an implementation tool. The intent of the Hauora Hub is to give a degree of flexibility for where the NCA and connected OSA are spatially located, while giving certainty that these two Areas will be established within the spatial extent shown as the Hauora Hub. Once implemented through the Comprehensive Development Plan, the Hauora Hub will be replaced by the three Areas. However, the outcome of Hauora or community wellbeing will be enduring through GRA and OSA objectives, policies and rules.

'Hauora' is a Maori concept of holistic health and wellbeing. The Hauora Hub is intended to be the heart of this neighbourhood. Local shops and community facilities and services will be located within the NCA. The GRA within the Hauora Hub will be provided with convenient access to amenities, as it is co-located with the commercial activities, community facilities and OSA. This supports Hauora – holistic community health and wellbeing. This is also seen as an opportunity for multi-generational living. This outcome will also be achieved through objectives and policies that support compact density for the GRA when located in proximity to the NCA, because of the proximity to services, facilities and amenities. The OSA located within the Hauora Hub will be spatially connected to the NCA which supports the outcome of Hauora. Collectively creating wellbeing for this community - Hauora.

Large Lot Residential Area

The Large Lot Residential Area (LLRA) has larger sections for a more rural-residential lifestyle approach to living. Servicing for the three waters is on-site, given the elevated location and larger section sizes. There is no intention for this area to transition to a more urban density, nor for services to be extended, e.g. reticulated water and wastewater. While Minor/second Residential Units are provided for to support intergenerational living. Subdivision between the principal and minor residential units is not provided for, and 4,000m^2 density is the final form of development.

Open Space Area

The Open Space Area (OSA) applies to four categories of open space used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing, socialising and picnics.

- Hillside Open Space Area, located on the elevated portion of the Development Area site, with its prime vantage point over the Northern Wairoa River and the landscape beyond
- Hauora Open Space Area, locate close to the Neighbourhood Centre Area, with its proximity encouraging connectivity and vibrancy between the two community areas
- Neighbourhood Open Space Area, a pocket park in easy walkable proximity to be used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses
- Blue-Green Open Space Area, having a dual purpose for stormwater management and walking-cycling linkage. The stormwater function is compatible with providing a habitat for mahinga kai (food gathering areas) and cultural harvest e.g. harakeke (flax).

Generally, the OSA will be characterised by limited buildings and structures that support the enjoyment of the public open space, such as barbeques and picnic facilities, playgrounds and toilets. Limiting built development and activities that are not based on recreational or community use will help maintain the open space character and amenity value and enable opportunities for a range of informal recreational activities to occur. Use of the public Open Space Areas as community gardens and orchards is encouraged.

Neighbourhood Centre Area

The Neighbourhood Centre Area (NCA) provides for accessible neighbourhood community activities that provides goods, services and facilities to meet the day to day needs of the surrounding community. The local shops within NCA provide a limited range of everyday goods and services. Community facilities can include shared community spaces (e.g. hall), health care facilities, and early childhood facilities (e.g. kohanga reo).

The intent is to create a Hauora area for community wellness, and for the Hauora area to be the heart of the community. Being located within easy walking distance of the residential area, the Hauora area will support the surrounding residential neighbourhood, by providing accessible neighbourhood community facilities and services. And vice versa, with the Hauora area having vibrancy because of the close proximity of the surrounding neighbourhood.

Being situated within a residential area, the range and scale of activities must be compatible with the neighbouring residential activities and local amenity and character. To that end, floor area for local shops and community facilities is limited to ensure they are compatible with the intent of the NCA. Building design and layout that enhances connectivity to the Open Space is encouraged.

Light Industrial Area

The Light Industrial Area (LIA) provides for industrial activities that do not generate objectionable odour, dust or noise. LIA activities anticipated are unlikely to give rise to significant adverse effects beyond the site and include activities such as warehousing, storage, light manufacturing, production, logistics, transport, distribution and servicing activities. Light industrial activities can range in scale and nature.

LIA also provides for trade retail activities that are compatible with industrial activities such as service stations, garden centre, trade supplies, motor vehicle sales and hire premises. Supporting activities such as cafes and takeaway bars are also provided for.

Other non-industrial activities are discouraged so that LIA land is preserved for light industrial and trade type activities. Sensitive activities are restricted within LIA. On LIA sites that border the General Residential Area, the scale, design and location of activities and buildings are managed.

TDA.1.1 Objectives

1. Residential living for all ages and stages.
2. Light industrial businesses enabled.
3. Community facilities and services available.
4. Commercial activities support the day to day needs of residents and workers.
5. Open spaces support residents, workers, visitors, and a healthy environment.
6. Hauora (community wellbeing) outcomes guide development.
7. Activities are compatible.

TDA.1.2 Policies

1. Provide for a range of residential housing typologies and densities that supports living for all ages and stages of the community's needs.
2. Use Hauora (community wellbeing) outcomes and Urban Design principles to achieve a well-functioning and liveable urban environment.
3. Ensure appropriate public and private open space, sunlight, privacy and amenity.
4. Enable light industrial businesses so that they are able to get on with business.
5. Provide for community facilities and services that support the Hauora (wellbeing) of the neighbourhood.
6. Co-locate the Neighbourhood Centre Area and Hauora Open Space Area at the heart of the neighbourhood.
7. Provide for commercial activities of a scale that supports the day to day needs of residents and workers, and complement, not compete with, Dargaville.
8. Enable the use of open spaces that responds to the needs of the local neighbourhood, workers and visitors, and achieve high quality stormwater management.
9. Encourage compact residential density outcomes in proximity to the facilities and services in the Neighbourhood Centre Area.
10. Maintain a rural residential scale of development (4,000m^2) in the Large Lot Residential Area that is carefully integrated into the elevated landform.
11. Manage potential reverse sensitivity and compatibility effects internally and externally to the Development Area by ensuring that:
    - Screening is established and maintained
    - Buildings and structures are appropriately located and scaled
    - Acoustic controls are targeted at the source rather than the receiver
    - Activities are spatial located relative to their effects and sensitivities
12. Ensure that the Trifecta Development Area is serviced by appropriate infrastructure.

Rules and Standards

SUBDIVISION (ENTIRE DEVELOPMENT AREA)

TDA-SUB-R1 Subdivision into Super Lots

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S1 Subdivision into Super Lots

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R2 Subdivision in the Large Lot Residential Area

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S2 Subdivision in the Large Lot Residential Area.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with the standard.

3. Activity Status: Prohibited

Where

a. Subdivision is of a Minor Residential Unit from a Principal Residential Unit

TDA-SUB-R3 Subdivision in the General Residential Area

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S3 Controlled Subdivision in the General Residential Area

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is <u>not</u> achieved with SUB-S3 Controlled Subdivision in the General Residential Area

b. Compliance is achieved with SUB-S4 Restricted Discretionary Subdivision in the General Residential Area

3. Activity Status: Discretionary

Where:

a. Compliance is not achieved with SUB-S4 Restricted Discretionary Subdivision in the General Residential Area.

TDA-SUB-R4 Subdivision in the Neighbourhood Centre Area

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S5 Subdivision in the Neighbourhood Centre Area

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R5 Subdivision in the Light Industrial Area

1.Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S6 Subdivision in the Light Industrial Area

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R6 Subdivision in the Open Space Area

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S7 Subdivision in the Open Space Area

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R7 Subdivision of Existing Buildings or Major Structures

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S8 Subdivision of Existing Buildings or Major Structures

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R8 Subdivision of Consented Residential Units

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S9 Subdivision of Consented Residential Units

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SUB-R9 Transport and Three Waters

1. Activity Status: Restricted Discretionary

Where:

a. Compliance is achieved with:

i. SUB-S10 Transport

ii. SUB-S11 Three Waters

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-SUB-R10 Electricity and Telecommunications

1. Activity Status: Controlled

Where:

a. Compliance is achieved with SUB-S12 Electricity and Telecommunications.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

Standards

TDA-SUB-S1 Subdivision into Super Lots

1. The subdivision spatially accords with the Area boundaries shown on the Development Area Plan. 2. Any Super Lot for the Neighbourhood Centre Area (including or excluding the Hauora Open Space Area) spatially aligns with the relevant Area boundaries depicted in the Amended Development Area Plan approved under rule TDA-R3 Any Activity and TDA-S3 Hauora Hub. 3. Super Lots are created for any one, or any combination, of the following spatial areas: a. Light Industry Area b. Large Lot Residential Area c. Hillside Open Space Area d. General Residential Area e. Neighbourhood Centre Area f. Hauora Open Space Area 4. Any application for a Super Lot for the Large Lot Residential Area is accompanied by statements confirming that access to the Large Lot Residential Area from Awakino Point North Road does not compromise development of the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area, provided from a suitably qualified and experienced: a. Traffic engineer; and b. Urban designer. Compliance Standard: 1. Subdivision of Super Lots is exempt from all other subdivision rules in the Trifecta Development Area chapter provided that the Super Lot has road frontage. Notes: 1. The purpose of Super Lots is to facilitate staging of development. 2. A subdivision application for one or more Super Lots may be combined with an application under rule TDA-R3 Any Activity. 3. A Super Lot may incorporate more than one spatial area into a single lot (for example, the General Residential Area together with the Neighbourhood Centre Area).	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion item (7). 2. Facilitation of staged development of the separate spatial areas within the Development Area. 3. Spatial accordance with the Development Area Plan and Amended Development Area plan.

TDA-SUB-S2 Subdivision in the Large Lot Residential Area

1. Every allotment: b. Has a gross site area of at least 4,000m² minimum. c. Can contain a circle with a diameter of 16m, or a square of at least 14m by 14m.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The ability of future buildings and access to comply with the Large Lot Residential Area rules. 3. The location and design of allotments to enable efficient use of land.

TDA-SUB-S3 Controlled Activity Subdivision in the General Residential Area

1. The gross site area is at least: a. 400m2 minimum. b. 500m2 average. 2. Every allotment can contain a rectangle of at least 8m by 15m. 4. The allotment contains an identified building area of at least 100m2 within which a residential unit can be built so there is compliance with the permitted activity standards for the General Residential Area.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion 2. The ability of future buildings and access to comply with the General Residential Area rules. 3. The location and design of allotments to enable efficient use of land. 4. The extent to which the density of development is consistent with the anticipated compact urban form in proximity to the Neighbourhood Centre Area.

TDA-SUB-S4 Restricted Discretionary Subdivision in the General Residential Area

1. The gross site area is at least: a. 300m2 minimum. b. 500m2 average. 2. Every allotment can contain a rectangle of at least 8m by 15m. 4. The allotment contains an identified building area of at least 100m2 within which a residential unit can be built so there is compliance with the permitted activity standards for the General Residential Area.	Matters of discretion: 1. TDA-SUB-SXX Matters of Control and Discretion. 2. The ability of future buildings and access to comply with the General Residential Area rules. 3. The location and design of allotments to enable efficient use of land. 4. The extent to which the subdivision density is consistent with the anticipated compact urban form in proximity to the Neighbourhood Centre Area.

TDA-SUB-S5 Subdivision in the Neighbourhood Centre Area

1. Every allotment: a. Can contain a rectangle of at least 8m by 15m. b. Has a minimum frontage width of 14m.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The ability of future buildings and access to comply with the Neighbourhood Centre Area rules. 3. The location and design of allotments to enable efficient use of land.

TDA-SUB-S6 Subdivision in the Light Industrial Area

1. Every allotment has a gross site area greater than 500m².	Matters of control:

	1. TDA-SUB-S13 Matters of Control and Discretion. 2. The location and design of allotments to ensure that they are suitable for future industrial activities.

TDA-SUB-S7 Subdivision in the Open Space Area

1. The subdivision is a boundary adjustment and no additional allotments are created.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The location and design of allotments to ensure that they are suitable as Open Space.

TDA-SUB-S8 Subdivision of Existing buildings or major structures

1. The land contains existing buildings or major structures and the boundaries of the proposed allotments result in compliance with the relevant Area permitted activity standards for building and major structure setback, building coverage, impervious areas, outdoor living court, and height in relation to boundary.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The extent to which the design and layout of the proposed allotments result in new or increased non-compliance with the permitted activity standards for the Area.

TDA-SUB-S9 Subdivision of Consented Residential Units

1.The subdivision is of land in the General Residential Area. 2. The subdivision enables the creation of allotments for residential units that have an approved land use consent authorising two or more residential units per site, a Multi Unit Residential Development or a Retirement Village.	Matters of control: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The extent to which the design and layout of the proposed allotments result in new or increased non-compliance with the permitted activity standards for the General Residential Area. 3. Appropriate provision for infrastructure. 4. Appropriate creation of common areas over any parts of the parent allotment that require access by more than one allotment within the subdivision.

