

Thursday, 4 April 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Hearings Committee Meeting

Kaupapataka

Agenda

Appendix 1 – Tracked Changes (Vol 1)

(Plan Change 5 - Medium Density Housing)

Te Rā Hui:
Meeting date: **Thursday, 4 April 2024**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible
Officer: **Group Manager: Planning & Regulatory Services - John
O'Shaughnessy**

Hearings Committee – Terms of Reference

Fields of Activity

The Hearings Committee is established to assist the Council by hearing and determining matters where a formal hearing is required in respect of a planning or regulatory function of the Council, including under the provisions of the:

- Resource Management Act 1991
- Building Act 2004
- Health Act 1956
- Dog Control Act 1996
- Litter Act 1979
- Hastings District Council Bylaws
- Local Government Act 1974
- Local Government Act 2002; and
- Hastings District Council Class 4 Gambling Venue Policy.

Membership - Up to 10 Hearings Commissioners (comprising up to 7 elected members of Council and at least 3 external appointed Independent Hearings Commissioners)

- Chair appointed by Council from the membership including external appointed members.
- Deputy Chair appointed by the Council from the membership including external appointed members.
- Under s. 39B of the Resource Management Act, the Chair must be accredited, and unless there are exceptional circumstances, appointees on hearings panels must have accreditation to make decisions on;
 - Applications for Resource Consents.
 - Notice of Requirements given under s. 168 or 189 of the Resource Management Act.
 - Requests under clause 21(1) of Schedule 1 of the Resource Management Act for a change to be made to a Plan.
 - Reviews of Resource Consents.
 - Applications to change or cancel Resource Consent Conditions.
 - Proposed Policy Statements and plans that have been notified.
 - Any hearing of an objection under s. 357C of the Resource Management Act.

Quorum

- a) For Hearings other than Council Initiated Plan Change hearings, a maximum of three members including the Chair (or Deputy Chair, in the Chair's absence) to meet for any one hearing.
- b) For Council Initiated Plan Change hearings, all members may attend and take part in the decision-making process unless the Chair exercises the power of delegation to assign any function, power or duty of the Hearings Panel to any one or more Commissioners.
- c) For Hearings other than Council Initiated Plan Change hearings the quorum shall be two members.
- d) For Council Initiated Plan Change Hearings, the quorum shall be three members.
- e) Members to sit on any hearing other than a Council Initiated Plan Change Hearing shall be selected by agreement between the Chair (or Deputy Chair, in the Chair's absence) and the Group Manager: Planning and Regulatory Services.
- f) For the purpose of hearing any objection in respect of the matters detailed under the Dog Control Act 1996 the Hearings Committee will consist of any three members selected by the Chair.

Kaupapataka

Agenda

Ngā mema o te Komiti

Committee Members:

Hearing Panel Members:

Chair: George Lyons (Commissioner Chair - External appointee)

Bill Wasley (External appointee)

Councillors Tania Kerr (Deputy Chair), Alwyn Corban, Eileen Lawson,

Wendy Schollum and Marcus Buddo

Heretaunga Takoto Noa Māori Standing Committee appointee: -
Vacancy

Apiha Matua

Officer Responsible:

Group Manager: Planning and Regulatory Services – John
O'Shaughnessy

Reporting Planner

Senior Environmental Planner – Policy (Anna Summerfield)

*Te Rōpū Manapori me te
Kāwanatanga*

Democracy

Governance Services

Christine Hilton (Ext 5633)

Te Rārangī Take

Order of Business

Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui

- 1.0** Leave of Absences had previously been granted to Councillor Lawson and Councillor Buddo
-

Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing

- 2.0** **DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS THREE SEPARATE DOCUMENTS**

<u>Document 1</u>	The covering administrative report	Pg 1
Attachment 1	Tracked Changes - Section 2.4 (21 Mar 2024)	Pg 3
Attachment 2	Tracked Changes - Section 2.6 (21 Mar 2024)	Pg 19
Attachment 3	Tracked Changes - RESZ (21 Mar 2024)	Pg 29
Attachment 4	Tracked Changes - MRZ (21 Mar 2024)	Pg 37
Attachment 5	Tracked Changes - Section 7.2 (21 Mar 2024)	Pg 81

Thursday, 4 April 2024

Item 2

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council: Hearings Committee Meeting

Te Rārangi Take

Report to Hearings Committee

Nā:
From: Christine Hilton, Democracy and Governance Advisor

Te Take: Plan Change 5 - "Right Homes, Right Place" - Medium Density
Subject: Housing

1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 This is a covering report relating to the Proposed Hastings District Plan hearing – Plan Change 5, “Right Homes, Right Place” – Medium Density Housing.
- 1.2 The agenda documents can be viewed on the Council’s website.
- 1.3 The recommendations are included in the relevant sections of the agenda documents and are not summarised in this covering report.