TDA-SUB-S10 Transport

1. Every allotment proposes legal access to Awakino Point North Road. 2. No allotment proposes direct access to State Highway 14. 3. Where subdivision is of any allotment within the Light Industrial Area:	Matters of discretion: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. Efficient and effective transport network. 3. Traffic safety in relation to site ingress and egress. 4. Pedestrian and cyclist safety and navigability.

a. The intersection of State Highway 14 and Awakino Point North Road is upgraded to a T intersection. b. Awakino Point North Road is sealed from State Highway 14 to the entrance to the Light Industrial Area. c. The subdivision provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area. 4. Where subdivision is of any allotment within the General Residential Area: a. The intersection of State Highway 14 and Awakino Point North Road is upgraded to a T intersection. b. A pedestrian and cycle link from the intersection of State Highway 14 and Awakino Point North Road to Tuna Street is provided. c. An Access Plan for the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area is prepared by a suitably qualified and experienced transportation engineer, or the access proposed in the subdivision is consistent with the Access Plan approved under rule TDA-LU-R3 Any Activity and TDA-LU-S4 Transport. d. The Access Plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area. e. Any allotment in the General Residential Area fronting a Primary Access Road: i. With frontage of less than 18m is proposed to be accessed by a rear lane, except for allotments where the rear boundary adjoins the Light Industrial Area or Awakino Point North Road. ii. Which gains vehicle access from the Primary Access Road is limited to a single width vehicle crossing, except for attached residential units which may share a double width vehicle crossing provided that 12m of frontage is uninterrupted by vehicle crossings. f. Awakino Point North Road is sealed from State Highway 14 to the furthest entrance to the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area.	5. Consistency with an approved Access Plan under rule TDA-LU-R3 Any Activity and TDA-LU-S4 Transport. 6. Urban design and streetscape character and amenity in the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area. 7. Whether an intersection upgrade is warranted by the scale of the subdivision and volume of traffic generated. 8. Consideration of street trees and entrance treatments for the Awakino Point North Road entrances. 9. Results of any consultation with tangata whenua with respect to street naming.

TDA-SUB-S11 Three Waters

1. Any allotment in the Large Lot Residential Area is connected to on-site wastewater and on-site water supply. 2. Any allotment in the Light Industrial Area, General Residential Area, and Neighbourhood Centre Area is connected to reticulated wastewater and reticulated water supply.	Matters of discretion: 1. TDA-SUB-S13 Matters of Control and Discretion. 2. The capacity of the existing reticulated wastewater and water supply network. 3. Whether the servicing needs of the proposal require upgrades to existing infrastructure.

3. A Stormwater Management Plan is prepared by a suitably qualified and experienced engineer to delineate the Blue Green Open Space Area/s, or the stormwater management proposed in the subdivision is consistent with the Stormwater Management Plan approved under rule TDA-LU-R3 Any Activity and TDA-LU-S5 Three Waters. Note: 1. The approved Stormwater Management Plan will update the Development Area Plan and fix the boundary of the Blue Green Open Space Area.	4. Feasibility of connection to and logical extension of the existing reticulated wastewater and water supply network. 5. Provision of wastewater collection, treatment and disposal. 6. The efficient provision of services within the Development Area to any future development stage. 7. Effects on environmental and cultural values from the management and discharge of stormwater and wastewater. 8. The provision of integrated low impact or water sensitive stormwater design. 9. Consistency with an approved Stormwater Management Plan under rule TDA-LU-R3 Any Activity and TDA-LU-S5 Three Waters.

TDA-SUB-S12 Electricity and Telecommunications

1. The land is within the Large Lot Residential Area, General Residential Area or Neighbourhood Centre Area and every allotment is provided with: a. An underground connection or easements to secure connection to a reticulated electrical supply system at the boundary of the allotment. b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system. 2. The land is within the Light Industrial Area and every allotment is provided with: a. A connection to a reticulated electrical supply system at the boundary of the allotment; and the electrical supply is underground. b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system. 3. The most efficient route for electrical supply to any allotment(s) is across other allotments or other land owned by the subdivider, and easements are provided to secure the route.	Matters of control and discretion: 1. TDA-SUB-S13 Matters of Control and Discretion item (6).

TDA-SUB-S13 Matters of Control and Discretion

Matters of control and discretion: 1. The design, size, shape, gradient and location of any allotment. 2. The location of vehicle crossings, access or rights-of-way and proposed allotment boundaries. 3. Location of existing buildings, access and manoeuvring, and private open space. 4. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects, and any measures proposed to avoid remedy or mitigate those effects.

5. The location of proposed allotment boundaries, building areas and access ways or rights-of-way so as to avoid sites of historic heritage and archaeological sites.
6. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure, and how any adverse effects on existing infrastructure are managed.
7. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure.
8. The provision of reserves and Open Space, including Neighbourhood Open Space and Blue-Green Open Space.
9. Avoidance or mitigation of natural or man-made hazards.
10. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks.
11. The results of any consultation with tangata whenua including conditions with respect to an Accidental Discovery Protocol.

LAND USE (ENTIRE DEVELOPMENT AREA)

TDA-LU-R1 Any Activity Not Otherwise Listed in the Development Area Chapter

1. Activity Status: Permitted

Where:

a. Resource consent is not required under any rule of the Development Area or District Plan.

b. The activity is not prohibited under any rule of the Development Area or District Plan.

TDA-LU-R2 Farming

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-S1 Farming.

2. Activity Status: Non-Complying

Where:

a. Compliance is not achieved with the standard.

TDA-LU-R3 Any Activity

1. Activity Status: Restricted Discretionary

Where:

a. Compliance is achieved with:

i. TDA-S2 Landscape and Fencing

ii. TDA-S3 Hauora Hub

iii. TDA-S4 Transport

iv. TDA-S5 Three Waters

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-LU-R4 Temporary Activities

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-S6 Temporary Activities.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

Standards

TDA-LU-S1 Farming

1. Resource consent for any subdivision in the Trifecta Development Area (other than Super Lot subdivision) has not been given effect to. 2. No Industrial, Commercial or Community activity has established in the Light Industrial Area. 3. No Commercial or Community activity has established in the Neighbourhood Centre Area. 4. No residential unit has been occupied in the General Residential Area. Notes: 1. This rule enables grazing to continue on the site until the Trifecta Development Area is developed. 2. Farming is specifically provided for in the Large Lot Residential Area TDA-LLRA-R12 Primary Production Activity.	

TDA-LU-S2 Landscape and Fencing

1. Prior to establishment of any activity other than Farming on the site, a Landscape and Fencing Plan is prepared by a suitably qualified and experienced landscape architect detailing landscaping and fencing of: a. The perimeter of the Trifecta Development Area. b. The interface between the Light Industrial Area and the General Residential Area. 2. The resource consent proposing the Landscape and Fencing Plan may be submitted in advance of or together with any subdivision or land use consent application. 3. If development is staged, the Landscape and Fencing Plan: a. May be staged. b. Must deal with the entire land area for the particular stage.	Matters of discretion: 1. Shading and visual dominance on adjoining properties. 2. Streetscape character and amenity and visual effects. 3. Screening, planting, and landscaping. 4. Traffic safety. 5. Health and safety. 6. Reverse sensitivity and compatibility. 7. Implementation of the Landscape and Fencing Plan.

TDA-LU-S3 Hauora Hub

1. Prior to establishment of any activity other than Farming in the General Residential Area or Hauora Hub, a Comprehensive Development Plan is prepared by a suitably qualified and experienced urban designer detailing the spatial location and extent of the Neighbourhood Centre Area and the Hauora Open Space Area. 2. The Neighbourhood Centre Area shall be located within the indicative Hauora Hub depicted on the Development Area Plan. 3. The Hauora Open Space Area shall connect to the Neighbourhood Centre Area. 4. The resource consent proposing the Comprehensive Development Plan may be submitted in advance of or together with any subdivision or land use consent application. Note: 1. The Development Area Plan will be updated to delete the indicative Hauora Hub and fix the location of the Neighbourhood Centre Area and the Hauora Open Space Area.	Matters of discretion: 1. Spatial accordance with the indicative Hauora Hub on the Development Area Plan. 2. Urban design. 3. Efficient and effective transport network. 4. Location, orientation, size and shape of the Neighbourhood Centre Area and the Hauora Open Space Area. 4. Connectivity between the Neighbourhood Centre Area and the Hauora Open Space Area. 5. Relationship between the Hauora Open Space Area and the Hillside Open Space Area. 6. Implementation of the Comprehensive Development Plan.

TDA-LU-S4 Transport

1. Prior to establishment of any activity other than Farming in the Light Industrial Area: a. Upgrade of the intersection of State Highway 14 and Awakino Point North Road to a T intersection must be complete. b. An Access Plan for the Light Industrial Area must be prepared by a suitably qualified and experienced transportation engineer, unless an Access Plan for the Light Industrial Area has already been approved under TDA-SUB-S10. c. The Access Plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area. d. Awakino Point North Road must be sealed from State Highway 14 to the entrance to the Light Industrial Area. 2. Prior to occupation of any residential unit in the General Residential Area: a. Upgrade of the intersection of State Highway 14 and Awakino Point North Road to a T intersection must be complete. b. A pedestrian and cycle link from the intersection of State Highway 14 and Awakino Point North Road to Tuna Street must be complete. c. An Access Plan for the General Residential Area, Neighbourhood Centre Area and Large Lot Residential	Matters of discretion: 1. Efficient and effective transport network. 2. Urban design of the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area. 3. Traffic safety in relation to site ingress and egress. 4. Pedestrian and cyclist safety and navigability. 5. Consistency with an approved Access Plan under TDA-SUB-S10 Transport. 6. Consideration of street trees and entrance treatments for the Awakino Point North Road entrances. 7. Results of any consultation with tangata whenua with respect to street naming.

Area must be prepared by a suitably qualified and experienced transportation engineer, unless an Access Plan has already been approved under TDA-SUB-S10. d. The Access Plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area. e. Awakino Point North Road must be sealed from State Highway 14 to the furthest entrance to the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area. 3. The resource consent proposing the transportation upgrades and Access Plan/s may be submitted in advance of or together with any subdivision or land use consent application.	

TDA-LU-S5 Three Waters

1. Every residential unit and minor residential unit in the Large Lot Residential Area is connected to on-site wastewater and on-site water supply. 2. Every residential unit in the General Residential Area is connected to reticulated wastewater and reticulated water supply. 3. Every building in the Light Industrial Area and Neighbourhood Centre Area is connected to reticulated wastewater and reticulated water supply. 4. Any public toilet in the Open Space Area is connected to reticulated wastewater and reticulated water supply. 5. Prior to establishment of any activity other than Farming in the Light Industrial Area and Neighbourhood Centre Area and prior to occupation of any residential unit in the General Residential Area or Large Lot Residential Area: a. A Stormwater Management Plan shall be prepared by a suitably qualified and experienced engineer to delineate the Blue Green Open Space Area/s, unless a Stormwater Management Plan has already been approved under TDA-SUB-S11 Three Waters. Note: 1. The Development Area Plan will be updated to delete the indicative Blue Green Network and fix the location of the Blue Green Open Space Area/s.	Matters of discretion: 1. The capacity of the existing reticulated wastewater and water supply network. 2. Whether the servicing needs of the proposal require upgrades to existing infrastructure. 3. Feasibility of connection to and logical extension of the existing reticulated wastewater and water supply network. 4. Provision of wastewater collection, treatment and disposal. 5. The efficient provision of services within the Development Area to any future development stage. 6. Effects on environmental and cultural values from the management and discharge of stormwater and wastewater. 7. The provision of integrated low impact or water sensitive stormwater design. 8. Consistency with an approved Stormwater Management Plan under TDA-SUB-S11 Three Waters.

TDA-LU-S6 Temporary Activities

1. Temporary Activities, including the use of buildings and any temporary structures: a. Do not occupy any site for more than a total of five days per calendar year (inclusive of the time required for	

establishing and removing all structures and activities associated with the use). b. The number of people attending the event at any one time does not exceed 200 persons when the activity is undertaken outside. c. Any associated electronically amplified entertainment: i. Does not commence before 10am on any day. ii. Is completed by 10pm on the day of the event or 12.00pm on Fridays and/or Saturdays or 1:00am the following day when the event occurs on New Year's Eve. d. Occur no more than five times in any one calendar year at any one location. e. Any fixed exterior lighting associated with Temporary Activities shall be directed away from adjacent residential sites and public roads.	

LIGHT INDUSTRIAL AREA

TDA-LIA-R1 Minor Structures

1. Activity Status: Permitted

TDA-LIA-R2 Buildings and Major Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. LIA-S1 Buildings and Major Structures Height;

ii. LIA-S2 Buildings and Major Structures Setbacks;

iii. LIA-S3 Buildings and Major Structures Height in Relation to Boundary.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with LIA-S2 or S3.

3. Activity Status: Discretionary

Where:

a. Compliance is not achieved with LIA-S1.

TDA-LIA-R3 Outdoor Areas of Storage or Stockpiles

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. LIA-S1 Buildings and Major Structures Height;

ii. LIA-S2 Buildings and Major Structures Setbacks;

iii. LIA-S3 Buildings and Major Structures Height in Relation to Boundary;

iv. LIA-S4 Screening and Landscaping.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with LIA-S2, S3 or S4.

3. Activity Status: Discretionary

Where:

a. Compliance is not achieved with LIA-S1.

TDA-LIA-R4 Activities within 50m of the General Residential Area Boundary

1. Activity Status: Permitted

Where:

a. The activity is Warehousing, Storage, Trade Retail, Food and Beverage Activity or Community Corrections Activity.

b. Compliance is achieved with:

i. LIA-S4 Screening and Landscaping

ii. LIA-S5 Fences

ii. LIA-S6 Scale

iii. LIA-S7 Food and Beverage Activities

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with any Standard.

TDA-LIA-R5 Activities 50m or greater from the General Residential Area Boundary

1. Activity Status: Permitted

Where:

a. The activity is

i. Warehousing, Storage, Trade Retail, Food and Beverage Activity, Intensive Indoor Primary Production involving plants or fungi, or Community Corrections Activity; or

ii. an Industrial Activity, Service Station, Emergency Services, processing or packing of primary production, Technology Park, or Educational Facility for trades training.

b. Compliance is achieved with:

i. LIA-S4 Screening and Landscaping

ii. LIA-S6 Scale

iii. LIA-S7 Food and Beverage Activities

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with any Standard.

Compliance standard:

Intensive Indoor Primary Production involving livestock or poultry is not covered by this rule.

TDA-LIA-R6 Any Activity

1. Activity Status: Non-complying

Where:

a. The activity is not listed in rule LIA-R4 or LIA-R5.

b. Access is proposed to or from SH14

Compliance standard:

Intensive Indoor Primary Production involving livestock or poultry is covered by this rule.

LIA Standards

TDA-LIA-S1 Building and Major Structure Height

1. The maximum building height and major structure height is 20m above ground level. 2. The minimum internal ceiling height is 3.5m.	

TDA-LIA-S2 Building and Major Structure Setbacks

1. Buildings and major structures are set back at least: a. 10m from the State Highway 14 boundary. b. 10m from the Awakino Point North Road boundary. c. 0m from other road boundaries. d. 10m from the Rural Zone boundary. e. 5m from the General Residential Area boundary. f. 3m from any vested reserve or Open Space Area. g. 0m from any internal Light Industrial Area site boundary.	Matters of discretion: 1. The outlook, privacy, and amenity (including noise) of adjoining sites outside the LIA. 2. Shading and visual dominance on adjoining sites outside the LIA. 3. Screening, planting, and landscaping. 4. The functional and operational needs of industrial activities. 5. Safety and efficiency of the transport network. 5. Reverse sensitivity and compatibility of activities. 6. Stormwater and surface water. 7. Active and passive recreation.

TDA-LIA-S3 Building and Major Structure Height in Relation to Boundary

1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is adjoining any General Residential Area or Open Space Area boundary.	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining and adjacent properties.

[P: All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any site boundary.]	3. Screening, planting, and landscaping. 4. The functional and operation needs of industrial activities.

TDA-LIA-S4 Screening and Landscaping

1. Any on-site service area, including rubbish collection areas, and any area for the outdoor storage of goods or materials must (without preventing the provision of entry and exit to the site) be fully screened by a fence or landscaping where visible from any: a. Public road; b. Site in the General Residential Area; or c. Site in the Open Space Area; except for construction materials to be used on-site within 12 months.	Matters of discretion: 1. The design, size and location of the service area, outdoor storage or rubbish collection area. 2. Streetscape. 3. Dust and odour 4. Screening, planting, and landscaping. 5. The visual amenity and shading of adjoining General Residential and Open Space sites. 6. The functional and operation needs of industrial activities.

TDA-LIA-S5 Fences

1. Fencing adjoining a General Residential Area or Open Space Area boundary is not fortified with barbed wire, any form of electrification or broken glass.	

TDA-LIA-S6 Scale

1. Any activity ancillary to an industrial activity (including retail, commercial and offices): a. Is located in the same building as the industrial activity. b. Does not exceed 100m² GFA.	Matters of discretion: 1. The vibrancy and vitality of Dargaville.

TDA-LIA-S7 Food and Beverage Activities

1. The food and beverage activity: a. Does not exceed 100m² GFA. b. Is not a drive through facility. 2. There is a maximum of two food and beverage activities in the Light	Matters of discretion: 1. The vibrancy and vitality of Dargaville

LARGE LOT RESIDENTIAL AREA

TDA-LLRA-R1 Minor Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S1 Buildings and Structures Height.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

Note:

1. Minor Structures include water tanks not exceeding 35,000L.

TDA-LLRA-R2 Buildings and Major Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. LLRA-S1 Buildings and Structures Height.

ii. LLRA-S2 Buildings and Major Structures Setbacks.

iii. LLRA-S3 Buildings and Major Structures Height in Relation to Boundary.

iv. LLRA-S4 Buildings and Major Structures Coverage.

v. LLRA-S5 Buildings and Major Structures External Finishes.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with LLRA-S2, S3, S4 or S5.

3. Activity Status: Discretionary

Where:

a. Compliance is not achieved with LLRA-S1.

TDA-LLRA-R3 Principal Residential Unit

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S6 Principal Residential Unit.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R4 Minor Residential Unit

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S7 Minor Residential Unit.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R5 Impervious Areas

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S8 Impervious Areas.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R6 Fences

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S9 Fences.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R7 Access and Parking

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S10 Access and Car Parking.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R8 Exterior Lighting

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S11 Exterior Lighting.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LLRA-R9 Outdoor Areas of Storage or Stockpiles

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. LLRA-S1 Buildings and Major Structures Height.

ii. LLRA-S2 Buildings and Major Structures Setbacks.

iii. LLRA-S3 Buildings and Major Structures Height in Relation to Boundary.

iv. LLRA-S4 Buildings and Major Structures Coverage.

v. LLRA-S12 Outdoor Areas of Storage or Stockpiles.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance with LLRA-R9.1(a)(ii), (iii), (iv) or (v) is not achieved.

3. Activity Status: Discretionary

Where:

a. Compliance with LLRA-R9.1(a)(i) is not achieved.

TDA-LLRA-R10 Home Business

TDA-LLRA-R11 Care Centre

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. LLRA-S13 Traffic Movements.

ii. LLRA-S14 Home Business.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-LLRA-R12 Primary Production Activity

1. Activity Status: Permitted

Where:

a. Compliance is achieved with

i. LLRA-S13 Traffic Movements.

ii. LLRA-S15 Primary Production Activity.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-LLRA-R13 Visitor Accommodation

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S13 Traffic Movements.

b. Compliance is achieved with LLRA-S16 Visitor Accommodation.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-LLRA-R14 Commercial Activity

1. Activity Status: Non-complying

Where:

a. The activity is not a Care Centre or Visitor Accommodation.

TDA-LLRA-R15 Supported Residential Care

TDA-LLRA-R16 Retirement Village

TDA-LLRA-R17 Multi Unit Residential Development

TDA-LLRA-R18 Community Facility

TDA-LLRA-R19 Industrial Activity

1. Activity Status: Non-complying

Standards

TDA-LLRA-S1 Buildings and Structures Height

1. The maximum building height and structure height is 6m above natural ground level calculated using the rolling height method.	

TDA-LLRA-S2 Buildings and Major Structures Setbacks

1. All buildings and major structures are set back at least: a. 10m from road boundaries. b. 6m from side and rear boundaries. c: 10m from the Rural Zone boundary. *c.* 3m from any vested reserve or Open Space Area. Compliance standard: 1. Any Noise Sensitive Activity is exempt from the 300m separation distance in rule 12.10.9(1).	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining properties. 3. Streetscape character. 4. Screening, planting, and landscaping. 5. Safety and efficiency of the transport network. 6. Reverse sensitivity and compatibility of activities. 7. Stormwater and surface water. 8. Active and passive recreation.

TDA-LLRA-S3 Buildings and Major Structures Height in Relation to Boundary

1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is not adjoining a road. Compliance Standard:	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining and adjacent properties. 3. Screening, planting, and landscaping.

1. Measurements can be taken from the furthest boundary when adjoining an access lot/access leg.	

TDA-LLRA-S4 Buildings and Major Structures Coverage

1. The maximum cumulative building and major structure coverage is 25% of the net site area.	Matters of discretion: 1. The scale and bulk of buildings and major structures in relation to the site and to the built density enabled by the Large Lot Residential Area. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures. 4. Screening, planting, and landscaping.

TDA-LLRA-S5 Buildings and Major Structures External Finishes

1. The finishes for external surfaces of all buildings and major structures (including above ground water tanks) shall be as follows, referencing Standard BS5252: a. Any hue (colour) from 00 – 24, provided that: i. The wall colours shall have a Reflectance Value rating of no more than 30%. ii. Roofs shall have a Reflectance Value rating of no more than 25%. iii. Colours are within greyness groups A, B or C. 2. The exterior design and materials of any minor residential unit shall replicate (or equivalent) the exterior design and materials of the principal residential unit. 3. Where any outdoor living court associated with a principal residential unit, minor residential unit or visitor accommodation unit includes perimeter screening: a. The exterior design and materials of the perimeter screening shall replicate (or equivalent) the exterior design and materials of the unit. b. The finishes for external surfaces of the perimeter screening shall comply with LLRA-S5(1)(a). 3. Service elements of any principal residential unit, minor residential unit or visitor accommodation unit (such as meters or califonts, LPG bottles, recycling and rubbish bins) shall be either: a. Enclosed so that: i. The exterior design and materials of the enclosure replicate (or equivalent) the exterior design and materials of the unit. ii. The finishes for external surfaces of the enclosure comply with LLRA-S5(1)(a); or b. Screened by landscaping. 4. If any building is constructed on piles, the piles shall be concealed with solid cladding.	Matters of discretion: 1. Landscape character. 2. Visual dominance of buildings and major structures. 3. Screening, planting, and landscaping.

Compliance standards: 1. 2% of each exterior wall elevation is exempt from LLRA-S5(1)(a). 2. Colours within greyness groups D and E are not permitted.	

TDA-LLRA-S6 Principal Residential Unit

1. The maximum density is 1 principal residential unit per 4,000m^2 net site area, provided that one principal residential unit is permitted on a site of any size.	

TDA-LLRA-S7 Minor Residential Unit

1. The maximum density is 1 minor residential unit per principal residential unit on the site. 2. The nearest distance between the minor residential unit and the principal residential unit shall not exceed 15m. 3. The maximum GFA of the minor residential unit (including decking and garage areas) is 90m^2. 4. The minor residential unit shares access with the principal residential unit on the site.	

TDA-LLRA-S8 Impervious Areas

1. The impervious area within the site does not exceed 40% of the net site area.	

TDA-LLRA-S9 Fences

1. The fence: a. Does not exceed a maximum height above ground level of: i. 1.5m; or ii. 2m for any fence specifically required for the control of stock such as deer. b. Is constructed of visually permeable materials such as post and wire or post and rail. 3. Except for wire, has a natural timber finish or complies with colour standard LLRA-S5(1)(a). 4. Is not fortified with broken glass. 5. Is not fortified with any form of electrification or barbed wire except for stock exclusion purposes.	Matters of discretion: 1. Shading and visual dominance on adjoining properties. 2. Urban design and passive surveillance. 3. Landscape and visual character and amenity. 4. Screening, planting, and landscaping. 5. Health and safety. 6. Control of stock.