2.0 Recommendations - *Ngā Tūtohunga*

That the covering report titled Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing, the hearings report and associated attachments, dated 4 April 2024, be received.

Attachments:

1	Tracked Changes - Section 2.4 (21 Mar 2024)	ENV-17-4-24-526	Vol 1
2	Tracked Changes - Section 2.6 (21 Mar 2024)	ENV-17-4-24-527	Vol 1
3	Tracked Changes - RESZ (21 Mar 2024)	ENV-17-4-24-528	Vol 1
4	Tracked Changes - MRZ (21 Mar 2024)	ENV-17-4-24-529	Vol 1
5	Tracked Changes - Section 7.2 (21 Mar 2024)	ENV-17-4-24-530	Vol 1
6	Tracked Changes - Section 8.2 (21 Mar 2024)	ENV-17-4-24-531	Vol 2
7	Tracked Changes - Section 9.2 (21 Mar 2024)	ENV-17-4-24-532	Vol 2
8	Tracked Changes - Section 30.1 (21 Mar 2024)	ENV-17-4-24-533	Vol 3
9	Tracked Changes - Section 33.1 (21 Mar 2024)	ENV-17-4-24-534	Vol 3

10	Tracked Changes - Appendix 26 (21 Mar 2024)	ENV-17-4-24-535	Vol 3
11	Tracked Changes - Appendix 27 (21 Mar 2024)	ENV-17-4-24-536	Vol 3
12	Tracked Changes - Appendix 28 (21 Mar 2024)	ENV-17-4-24-537	Vol 3
13	Tracked Changes - Appendix 29 (21 Mar 2024)	ENV-17-4-24-538	Vol 3
14	Tracked Changes - Appendix 38 (21 Mar 2024)	ENV-17-4-24-539	Vol 3
15	Tracked Changes - Appendix 60 (21 Mar 2024)	ENV-17-4-24-540	Vol 3

2.4 URBAN STRATEGY

2.4.1 INTRODUCTION

In the past, Hastings District and Napier City have planned for their urban growth needs independently. However, recently both Councils and their communities have reached the viewpoint that, in light of the limited natural resources on the Heretaunga Plains, the issue of urban growth needs to be better managed. A lack of planned provision for residential development that meets market expectations has contributed to ad-hoc expansion on the urban periphery, under-utilisation of residentially zoned land, and poor quality infill development. This has resulted in increased urban activities on the versatile land of the Heretaunga Plains, which has generated both environmental and amenity conflicts from a range of incompatible activities occurring in an uncontrolled manner. The subdivision of rural blocks into unsustainable 'peri-urban' sections has also occurred randomly through the Region.

In conjunction with the Hawke's Bay Regional Council, the Hastings District and Napier City Councils have agreed that a sub-regional approach over a longer period of time is the most appropriate method for considering urban growth issues. The Heretaunga Plains Urban Development Strategy (HPUDS) was completed in 2010 and reviewed in 2017 and provides for the growth needs of the two cities through the period 2015 to 2045. The Strategy has been devised with the changing population profile over the period very much in mind. This includes a rapidly ageing population with a 68 percent increase in the number of people aged 65+ by the end of the period, and an increase in the number of young Maori as a percentage of the population.

HPUDS established a number of key principles and these include:

- Quality living environments with high levels of amenity and thriving communities;
- A growing and resilient economy which promotes opportunities to live, work, invest and play;
- Mana Whenua values and aspirations are recognised and provided for;
- Productive value of the District's soil and water resources are recognised and provided for and used sustainably;
- Urban centres of Napier and Hastings have distinct identities and provide complementary working, living and learning opportunities;
Community and physical infrastructure is planned, sustainable and affordable.

One of the aims of the Strategy was to ensure that both Napier and Hastings retain their distinct identities and provide complementary living, working and educational opportunities.

The relevant recommendations from HPUDS have been incorporated into the Regional Policy Statement (RPS). The Regional Policy Statement outlines five Principal Outcomes to reflect the HPUDS recommendations:

- i. Providing for development both urban and business while retaining versatile land, ensuring efficient utilisation of existing infrastructure and discouraging or avoiding ad hoc residential development or further rezoning for rural residential.
- ii. Achieving containment of urban activities by identifying appropriate and inappropriate growth areas.
- iii. Encouraging intensification of urban activity.
- iv. Achieving strategic integration of infrastructure with land use. This requires the sequencing of growth areas and the drafting of structure plans.
- v. On-going monitoring and review of development in the Heretaunga Plains sub-region.

The District Plan will implement the directions established in the Regional Policy Statement as well as other recommendations from the Heretaunga Plains Urban Development Strategy. This includes the identification of those areas that are appropriate for new greenfield growth. These are outlined and mapped in Appendix 1 however the Council has also prioritised the land that will be required during the life of this Plan and these are identified in Appendix 2. This will provide certainty for developers on where future development will be supported. This also provides a balance between the need to provide choice to the community in the location and character of new housing while protecting the versatile land resource for future generations. The objective arising from HPUDS and supported in the RPS is for the Councils to achieve more compact development within their existing boundaries. One of the features of the identified growth areas will be the provision of distinct and identifiable urban boundaries beyond which further expansion will not be permitted.