TDA-LLRA-S10 Access and Parking

1. All vehicle access, manoeuvering and parking areas shall be finished with recessive materials (blue metal, concrete with exposed aggregate or black oxide additive, or bitumen). 2. Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street car parking.	Matters of discretion: 1. The safety and efficiency of the transport network. 2. Pedestrian and cyclist safety and navigability. 3. Landscape and visual character and amenity. 4. Screening, planting, and landscaping.

TDA-LLRA-S11 Exterior Lighting

1. Exterior lighting, including security lights, shall be fully shielded or pointing downwards to confine light spill to the immediate curtilage of the building. 2. Security lights shall be fitted with a timer.	Matters of discretion: 1. The safety and efficiency of the transport network. 2. Pedestrian and cyclist safety and navigability. 3. Landscape and visual character and amenity. 4. Screening, planting, and landscaping.

TDA-LLRA-S12 Outdoor Areas of Storage or Stockpiles

1. Is screened from view from adjacent public places and surrounding sites, except for construction materials to be used on-site within 12 months.	Matters of discretion: 1. Dust and odour. 2. Landscape and visual character and amenity. 3. Screening, planting, and landscaping.

TDA-LLRA-S13 Traffic Movements

1. The activity generates less than 20 traffic movements per site, per day.	

TDA-LLRA-S14 Home Business

1.The activity is undertaken within a principal residential unit, minor residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the site. 5. The total area of signage is less than 0.25m2 per site. 6. There is no illuminated or moving signage.	

TDA-LLRA-S15 Primary Production Activity

1.The activity does not include mining, quarrying or forestry activities, or Intensive Indoor Primary Production.	

TDA-LLRA-S16 Visitor Accommodation

1.The activity is undertaken within a residential unit, minor residential unit or accessory building on the site. 2. Each visitor accommodation unit provides an outdoor living court of at least 6m^2 and at least 1.8m depth. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the site. 5. The total area of signage is less than 0.25m^2 per site. 6. There is no illuminated or moving signage.	

GENERAL RESIDENITAL AREA

TDA-GRA-R1 Minor Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S1A Minor Structures.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

Note:

1. Minor Structures include water tanks not exceeding 35,000L.

TDA-GRA-R2 Building and Major Structure Height

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S1 Building and Major Structure Height.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R3 Building and Major Structure Setbacks

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S2 Building and Major Structure Setbacks.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R4 Building and Major Structure Height in Relation to Boundary

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S3 Building and Major Structure Height in Relation to Boundary.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R5 Outdoor Living Court

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S4 Outdoor Living Court.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R6 Impervious Areas

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S5 Impervious Areas.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R7 Building and Major Structure Coverage

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S6 Building and Major Structure Coverage.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R8 Fences

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S7 Fences.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R9 Car Parking

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S8 Car Parking.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-GRA-R10 Outdoor Areas of Storage or Stockpiles

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. GRA-S1 Building and Major Structure Height.

ii. GRA-S2 Building and Major Structure Setbacks.

iii. GRA-S3 Building and Major Structure Height in Relation to Boundary.

iv. GRA-S6 Building and Major Structure Coverage.

v. GRA-S9 Outdoor Areas of Storage or Stockpiles.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R11 Residential Unit

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. GRA-S10 Residential Density.

ii. GRA-S11 Residential Unit.

iii. GRA-S11A Vehicle Access to Residential Units.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R12 Supported Residential Care

1. Activity Status: Permitted

Where:

a. Compliance is achieved with GRA-S12 Traffic Movements.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R13 Care Centre

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. GRA-S12 Traffic Movements.

ii. GRA-S13 Home Business.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R14 Home Business

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. GRA-S12 Traffic Movements.

ii. GRA-S13 Home Business.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R15 Visitor Accommodation

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. GRA-S12 Traffic Movements.

ii. GRA-S14 Visitor Accommodation.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-GRA-R16 Retirement Village

TDA-GRA-R17 Multi Unit Residential Development

1. Activity Status: Restricted Discretionary

Where:

a. Compliance is achieved with:

i. GRA-S1 Building and Major Structure Height.

ii. GRA-S2 Building and Major Structure Setbacks.

iii. GRA-S3 Building and Major Structure Height in Relation to Boundary.

iv. GRA-S4 Outdoor Living Court.

v. GRA-S5 Impervious Areas.

vi. GRA-S6 Building and Major Structure Coverage.

vii. GRA-S11 Residential Unit.

Matters of discretion:

1. The matters of discretion for GRA-S10 Residential Density and GRA-S11 Residential Unit.

2. Provision of any shared or communal space, services or facilities and how they will be managed.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

Compliance standard:

1. Any restricted discretionary or discretionary application shall comply with information requirement GRA-REQ1.

TDA-GRA-R18 Commercial Activity

TDA-GRA-R19 Community Facility

1. Activity Status: Non-complying

Where:

a. The activity is not a Home Business, Care Centre or Visitor Accommodation.

TDA-GRA-R20 Industrial Activity

TDA-GRA-R21 Primary Production Activity

1. Activity Status: Non-complying

Standards

TDA-GRA-S1A Minor Structures

1. Water tanks are not visible from the street (in-ground, located in rear yards, or screened). Note: 1. Minor Structures include water tanks not exceeding 35,000L.	Matters of discretion: 1. Streetscape character anticipated within the General Residential Area. 2. Visual dominance. 3. Screening, planting, and landscaping.

TDA-GRA-S1 Building and Major Structure Height

1. The maximum building and major structure height is 8m above ground level.	Matters of discretion: 1. The amenity of adjoining sites. 2. Visual dominance.

TDA-GRA-S2 Building and Major Structure Setbacks

1. Buildings and major structures are set back at least: a. 10m from Awakino Point North Road. b. 3m from other road boundaries. c. 1m from laneway boundaries. d. 1m from side and rear boundaries, except for: i. 0m where there is common wall between two buildings on adjacent sites.	Matters of discretion: 1. The outlook, privacy and amenity of adjoining sites. 2. Shading and visual dominance on adjoining sites. 3. Streetscape character anticipated within the General Residential Area.

ii. 0m for non-habitable buildings and major structures, and non-habitable rooms of buildings, for a maximum length of 7.5m on a single side or rear boundary and a maximum total length of 10.5m on all side and rear boundaries, provided they are setback at least 2.5m from habitable rooms on any other site. e. 3m from any Light Industrial Area, Neighbourhood Centre Area or Large Lot Residential Area boundary. f. 3m from any vested reserve or Open Space Area. g. 20m from the Rural Zone boundary. Compliance standard: 1. Residential units may be detached or attached, whether on a single site or on adjacent sites. 2. Any Noise Sensitive Activity is exempt from the 300m separation distance in rule 12.10.9(1).	4. Safety and efficiency of the adjacent transport network. 5. Screening, planting, and landscaping. 6. Reverse sensitivity and compatibility of activities. 7. Stormwater and surface water. 8. Active and passive recreation.

TDA-GRA-S3 Building and Major Structure Height in Relation to Boundary

1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any side or rear boundary, except any boundary: a. Where there is a common wall between two buildings on adjacent sites. b. Adjoining the Light Industrial Area or Neighbourhood Centre Area. c. Adjoining an Open Space Area site that is: i. At least 2,000m2 in area. ii. At least 20m in each dimension. Compliance Standards: 1. Measurements can be taken from the furthest boundary when adjoining an access lot.	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining and adjacent properties. 3. Sunlight access to outdoor areas and habitable rooms on adjoining sites.

TDA-GRA-S4 Outdoor Living Court

1. Every residential unit: a. With one or more habitable rooms at ground floor level provides an outdoor living court of which at least $20m^2$ has a minimum depth of 4m. b. With all habitable rooms above ground floor provides an outdoor living court of which at least $8m^2$ has a minimum depth of 2m. 2. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required.	Matters of discretion: 1. Appropriate privacy and amenity of the occupants on-site. 2. Sufficient sunlight access to outdoor living spaces within the site. 3. The proximity of the site to communal open space (within the site) or public open space (outside the site) that has the potential to mitigate any lack of private outdoor living space, or lack of sunlight.

TDA-GRA-S5 Impervious Areas

1. The impervious area within the site does not exceed 70% of the net site area.	Matters of Discretion: 1. The extent to which the increased impervious area will affect: a. The ability to control stormwater runoff from the site. b. Amenity values. c. Blue Green Open Space.

TDA-GRA-S6 Building and Major Structure Coverage

1. The maximum cumulative building and major structure coverage is 50% of the net site area.	Matters of discretion: 1. The scale and bulk of buildings and major structures in relation to the site and to the anticipated built density of the General Residential Area. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance.

TDA-GRA-S7 Fences

1. The fence has a maximum height of 2m above ground level. 2. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1.2m high. 3. Fencing along a boundary shared with an Open Space Area is at least 50% visually permeable for any portion above 1.5m high. 4. The fence is not fortified with broken glass, any form of electrification or barbed wire.	Matters of discretion: 1. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places. 2. Shading and visual dominance effects to immediate neighbours and the street. 3. Health and safety effects.

TDA-GRA-S8 Car Parking

1. Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street parking.	Matters of discretion: 1. Traffic safety in relation to site ingress and egress. 2. Pedestrian and cyclist safety and navigability. 3. Streetscape character and amenity.

TDA-GRA-S9 Outdoor Areas of Storage or Stockpiles

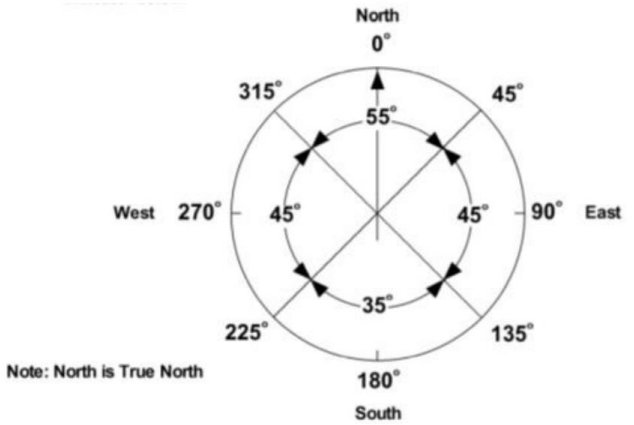
1. The outdoor area of storage (including service areas for rubbish and recycling collection) or stockpile is screened from view from adjacent public places and the Neighbourhood Centre Area, Large Lot Residential Area and Open Space Area, except for construction materials to be used on-site within 12 months.	Matters of discretion: 1. Dust and odour. 2. Visual amenity.

TDA-GRA-S10 Residential Density

1. One residential unit is permitted on a site of any size. 2. The maximum density is one residential unit per 500m^2 average gross site area. 3. There are no more than two residential units per site, except where GRZ-R16 Retirement Village or GRZ-R17 Multi Unit Residential Development applies. Compliance standard: 1. Residential units may be detached or attached, whether on a single site or on adjacent sites.	Matters of discretion: 1. The built density of the General Residential Area, including the average net site area: a. anticipated by the land use and subdivision rules. b. consented and constructed. 2. The extent to which the density of development is consistent with the anticipated medium density in proximity to the Neighbourhood Centre Area. 3. The ability for the site to accommodate incidental activities anticipated within the General Residential Area such as parking (if it is to be provided), manoeuvring, rubbish and recycling collection, and landscaping. 4. Safety and efficiency of the adjacent transport network. 5. Capacity and availability of infrastructure. 6. Urban design. Note: 1. Any application shall comply with information requirement GRA-REQ1.

TDA-GRA-S11 Residential Unit

1. Every residential unit: a. Provides a net floor area of at least: i. 35m^2 for residential units with only one habitable room. ii. 45m^2 for residential units with more than one habitable room. b. Is separated from any other detached residential unit by at least: i. 3m. ii. 6m where there is an outdoor living court between the residential units. c. Provides a living area with a window that faces to the north (between 270° and 90° as shown in Figure 1 below). 2. There is a separation distance of at least 6m from any window in a habitable room to a window of a habitable room in a separate residential unit where there is a direct line of sight between the windows. Figure 1	Matters of discretion: 1. The design, size and layout of buildings to provide appropriate privacy, amenity and sunlight for occupants on-site. 2. Urban design. Compliance standard: 1. Any application shall comply with information requirement GRA-REQ1.

 Compliance standard: 1. Residential units may be detached or attached, whether on a single site or on adjacent sites.	

TDA-GRA-S11A Vehicle Access to Residential Units

1. A residential unit in the General Residential Area fronting a Primary Access Road: a. With frontage of less than 18m is accessed by a rear lane, except for where the rear boundary adjoins the Light Industrial Area or Awakino Point North Road. b. Which gains vehicle access from the Primary Access Road is limited to a single width vehicle crossing, except for attached residential units which may be share a double width vehicle crossing provided that 12m of frontage is uninterrupted by vehicle crossings.	Matters of discretion: 1. Traffic safety in relation to site ingress and egress. 2. Pedestrian and cyclist safety and navigability. 3. Streetscape character and amenity. 4. Urban design.

TDA-GRA-S12 Traffic Movements

1. The activity generates less than 20 traffic movements per site, per day.	

TDA-GRA-S13 Home Business

1.The activity is undertaken within a residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 20% of the total gross floor area of all buildings on the site. 5. The home business does not involve the repair, restoration or maintenance of motor vehicles. 6. The total area of signage is less than 0.25m^2 per site.	

7. There is no illuminated or moving signage.	

TDA-GRA-S14 Visitor Accommodation

1.The activity is undertaken within a residential unit or accessory building on the site. 2. Each visitor accommodation unit provides an outdoor living court of at least 6m^2 and at least 1.8m depth. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 20% of the total gross floor area of all buildings on the site. 5. The total area of signage is less than 0.25m^2 per site. 6. There is no illuminated or moving signage.	

GRA- REQ1 Information Requirement – Urban Design and Density

1. All applications for resource consent pursuant to TDA-GRA-S10 Residential Density and TDA-GRA-S11 Residential Unit shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:

(a) An assessment (relative to the scale of the proposal) of how it contributes both to the surrounding General Residential Area and internal development area, and is consistent with the Hauora concept (community health and wellbeing) and best practice urban design, including:
   i. The context and character of the surrounding General Residential Area.
   ii. Any proposed measures to facilitate active transport infrastructure including pedestrian, cyclist and vehicular movements and the appropriate infrastructure and network connections for these modes.
   iii. The relationship of the proposed development to public places, including Open Space, and any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
   iv. How low impact urban design principles have been applied to the design of the Blue-Green Network, including through the use of passive systems for stormwater management.
   v. Any proposed strategies to incorporate design elements that emphasise tāngata whenua connection to land and express appropriate tāngata whenua cultural narratives.
   vi. Walkability and accessibility to public or shared amenities within the site and external to site.
   vii. Relationship between neighbouring residential units on the same site, including:
      - appropriate privacy and amenity for occupants, including sunlight access to interior living space, landscaping, outlook and passive surveillance to the street,
      - sufficient sunlight access to private outdoor living spaces (or shared open space),
      - overall contribution to character of built form including variation, materiality and scale,
      - incidental/ ancillary service areas (e.g. drying laundry),
      - placement of rubbish and recycling bins,
      - on-site low impact design considerations.

(b) Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.

(c) Any consultation, engagement or co-design undertaken with tangata whenua and a summary of the results of that process.

Note: Best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines and within Auckland Council's Urban Design Manual.

NEIGHBOURHOOD CENTRE AREA

TDA-NCA-R1 Minor Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with NCA-S1 Buildings and Structures Height.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R2 Buildings and Major Structures

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. NCA-S1 Buildings and Structures Height.

ii. NCA-S2 Buildings and Major Structures Setbacks.

iii. NCA-S3 Buildings and Major Structures Height in Relation to Boundary.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with any Standard.

TDA-NCA-R3 Building Frontages

1. Activity Status: Permitted

Where:

a. Compliance is achieved with NCA-S4 Building Frontages.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R4 Fences

1. Activity Status: Permitted

Where:

a. Compliance is achieved with NCA-S6 Fences.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R5 Car Parking

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. NCA-S7 Car Parking.

ii. NCA-S9 Outdoor Areas of Storage or Stockpiles and Screening.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R6 Verandahs

1. Activity Status: Permitted

Where:

a. Compliance is achieved with NCA-S8 Verandahs.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R7 Outdoor Areas of Storage or Stockpiles

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. NCA-S1 Buildings and Structures Height.

ii. NCA-S2 Buildings and Major Structures Setbacks.

iii. NCA-S3 Buildings and Major Structures Height in Relation to Boundary.

iv. NCA-S9 Outdoor Areas of Storage or Stockpiles and Screening.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any Standard.

TDA-NCA-R8 Residential Unit

1. Activity Status: Permitted

Where:

a. Compliance is achieved with NCA-S10 Residential Unit.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-NCA-R9 Commercial Activity

TDA-NCA-R10 Community Facility

1. Activity Status: Permitted

Where:

a. The activity is not a Drive Through Facility, Trade Retail, Service Station, Funeral Home, Emergency Service or Community Corrections Activity.

b. Compliance is achieved with:

i. NCA-S11 Gross Floor Area.

ii. NCA-S12 Associated Outdoor Area.

iii. NCA-S13 Hours of Operation.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any Standard.

3. Activity Status: Non-complying

Where:

a. Compliance is not achieved with NCA-R9(1)(a) or NCA-R10(1)(a).

TDA-NCA-R11 Home Business

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. NCA-S14 Traffic Movements.

ii. NCA-S15 Home Business.

2. Activity Status: Non-complying

Where:

a. Compliance is not achieved with any standard.

TDA-NCA-R12 Visitor Accommodation

TDA-NCA-R13 Care Centre

TDA-NCA-R14 Supported Residential Care

1. Activity Status: Discretionary

TDA-NCA-R15 Retirement Village

TDA-NCA-R16 Multi Unit Residential Development

TDA-NCA-R17 Industrial Activity

TDA-NCA-R18 Primary Production Activity

1. Activity Status: Non-complying

NCA Standards

TDA-NCA-S1 Buildings and Major Structures Height

1. The maximum building height and major structure height is 8m above ground level. 2. The minimum internal ceiling height is 3.5m.	Matters of discretion 1. Visual dominance. 2. Location, design, scale, and appearance (including reflectivity) of the building or structure. 3. Privacy and amenity of adjoining sites. 4. Shading of adjoining sites and the Open Space Area. 5. Streetscapes and walkability. 6. Best practice principles of urban design and Crime Prevention Through Environmental Design.

	7. The character and amenity values anticipated within the Neighbourhood Centre Area and the wider Development Area. 8. The ability to reuse and adapt the building for a variety of activities.

TDA-NCA-S2 Buildings and Major Structures Setbacks

1. All buildings and major structures are set back: a. At least 3m from any General Residential Area or Large Lot Residential Area boundary. b. A maximum of 0.5m from road boundaries at ground floor for the entire length of the street frontage for any front site, except for: i. One setback of a maximum of 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. f. 3m from any vested reserve or Open Space Area. Compliance standard: 1. Any Noise Sensitive Activity is exempt from the 300m separation distance in rule 12.10.9(1).	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining properties. 3. Streetscape character of the area. 4. Safety and efficiency of the transport network. 5. Stormwater and surface water. 6. Active and passive recreation.

TDA-NCA-S3 Buildings and Major Structures Height in Relation to Boundary

1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any General Residential Area, Large Lot Residential Area or Open Space Area boundary.	Matters of discretion: 1. The outlook and privacy of adjoining and adjacent properties. 2. Shading and visual dominance on adjoining and adjacent properties.

TDA-NCA-S4 Building Frontages

1. At least 65% of the building frontage at ground floor is clear glazing. 2. The main pedestrian entrance is provided within 3m of the site frontage. 3. There are no roller doors (except security grilles which allow views from the street into the premise) along the site frontage.	

TDA-NCA-S5 Fences

1. The fence is: a. Not along the site frontage; or b. Along the site frontage and is required by a by-law or for public health and safety. 2. Fencing within 1m of any side or rear boundary is no higher than 2m.	Matters of discretion: 1. Shading and visual dominance on adjoining properties. 2. Passive surveillance. 3. Streetscape character and amenity. 4. Health and safety.

3. The fence is not fortified with broken glass, any form of electrification or barbed wire.	

TDA-NCA-S7 Car Parking

1. No car parking space is located between the building frontage and road boundaries of the site. 2. Any car parking space is fully screened (without preventing the provision of an entry point to the site) from any public road or adjoining General Residential Area, Large Lot Residential Area or Open Space Area.	

TDA-NCA-S8 Verandahs

1. All buildings fronting a road, except buildings for Community Activities, provide a verandah: a. Along at least 90% of the frontage of the building. b. That is at least 3m above the footpath and no more than 4m above the footpath. c. That has a minimum width of 1.5m and a maximum width of 2.5m d. That is set back at least 0.6m from the kerb line. e. That has a maximum facia height of 0.5m.	

TDA-NCA-S9 Outdoor Areas of Storage or Stockpiles and Screening

1. The outdoor area (including service areas for rubbish and recycling collection) is screened from view from adjacent public places and the General Residential Area, Large Lot Residential Area and Open Space Area, except for construction materials to be used on-site within 12 months.	

TDA-NCA-S10 Residential Unit

1. The maximum density is 1 residential unit per site. 2. The residential unit must be located above ground floor level. 3. Every residential unit provides a net floor area of at least: a. 35m^2 for residential units with only one habitable room. b. 45m^2 for residential units with more than one habitable room. 4. Every 1 bedroom residential unit provides an outdoor living court of at least 4m^2 and at least 1.5m depth. 5. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m^2 and at least 2.4m depth.	Matters of discretion: 1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on site. 2. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 3. Active frontages and streetscapes. 4. The effect of residential units on the availability of land in the Neighbourhood Centre Area for commercial and community activities.

TDA-NCA-S11 Gross Floor Area

1. Any individual activity is less than the following gross floor area per site: a. Commercial Activity: 200m^2. b. Community Activity: 300m^2.	

TDA-NCA-S12 Associated Outdoor Area

1. Any associated outdoor area is: a. Less than 500m^2. b. Not located between the front of the building and the road.	

TDA-NCA-S13 Hours of Operation

1. Any activity located within 50m of a General Residential Area or Large Lot Residential Area boundary does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 – 22:00.	

TDA-NCA-S14 Traffic Movements

1. The activity generates less than 20 traffic movements per site, per day.	

TDA-NCA-S15 Home Business

1.The activity is undertaken within a residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 20% of the total gross floor area of all buildings on the site. 5. The home business does not involve the repair, restoration or maintenance of motor vehicles. 6. The total area of signage is less than 0.25m^2 per site. 7. There is no illuminated or moving signage.	

OPEN SPACE AREA

TDA-OSA-R1 Any Activity

Activity Status: Permitted

Where:

1. The activity is in accordance with Section 4(3) of the RMA 1991.

TDA-OSA-R2 Building and Structure Height

1. Activity Status: Permitted

Where:

a. Compliance is achieved with OSA-S1 Buildings and Structures Height.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-OSA-R3 Building and Major Structure Setbacks

1. Activity Status: Permitted

Where:

a. Compliance is achieved with OSA-S2 Buildings and Major Structures Setbacks.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-OSA-R4 Building and Major Structure Height in Relation to Boundary

1. Activity Status: Permitted

Where:

a. Compliance is achieved with OSA-S3 Buildings and Major Structures Height in Relation to Boundary.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-OSA-R5 Building Coverage

1. Activity Status: Permitted

Where:

a. Compliance is achieved with OSA-S4 Building Coverage.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the Standard.

TDA-OSA-R6 Impervious Areas

1. Activity Status: Permitted

Where:

a. Compliance is achieved with LLRA-S5 Impervious Areas.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-OSA-R7 Outdoor Areas of Storage or Stockpiles

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. OSA-S1 Buildings and Structures Height.

ii. OSA-S2 Buildings and Major Structures Setbacks.

iii. OSA-S3 Buildings and Major Structures Height in Relation to Boundary.

iv. OSA-S5 Outdoor Areas of Storage or Stockpiles.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any Standard.

TDA-OSA-R8 Outdoor Playground Equipment

1. Activity Status: Permitted

Where:

a. The playground is not located in the Hillside Open Space.

b. Compliance is achieved with:

i. OSA-S1 Buildings and Structures Height.

ii. OSA-S2 Buildings and Major Structures Setbacks.

iii. OSA-S3 Buildings and Major Structures Height in Relation to Boundary.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any Standard.

TDA-OSA-R9 Communal Orchards, Gardens and Apiaries

1. Activity Status: Permitted

TDA-OSZ-R10 Primary Production Activity

TDA-OSZ-R11 Industrial Activity

TDA-OSZ-R12 Residential Activity

TDA-OSZ-R13 Commercial Activity

TDA-OSZ-R14 Community Facility

1. Activity Status: Non-Complying

Standards

TDA-OSA-S1 Buildings and Structures Height

1. The maximum building height and major structure height is 8m above ground level.	

TDA-OSA-S2 Buildings and Major Structures Setbacks

1. Buildings and major structures comply with the building and major structure setback rule of the adjoining Area or Zone closest to the building or major structure. Rule Exemption: 1. OSA-S2.1 does not apply where the adjoining Area or Zone is Open Space Area.	

TDA-OSA-S3 Buildings and Major Structures Height in Relation to Boundary

1. Buildings and major structures comply with the building and major structure height in relation to boundary rule of the adjoining Area or Zone closest to the building or major structure. Rule Exemption: 1. OSA-S3.1 does not apply where the adjoining Area or Zone is Open Space Area.	

TDA-OSA-S4 Building Coverage

1. The coverage of any individual building or structure does not exceed 50m^2. 2. The cumulative coverage of all buildings does not exceed 5% of the net site area.	

TDA-OSA-S5 Impervious Areas

1. The impervious area within the site does not exceed 15% of the net site area.	

TDA-OSA-S6 Outdoor Areas of Storage or Stockpiles

1. The outdoor area of storage or stockpile is screened from view from adjacent public places and surrounding General Residential Area, Large Lot Residential Area, Neighbourhood Centre Area and Open Space Area, except for construction materials to be used within 12 months.	

NOISE

TDA-NOISE-R1 General Residential Area, Large Lot Residential Area and Open Space Area

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Noise-S1 General Residential Area, Large Lot Residential Area and Open Space Area.

ii. TDA-Noise-S4 Measurement and Assessment of Sound.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-NOISE-R2 Light Industrial Area

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Noise-S2 Light Industrial Area.

ii. TDA-Noise-S4 Measurement and Assessment of Sound.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-NOISE-R3 Neighbourhood Centre Area

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Noise-S3 Neighbourhood Centre Area.

ii. TDA-Noise-S4 Measurement and Assessment of Sound.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-NOISE-R4 Construction

TDA-NOISE R5 Temporary Activities

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Noise-S5 Construction Noise and Temporary Activities.

ii. TDA-Noise-S6 Measurement and Assessment of Construction Noise and Temporary Activities.

iii. TDA-Noise-S7 Construction Vibration.

iii. TDA-Noise-S8 Measurement and Assessment of Construction Vibration.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

TDA-NOISE-R6 Operational Vibration

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Noise-S9 Operational Vibration.

ii. TDA-Noise-S10 Measurement and Assessment of Operational Vibration.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with any standard.

Standards

TDA-NOISE-S1 General Residential Area and Large Lot Residential Area

1. Noise from the site does not exceed the following limits, as measured either at or within any other site in the General Residential Area, Large Lot Residential Area, other Residential Zone, or Neighbourhood Centre Area, or within the notional boundary of a dwelling in a Rural or Maori Purpose zoned site:	Assessment Criteria: 1. Maximum level of noise likely to be generated. 2. The noise environment of the locality in which the activity is proposed.

a. 7:00am – 7:00pm: 50 dB $_{LAeq}$. b. 7:00pm – 10:00pm (Mon-Sat) and 7:00am – 10:00pm (Sundays and Public Holidays): 45 dB $_{LAeq}$. c. 10:00pm – 7:00am (any day): 40dB $_{LAeq}$ and 70dB $_{LAFmax}$. Compliance note: 1. Construction noise and Temporary Activities are addressed in TDA-NOISE-S5.	3. Effect on adjoining or adjacent residential dwellings. 4. Length of time for which the specified noise Standard will be exceeded. 5. Likely adverse effects beyond the site. 6. Effects on character and amenity beyond the site. 7. Alternative methods to avoid noise generation. 8. Mitigation measures to reduce noise generation. 9. Prevailing wind direction.

TDA-NOISE-S2 Light Industrial Area

1. Noise from the site does not exceed the following limits: a. as measured within the boundary of any other site in the Light Industrial Area: i. 75dB $_{LAFmax}$. b. as measured within any other site in the General Residential Area, Large Lot Residential Area, other Residential Zone, or Neighbourhood Centre Area, or within the notional boundary of a residential activity in a Rural or Maori Purpose zoned site: i. 7:00am – 7:00pm (Mon-Sat): 55 dB $_{LAeq}$. ii. 7:00pm – 10:00pm (Mon-Sat), and 7:00am to 10:00pm (Sunday and Public Holidays): 50dB $_{LAeq}$. iii. 10:00pm – 7:00am (any day): 45 dB $_{LAeq}$ and 75 dB $_{LAFmax}$. Compliance note: 1. Construction noise and Temporary Activities are addressed in TDA-NOISE-S5.	Assessment Criteria: 1. Maximum level of noise likely to be generated. 2. The noise environment of the locality in which the activity is proposed. 3. Effect on sensitive activities in adjoining or adjacent General Residential Area or Large Lot Residential Area. 4. Length of time for which the specified noise standard will be exceeded. 5. Likely adverse effects beyond the site. 6. Effects on character and amenity beyond the site. 7. Alternative methods to avoid noise generation. 8. Mitigation measures to reduce noise generation. 9. Prevailing wind direction.

TDA-NOISE-S3 Neighbourhood Centre Area

1. Noise from the site does not exceed the following limits, as measured within any other site in the Neighbourhood Centre Area, General Residential Area, Large Lot Residential Area, other Residential Zone, or within the notional boundary of a dwelling in a Rural or Maori Purpose zoned site: a. 7:00am – 7:00pm: 55 dB $_{LAeq}$. b. 7:00pm – 10:00pm (Mon-Sat) and 7:00am – 10:00pm (Sundays and Public Holidays): 50 dB $_{LAeq}$. c. 10:00pm – 7:00am (any day): 45 dB $_{LAeq}$ and 75 dB $_{LAFmax}$. Compliance note:	Assessment Criteria: 1. Maximum level of noise likely to be generated. 2. The noise environment of the locality in which the activity is proposed. 3. Effect on adjoining or adjacent residential dwellings. 4. Length of time for which the specified noise Standard will be exceeded. 5. Likely adverse effects beyond the site. 6. Effects on character and amenity beyond the site. 7. Alternative methods to avoid noise generation.

1. Construction noise and Temporary Activities are addressed in TDA-NOISE-S5.	8. Mitigation measures to reduce noise generation. 9. Prevailing wind direction.

TDA-NOISE-S4 Measurement and Assessment of Sound

1: Sound levels shall be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound, and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.	

TDA-NOISE-S5 Construction Noise and Temporary Activities

1. Noise from construction and Temporary Activities on the site does not exceed the limits below:

Time of week	Time period	Duration of work					
		Typical duration (***dBA***)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	***Lmax***	Leq	Lmax	Leq	Lmax
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

Assessment Criteria:
1. Maximum level of noise likely to be generated.
2. The noise environment of the locality in which the activity is proposed.
3. Effect on adjoining or adjacent residential dwellings.
4. Length of time for which the specified noise Standard will be exceeded.
5. Likely adverse effects beyond the site.
6. Effects on character and amenity beyond the site.
7. Alternative methods to avoid noise generation.
8. Mitigation measures to reduce noise generation.
9. Prevailing wind direction.

TDA-NOISE-S6 Measurement and Assessment of Construction Noise and Temporary Activities

1. Noise is measured and assessed in accordance with New Zealand Standard NZS6803:1999 "Acoustics - Construction Noise".	

TDA-NOISE-S7 Construction Vibration

1. Vibration from construction on the site does not exceed the limits in “DIN 4150-3:2016 Vibrations in Buildings - Part 3 Effects on structures”.	Assessment criteria: 1. Maximum level of vibration likely to be generated. 2. Risk to building damage. 3. Alternative methods to avoid vibration damage. 4. Mitigation measures to reduce vibration damage.

TDA-NOISE-S8 Measurement and Assessment of Construction Vibration.

1. Vibration is measured in accordance with the guidelines and referenced documents within "DIN 4150-3:2016 Vibrations in Buildings - Part 3 Effects on structures".	

TDA-NOISE-S9 Operational Vibration

1. Vibration from the activity does not exceed the following average levels: a. Within a dwelling on any adjacent site in the General Residential Area or zoned Maori Purpose or Rural Zone: Time | Maximum Weighted Vibration Level (Wb or Wd) | Maximum Instantaneous Weighted Vibration Level (Wb or Wd) Monday to Saturday 7:00am - 6:00pm | 0.045m/s^2 | 1.0 m/s^2 All other times | 0.015 m/s^2 | 0.05 m/s^2 b. Within a building on any adjacent site in the Light Industrial Area: Time | Maximum Weighted Vibration Level (Wb or Wd) | Maximum Instantaneous Weighted Vibration Level (Wb or Wd) At All times | 0.06 m/s^2 | 2.0 m/s^2	Assessment criteria: 1. Maximum level of vibration likely to be generated. 2. Risk to building damage. 3. Alternative methods to avoid vibration damage. 4. Mitigation measures to reduce vibration damage.

TDA-NOISE-S10 Measurement and Assessment of Operational Vibration

1: Vibration levels shall be measured and assessed according to British Standard BS6841:1987. 2. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. 3. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying a building on an adjacent site.	

LIGHTING

TDA-LIGHT-R1 Artificial Lighting

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Light-S1 Artificial Lighting.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LIGHT-R2 Artificial Road Lighting

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Light-S2 Artificial Road Lighting.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LIGHT-R3 Health and Safety or Navigational Artificial Lighting

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Light-S3 Health and Safety or Navigational Artificial Lighting.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LIGHT-R4 Car Parking or Loading Spaces in the Light Industrial Area

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Light-S1 Artificial Lighting.

ii. TDA-Light-S4 Car Parking or Loading Spaces in the Light Industrial Area

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LIGHT-R7 Subdivision

1. Activity Status: Controlled

Where:

a. Compliance is achieved with TDA-Light-S5 Subdivision.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-LIGHT-S1 Artificial Lighting

1. The artificial lighting is shielded or a suitable luminaire optic deployed, so that light emitted by the luminaire is projected below a horizontal plane running through the lowest point on the fixture. 2. The light is static and is not moving or flashing. 3. Artificial lighting located in any Open Space Area complies with the AS/NZS 1158 and AS/NZS4282 standards. 4. The added illuminance onto any other site or a road reserve, measured at the boundary, does not exceed the following limits: a. Artificial lighting measured at the receiving allotment boundary with a road reserve – 15 Lux. b. Artificial lighting measured at the receiving allotment boundary other than with a road reserve – 10 Lux. 5. Unless specified otherwise, lighting shall be measured by calculation with a proprietary lighting design programme which details the direct, horizontal and vertical plane illuminance with a maintenance factor set at 1.0 at any point and height of an adjacent property boundary. 6. The light intensity shall be measured by calculation with a proprietary lighting design programme at a height of 1.5 metres above ground level at any point on the adjacent property boundary. 7. Road lighting and lighting for Open Space Areas and pedestrian areas shall be calculated in accordance with the methods described in the AS/NZS 1158 series of	Matters of discretion: 1. Amenity and character of the development area and surrounding environment. 2. Traffic and pedestrian safety.

standards or alternative method of compliance certified in a statement by a suitably qualified and experienced professional (e.g. Chartered Professional Engineer). Notes: 1. The limits identified do not apply to internal allotment boundaries where multiple allotments are held in the same ownership. 2. Any artificial road lighting, health and safety or navigational artificial lighting is not required to comply with LIGHT-R2.	

TDA-LIGHT-S2 Artificial Road Lighting

1. The artificial lighting is erected by a road controlling authority (or their authorised representative). 2. The artificial lighting is for the purpose of traffic control or public safety. 3. The artificial lighting is located within the road reserve. 4. The artificial lighting complies with the AS/NZS 1158 series of standards. Note: 1. Road lighting includes street lighting and illuminated traffic signals.	Matters of discretion: 1. Amenity and character of the development area and surrounding environment. 2. Traffic and pedestrian safety.

TDA-LIGHT-S3 Health and Safety or Navigational Artificial Lighting

1. Artificial lighting is required for health and safety purposes and complies with the requirements of the relevant standards or legislation. 2. Artificial lighting which is a navigational aid or installation is erected or constructed by the relevant authority (or their authorised representative) and operated in accordance with the relevant legislation. Note: 1. Navigational aids may be provided by but are not limited to the following authorities: Maritime New Zealand, Civil Aviation Authority, a Regional Council or a District Council.	

TDA-Light-S4 Car Parking or Loading Spaces in the Light Industrial Area

1. Artificial lighting is provided for all parking and loading areas associated with an activity that operates after daylight hours.	

2. The artificial lighting complies with AS/NZS1158 and AS/NZS4282 standards.	

TDA-LIGHT-S5 Subdivision

1. Artificial lighting is provided for all streets, walkways, cycleways and roads created by the subdivision. 2. The artificial lighting complies with the AS/NZS1158 series of standards. Notes: 1. Lighting and traffic signals which are to be vested in Council may also require additional approvals to be obtained from the Council's roading department in relation to design and construction.	Matters of control and discretion: 1. Amenity and character of the development area and surrounding environment. 2. Traffic and pedestrian safety.

SIGNS

TDA-SIGN-R1 Sign Visible from Beyond the Site on which it is Located

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S1 Sign Visible from Beyond the Site on which it is Located

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R2 Sign in General Residential Area or Neighbourhood Centre Area

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S2 Sign in General Residential Area or Neighbourhood Centre Area

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R3 Sign in Open Space Area

Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S3 Sign in Open Space Area

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R4 Sign in Light Industrial Area

Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S4 Sign in Light Industrial Area

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R5 Sign on a Verandah

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S5 Sign on a Verandah

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R6 Official Sign

Activity Status: Permitted

1. Where:

a. Compliance is achieved with TDA-Sign-S6 Official Sign

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R7 Road Sign

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S7 Road Sign

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R8 Community Sign

1. Activity Status: Permitted

Where:

a. Compliance is achieved with TDA-Sign-S8 Community Sign

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with the standard.

TDA-SIGN-R9 Illuminated Sign

1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. TDA-Sign-S9 Illuminated Sign.

2. Activity Status: Restricted Discretionary

Where:

a. Compliance is not achieved with TDA-Sign-S9.1 Illuminated Sign.

2. Activity Status: Discretionary

Where:

a. Compliance is not achieved with TDA-Sign-S9.2 Illuminated Sign.

TDA-SIGN-R10 Consolidated Sign Installations

Activity Status: Restricted Discretionary

Matters of discretion:

1. Amenity and character of the development area and surrounding environment.

2. Scale, location and design.

3. Lighting and traffic safety effects.

4. Landscape values.

5. Cultural and heritage values.

6. Cumulative effects.

7. Duration of consent.

Standards

TDA-SIGN-S1 Sign Visible from Beyond the Site on which it is Located

1. The sign:	Matters of discretion

a. Does not obscure any official sign, traffic sign or traffic signal. b. Is located so as to provide an unrestricted view to the motorist for a minimum distance of 250m if the sign is visible from a road which has a speed limit of 70kph or greater. c. Relates to goods and services available on the site, except for a property naming sign or number, official signs, road signs and community signs. d. Complies with the relevant building and major structure height in relation to boundary setback when located on a site adjacent to a General Residential Area or Open Space Area. e. Does not resemble any Official Sign, Road Sign or Traffic Signal. f. Is not located: i. Within 100m of an intersection and/or a traffic signal on legal road corridors with a posted speed limit of less than 70kph. ii. Within 200m of an intersection and/or a traffic signal on legal road corridors with a posted speed limit of greater than 70kph. Compliance standard: 1. Official signs, road signs and community signs are not required to comply with TDA-Sign-S1.	1. Amenity and character of the development area and surrounding environment. 2. Scale, location and design. 3. Lighting and traffic safety. 4. Landscape values. 5. Cultural and heritage values. 6. Cumulative effects. 7. Duration of consent.

TDA-SIGN-S2 Sign in General Residential Area or Neighbourhood Centre Area

1. There is no more than one sign per site. 2. The height of the sign does not exceed 2m above ground level. 3. The area of the sign does not exceed 1m². Compliance standard: 1. Official signs, road signs and community signs are not required to comply with TDA-Sign-S2. 2. Signs associated with a Home Business or a Care Centre are required to comply with GRA-S13.6 and GRA-S14.5.	Matters of discretion: 1. Amenity and character of the development area and surrounding environment. 2. Scale, location and design. 3. Lighting and traffic safety effects. 4. Landscape values. 5. Cultural and heritage values. 6. Cumulative effects. 7. Duration of consent.

TDA-SIGN-S3 Sign in Open Space Area

1. There are no more than three signs per site. 2. The height of any sign does not exceed 3m above ground level. 3. The area of any sign does not exceed 3m². OR 4. Any sign is in accordance with an approved Reserve Management Plan authorised under the Reserves Act 1977.	Matters of discretion: 1. Amenity and character of the development area and surrounding environment. 2. Scale, location and design. 3. Lighting and traffic safety effects. 4. Landscape values. 5. Cultural and heritage values. 6. Cumulative effects.

Compliance standard: 1. Official signs, road signs and community signs are not required to comply with TDA-Sign-S3.	7. Duration of consent.

TDA-SIGN-S4 Sign in Light Industrial Area

1. There are no more than five signs per site (excluding directional signs). Sign standards specified below contribute to the five-sign maximum. 2. No more than one freestanding sign is shared by establishments on a rear site sharing an accessway. 3. No more than one freestanding sign is permitted per road frontage where a single establishment occupies a site. If a site has two frontages the signs shall have a minimum separation distance of 25m. 4. The height of any freestanding sign does not exceed 8.5m above ground level. 5. On a site with a frontage of less than 25m, the total signage area does not exceed 6m² . 6. On a site with a frontage greater than 25m: a. The total signage area does not exceed 0.24m² per metre of frontage up to a maximum area of 12m². b. No sign has an area greater than 6m² . 7. The height of any sign affixed to a building or structure does not exceed the height of the building or structure. 8. Directional signs with signage content for directional purposes only shall not exceed 1m² in area and 1.5m in height above ground level and do not contribute to the five-sign maximum. Compliance standard: 1. Official signs, road signs and community signs are not required to comply with TDA-Sign-S4.	Matters of discretion 1. Amenity and character of the development area and surrounding environment. 2. Scale, location and design. 3. Lighting and traffic safety. 4. Landscape values. 5. Cultural and heritage values. 6. Cumulative effects. 7. Duration of consent.

TDA-SIGN-S5 Sign on a Verandah

1. The sign complies with the standards for the relevant Area. 2. No more than one sign is located on the verandah fascia. 3. No more than one sign is attached beneath the verandah. 4. No sign is located on top of the verandah. 5. Any signs located on or attached to or beneath the verandah: a. Do not exceed a combined total area of 2.5m². b. Are located at least 2.4m above the footpath.	Matters of discretion 1. Amenity and character of the development area and surrounding environment. 2. Scale, location and design. 3. Lighting, traffic and pedestrian safety. 4. Landscape values. 5. Cultural and heritage values. 6. Cumulative effects. 7. Duration of consent.

c. Are setback 600mm horizontally from a vertical line taken from the road kerb, except for signs located on the verandah fascia. d. Are no more than 900mm in depth. e. Protrude no more than 200mm from the fascia. f. Where the sign is located under the verandah, is at right angles to the fascia. Compliance standard: 1. Official signs, road signs and community signs are not required to comply with TDA-Sign-S5.	

TDA-SIGN-S6 Official Sign

1. If illuminated, the sign satisfies the Illuminated Signage Brightness Limits specified in TDA-Sign-S9(2)(g) and (h).	Matters of discretion: 1. Light spill and glare. 2. Amenity and character of the development area and surrounding environment. 3. Scale, location, and hours of operation/duration of illumination. 4. The effects of illumination/animation on traffic safety and the efficient and safe function of the roading network. 5. Cumulative effects

TDA-SIGN-S7 Road Sign

1. Signs: a. Are erected by a road controlling authority or their authorised representative. b. Are for the purpose of traffic control, direction or public safety. c. Are located within the legal road reserve. d. Comply with the AS/NZS 1158 series of standards. e. That are illuminated satisfy the Illuminated Signage Brightness Limits specified in TDA-Sign-S9(2)(g) and (h) Note: 1. Signage erected in the road reserve and areas subject to the control of the roading authority may also be subject to requirements imposed by the road controlling authority under the Land Transport Act 1998.	Matters of discretion: 1. Light spill and glare. 2. Amenity and character of the development area and surrounding environment. 3. Scale, location and design. 4. Lighting and traffic safety. 5. Landscape values. 6. Cultural and heritage values. 7. Cumulative effects. 8. Duration of consent.

TDA-SIGN-S8 Community Sign

1. The sign relates to the display of information for non-profit community associations/groups. 2. Signs visible beyond the site comply with the standards of TDA-Sign-S1.	

3. Any illuminated sign satisfies the Illuminated Signage Brightness Limits specified in TDA-Sign-S9(2)(g) and (h). 4. If the sign is located within the road or any public place: a. No more than one community sign is displayed per site frontage to the road. b. The total display area complies with the permitted activity sign rules for the underlying Area. c. The sign is not within a vehicular carriageway, shared path, cycleway or footpath. d. The sign is not located within a state highway reserve area with a posted speed limit in excess of 70km/h. Note: 1. Signs located on or over roads, footpaths and public places are also subject to standard construction requirements for public safety purposes as specified in the Council Bylaw. Signs may also be subject to landowner approval and subject to requirements imposed by the road controlling authority under the Land Transport Act 1998.	

TDA-SIGN-S9 Illuminated Sign

1. The illuminated sign is not visible from beyond the site boundary; or 2. The illuminated sign: a. Is visible from beyond the site boundary. b. Is located within the Light Industrial Area. c. Complies with the standards for the Light Industrial Area. d. Complies with the standards of TDA-Sign-S1. e. Is not animated, moving or flashing and does not contain any moving image or wording. f. Is not located within 20m of any road intersection. g. During the hours of darkness complies with the maximum candelas per m² (cd/m2) for the receiving environment below: i. Large Lot Residential Area: 150 ii. General Residential Area, Neighbourhood Centre Area, Open Space Area: 300 iii. Light Industrial Area: 350 h. The maximum brightness levels have been measured by calculation or certified by a suitably qualified and experienced professional (e.g. Chartered Professional Engineer). i. Complies with a 0.5 second transition time between images. j. Has a minimum dwell time of 8 seconds per image.	Matters of discretion: 1. Light spill and glare. 2. Amenity and character of the development area and surrounding environment. 3. Scale, location, and hours of operation/duration of illumination. 4. The effects of illumination/animation on traffic safety and the efficient and safe function of the roading network. 5. Cumulative effects

DEFINITIONS

DEVELOPMENT AREA DEFINITIONS NESTING TABLE (National Planning Standards definition)

Primary Production	Intensive Indoor Primary Production		
	Farming		
	Plantation Forestry		
	Quarrying Activities		
Industrial Activity	General Industry		
	Manufacturing		
	Repair And Maintenance Services		
	Artisan Industrial Activities		
	Marine Industry		
	Waste Management Facility		
	Landfill		
	Storage		
Residential Activity	Supported Residential Care		
	Retirement Village		
	Multi Unit Residential Development		
	Residential Unit	Principal Residential Unit	
		Minor Residential Unit	
Commercial Activity	Retail Activity	General Retail	
		Grocery Store	
		Trade Retail	Marine Retail
			Hire Premise
			Motor Vehicle Sales
			Trade Suppliers
			Garden Centres
	Commercial Services		
	Food and Beverage Activity	Drive Through Facilities	
	Entertainment Facilities		
	Visitor Accommodation		
	Service Stations		
	Funeral Home		
	Home Business		
	General Commercial		
Community Facility	Place of Assembly	Community Corrections Activity	
	Recreational Facilities		
	Emergency Services		
	Care Centre		
	Educational Facility		
	Hospital		
	General Community		

DEFINITIONS

Access

means the area of land over which a site or allotment obtains legal, vehicular and pedestrian access to a legal road.

Access Lot

means an allotment owned in common or undivided shares by the owners of two or more allotments, for the principal purpose of providing road frontage or access to those lots, where their interests in the access lot are recorded on the certificates of title.

Amenity Values

has the same meaning as in section 2 of the RMA.

Ancillary Activity

means an activity that supports and is subsidiary to a primary activity.

Artisan Industrial Activities

means manufacture, repair, storage or maintenance associated with production of art, crafts or specialist foodstuffs.

Boundary

means:

a. in relation to fee simple titles, the site boundary.

b. in relation to cross-lease titles, the boundary of any restrictive covenant area.

c. in relation to unit titles, the boundary of the accessory unit associated with a particular principal unit.

Boundary Adjustment

means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.

Building

means a temporary or permanent movable or immovable physical construction that is:

(a) partially or fully roofed; and

(b) fixed or located on or in land;

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Building Coverage

means the percentage of the net site area covered by the building footprint.

Building Frontage

means a side of a building that is facing the frontage of the allotment.

Care Centre

means an activity used for any one or more of the following purposes:

a. Children, in addition to the children of the person in charge, aged six years or younger are cared for.

b. Children, in addition to the children of the person in charge, aged five years or older and are cared for out of school hours.

c. Elderly people are cared for during the day.

d. People with disabilities (including mental health, addiction, illness or intellectual disabilities) are cared for during the day.

Commercial Activity

means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).

Commercial Service

means businesses that sell services rather than goods. For example: banks, real estate agents, travel agents, dry cleaners, health care facilities and hair dressers. Includes offices conducting activities within a building and focusing on business, government, professional, IT or financial services and includes the personal service elements of these activities offered to consumers or clients where visits by members of the public are accessory to the main use.

Community Corrections Activity

means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.

Community Facility

means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

Community Sign

means a sign displaying information relating to the location of public facilities, place-names, destinations of historical, cultural, spiritual, sporting, or scenic significance. The advertising of public, sporting, recreational, community, social or cultural events.

Consolidated Sign Installations

means a sign which identifies or advertises at least three different businesses, activities, or events (or a combination thereof) within a single permanent structure.

CPTED (Crime Prevention Through Environmental Design)

means a framework promoted by the Ministry of Justice Tāhū o te Ture for incorporating crime prevention within quality urban design by focusing on reducing the opportunity to commit crime, therefore lessening the motivation to offend.

Drive Through Facilities

means any part of any fast food or restaurant activity where the product is sold directly to the customer while in their vehicle. This definition is included within the Commercial Activities definition grouping.

Educational Facility

means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.

Emergency Service

means the activities of authorities who are responsible for the safety and welfare of people and property in the community and include fire, ambulance and police services.

Entertainment Facilities

facility used for leisure or entertainment. Includes nightclubs, theatres, cinemas, concert venues.

Farming

means any agricultural or horticultural activity having as its primary purpose the commercial production of any livestock or vegetative matter for human or animal consumption. The production of livestock or vegetative matter utilises the in situ production capacity of the soil, water and air as a medium for production.

Farming includes: a. all types of livestock breeding, cropping, grazing, aquaculture. b. horticulture, including covered cropping as in greenhouses. c. apiaries. d. normal rural practices including associated buildings and structures. e. crop support structures and artificial crop protection. f. airstrips.

But excludes: a. plantation forestry and intensive livestock farming. b. equine related activities.

Food and Beverage Activity

means activities where the primary business is selling food or beverages. Includes: a. restaurants and cafes; b. food halls; and c. takeaway food bars and bakeries. Excludes: a. Retail shops; and b. Grocery Stores.

Funeral Home

means an activity for holding funerals. Includes: a. mortuary facilities (excluding those ancillary to a hospital); and b. funeral chapels.

Garden Centre

means the sale of plants, trees or shrubs. Provided that the sale of the following is accessory to the sale of plants, trees or shrubs, it also includes the sale of: a. landscaping supplies b. bark and compost c. statues and ornamental garden features.

General Commercial

means any commercial activity which is not a commercial service, entertainment facility, food and beverage activity, funeral home, retail activity, service station or visitor accommodation.

General Community

means any community activity which is not a care centre, educational facilities, place of assembly, emergency services, hospital or recreational facility.

General Industry

means any industrial activity which is not manufacturing, storage, repair and maintenance services, artisan industrial activities, marine industry, waste management facilities, or a landfill. It includes any research laboratories used for scientific, industrial or medical research, or any training facilities for an industrial activity.

General Retail

means any retail activity which is not motor vehicle sales, garden centres, trade suppliers, marine retail, drive through facilities, grocery stores, or a hire premise.

Grocery Store

means a self-service retail activity selling mainly food, beverages and small household goods.

Gross Floor Area

means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

a. where there are exterior walls, from the exterior faces of those exterior walls.

b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings.

c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

Ground Level

means:

(a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);

(b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;

(c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

Habitable Room

means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.

Height

means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Height in Relation to Boundary

means the height of a structure, building or feature, relative to its distance from either the boundary of:

(a) a site; or

(b) another specified reference point.

Hire Premise

means an activity for the hiring of machinery and equipment. Includes: a. servicing and maintenance of hire equipment; and b. storing hire equipment. Excludes: premises for the hire or loan of books, videos, DVD, kayaks and other similar entertainment and tourist related items which are classified as general retail.

Home Business

means a commercial activity that is:

(a) undertaken or operated by at least one resident of the site; and

(b) incidental to the use of the site for a residential activity.

Hospital

means any regionally significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of persons.

Illuminated Sign

means any sign with a specifically designed means of illumination of the whole or any portion of its visible area. Includes internally illuminated and externally illuminated (floodlit) signs, reflective signs, digital signs, and signs that incorporate flashing, animation and variable message displays.

Industrial Activity

means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

Intensive Indoor Primary Production

means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.

Impervious Area

means an area with a surface which prevents or significantly retards the soakage of water into the ground. Includes: roofs, paved areas including driveways and sealed/compacted metal parking areas, patios, sealed tennis or netball courts, sealed and compacted metal roads, engineered layers such as compacted clay, artificial playing surfaces or fields. Excludes: grass and bush areas, gardens and other landscaped areas, permeable paving and green roofs, slatted decks.

Landfill

means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.

Landscaping

means land which is planted in lawns, trees, shrubs or gardens.

Major Structure

means any:

a. vehicle used as residential activity, excluding temporary activities.

b. network system exceeding 1.5m in height above ground level or 3m2 ground coverage.

c. fence or wall, or combination of either, greater than 2m in height above ground level. Where there is less than a 1m separation distance between any separate fence or wall, or combination of either then their height shall be measured from the lowest ground level of either to the highest point of either.

d. tank or pool exceeding 35,000 litres.

e. structure greater than 2.2m in height above ground level or greater than 9m2 ground coverage, including outdoor stockpiles or areas of storage, but excluding amateur radio configurations.

Manufacturing

means activities involving: a. making items by physical labour or machinery. includes: a. assembly of items. excludes: a. retail; b. service stations.

Marine Industry

means manufacture, repair, storage, maintenance, including their facilities associated with production or processing of boats, accessory goods or seafood, marine scientific and research.

Marine Retail

means the sale or hire of boats, wholesale and retail sale of fish, and accessory goods and services.

Minor Residential Unit

means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

Minor Structure

means:

a. a network system which is 1.5m or less in height above ground level and which has 3m2 or less ground coverage.

b. any tank or pool not exceeding 35,000 litres.

c. any tent or marquee erected on a temporary basis.

d. any structure 300mm or less in height above ground level.

e. any structure which is 2.2m or less in height above ground level and which has 9m2 or less ground coverage.

Motor Vehicle Sales

means the sale or hire of motor vehicles and caravans.

Multi Unit Residential Development

means development of three or more residential units on a site.

Net Site Area

means the total area of the site, but excludes:

(a) any part of the site that provides legal access to another site;

(b) any part of a rear site that provides legal access to that site;

(c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.

Official Sign

means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety

Outdoor Living Court

means an area of outdoor open space which may be either permeable or impervious or a combination of both and includes balconies, recessed balconies decks and roof terraces, available for the exclusive use of the occupants of the residential unit to which the space is allocated, that has direct access to a main living area and that does not contain structures that would impede its use for outdoor living purposes.

Place of Assembly

means facilities for the wellbeing of the community generally on a not for profit basis. includes: a. arts and cultural centres (including art galleries and museums); b. places of worship; c. community centres; d. halls; e. libraries; f. marae; g. citizens advice bureaux; h. justice facilities (including community corrections activities); i. visitor information centres.

Plantation Forestry

means the ongoing management of trees or stands of trees, for the production of timber or timber related products, and includes planting, pruning, felling, and removal of trees from the site but does not involve the processing of timber

Primary Production

means:

(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and

(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but

(d) excludes further processing of those commodities into a different product.

Principal Residential Unit

Principal Residential Unit means a residential unit that is not ancillary to any other residential unit.

Quarrying Activities

means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

Recreational Facilities

means a facility where the primary purpose is to provide for sport and recreation activities. includes: a. recreation centres; b. aquatic facilities, swimming pools, both indoor and outdoor; c. fitness centres and gymnasiums; d. indoor sports centres; and e. playgrounds.

Repair and Maintenance Services

means servicing, testing or repairing vessels, vehicles or machinery. includes: a. articles or goods by traders; b. automotive mechanics; c. panel beating; and d. devanning, storage and testing of LPG cylinders.

Residential Activity

means the use of land and building(s) for people's living accommodation.

Residential Unit

means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Retail Activity

means activities selling, exposing, displaying, or offering: of goods, merchandise, or equipment for sale or direct hire to the public.

Retirement Village

means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

Road Sign

means any signs which is erected for the purpose of traffic control or public road safety, including illuminated and reflective signs where they are designed and operated in accordance with the requirements of the road controlling authority.

Service Station

means any site where the dominant activity is the retail of motor vehicle fuels (including petrol, LPG, CNG and diesel), and may include any one or more of the following: the sale of kerosene, alcohol based fuels, lubricating oil, tyres, batteries, motor vehicle spare parts and other accessories; retail premises; convenience food premises; mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment; warrant of fitness testing; trailer hire; and car wash facilities.

Setback

means the horizontal distance between a building and a water body, boundary or frontage of its site. For the purposes of this definition, intrusions of eaves or guttering of up to 800mm are excluded, except where an eave would overhang an easement or a boundary.

Sign

means any device, character, graphic or electronic display, whether temporary or permanent, which:

(a) is for the purposes of:

(i) identification of or provision of information about any activity, property or structure or an aspect of public safety;

(ii) providing directions; or

(iii) promoting goods, services or events; and

(b) is projected onto, or fixed or attached to, any structure or natural object; and

(c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.

Site

means:

(a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or

(b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or

(c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or

(d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

Storage

means activities involving:

a. Facilities used for the receipt, storage, handling and distribution of materials, articles or goods destined for a retail outlet, trader or manufacturer.

b. Business that provides facilities to the public for storing possessions.

c. Facility used for receiving, despatching or consolidating goods in transit by road, rail, air or sea. Includes: a. direct collection of materials; b. articles or goods by traders; c. carriers' depots; d. courier services; e. mail distribution centres; f. trucking depots; and g. electronic data servers. Excludes: a. composting plants; and b. waste management facilities and refuse transfer stations.

Structure

has the same meaning as in section 2 of the RMA.

Supported Residential Care

Supported Residential Care means a residential activity of more than one household providing accommodation and fulltime care, support or supervision for aged or disabled people, or people receiving health support (including mental health, addiction, illness or intellectual disabilities) or people receiving reintegration or rehabilitation. Excludes hospitals.

Technology Park

Means any of the following activities:

a. Communications technology;

b. Computer and information technology; and

c. Associated manufacturing, electronic data storage and processing, and research and development.

Temporary Activity

An activity which is undertaken for a short term, not exceeding five days duration or more than 500 attendees, either as an isolated event or as a series of events where the cumulative period of operation is less than 12 days in a calendar year, and includes any gala, sports event, festival, hui or other community activity.

Trade Retail

means Motor Vehicle Sales, Garden Centres, Marine retail, Trade Suppliersand Hire Premises.

Trade Suppliers

means an activity supplying one or more of the categories below, engaged in sales to businesses and institutional customers but may also include sales to the general public: a. automotive suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. industrial clothing and safety equipment suppliers; f. landscape suppliers; and g. office furniture, equipment and systems suppliers.

Traffic Movement

Traffic Movement means any movement of a motor vehicle to or from a site, whether the vehicle parks on or off the site or moves through the site without stopping. When a vehicle travels to a site and subsequently leaves the site (or vice versa) this is counted as two traffic movements.

Verandah

means a weatherproof covering, substantially covering a footpath used by the public.

Visitor Accommodation

means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Warehousing

means the process of storing physical goods or inventory in a warehouse facility before they are sold or distributed, and includes logistics and distribution.

Waste Management Facility

means an activity receiving waste for transfer, treatment, disposal, or temporary storage. Includes: a. refuse transfer stations; and b. recycling. excludes: a. landfills.