The other strand of providing for future urban growth is the need to provide for more compact development. HPUDS establishes a goal of achieving an increase in the number of households being accommodated within a smaller land area. Currently Hastings is achieving 40% infill development and Napier 50% but the aim is to increase this percentage to a more sustainable figure of 60% of new housing taking place within the existing urban boundaries by the end of the period. It is intended that the goal will be progressively worked toward over the 30 year period of the Strategy.

The concept of compact development applies equally to greenfield development areas as it does to intensification or infill residential development. Residential density levels of greenfield development areas under the Operative District Plan 2003, were approximately 12 dwellings per hectare (dph). The aim is that densities should gradually increase to 15dph for new urban development areas and those areas identified in Appendix 2 by 2045. There may also be potential in these areas for pockets of higher density development to occur around open spaces or a particular special feature of an area. Such opportunities should be identified at the time structure planning occurs, in order to guide and direct appropriate development density.

The means of achieving the intensification goal in Hastings has been through the implementation of a Medium Density Housing Strategy which identifies particular parts of the urban area where increased density of residential living will be encouraged. The Objectives and Policies for the Medium Density Housing Strategy are discussed in Section 2.6 and the particular Rules will be enabled through the residential provisions. The Medium Density Housing Strategy aims to achieve a high quality residential development of greater intensity in appropriate areas of the City.

The District Plan needs to provide a range of residential development opportunities and this will not be restricted through the adoption of the Medium Density Housing Strategy. Through the process of HPUDS it was identified that a range of housing opportunities can be maintained through the combination of greenfield, compact, coastal and rural residential development, although no provision will be made for further growth of the Rural Residential Zone through the period of this District Plan.

Council will closely monitor the development of housing during the District Plan period, and adhere to the HPUDS recommendations to direct new housing development away from highly versatile land in order to enhance its sustainable capacity for future generations.

2.4.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- UDAO1 A well-functioning residential market that is able to cater for and respond to demand for a range of residential housing types with the focus on compact development.
- UDAO2 Increased intensification of the existing urban environments, while maintaining acceptable levels of residential amenity in accordance with the development outcomes sought for the zone.

Commented [CS1]: Topic 1, Key Issue 4, Kāinga Ora (050.16, 050.17, 050.18, 050.19)

2.4 Urban Strategy

PC5 Tracked Changes as Recommended: 15-Mar-2024

UDAO3

The completionof the HPUDS Implementation Programme.

UDAO4

Urban development that avoids, remedies or mitigates adverse environmental effects, particularly in respect of the Heretaunga Plains Unconfined Aquifer and avoids the loss of valuable finite soil resources on the Heretaunga Plains in line with the Heretaunga Plains Urban Development Strategy.

AOUD5

Increased Papakainga development on Maori land and on land close to Marae.

AOUD6

Tangata whenua values and aspirations related to urban development are recognised and provided for.

2.4.3

OBJECTIVES AND POLICIES

OBJECTIVE UDO1

To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy (HPUDS).

POLICY UDP1

To achieve containment of urban activities and provide for residential greenfield growth in the areas identified as appropriate within the Hastings Urban Development Study document through to 2015 and in HPUDS for the period beyond 2015 and through to 2045.

POLICY UDP2

To manage the supply of greenfield sites to encourage medium density housing within the existing urban boundaries.

Explanation

The provision for urban growth is provided for under both the Hastings Urban Development Study which outlines the growth areas for the City through to 2015 and thereafter by the Heretaunga Plains Urban Development Strategy. HPUDS recommends a policy of urban containment requiring greater levels of medium density housing within the existing urban boundaries. In order to ensure that containment occurs, HPUDS identifies growth areas and also areas where growth is not appropriate.

OBJECTIVE UDO2

To ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.

POLICY UDP3	<i>Priority is to be placed on the retention of the versatile land of the Heretaunga Plains, the protection of the Heretaunga Plains Unconfined Aquifer from the adverse effects of urban development and the efficient utilisation of existing infrastructure.</i>
POLICY UDP4	<i>To establish a sequence of the land that has been identified as appropriate for urban development.</i>
POLICY UDP5	<i>To prepare comprehensive structure plans, in consultation with tangata whenua with Mana Whenua, landowners, infrastructure providers and the local community, for each identified urban growth area. Structure Plans shall be prepared prior to any plan change application to amend the zoning of these areas to facilitate urban development.</i>

Explanation

The Heretaunga Plains Urban Development Strategy (HPUDS) is embedded in the Hawke's Bay Regional Policy Statement. The retention of the versatile land of the Heretaunga Plains for primary production and the efficient use of the existing infrastructure are the main drivers in establishing the desired settlement pattern in HPUDS.

As part of the implementation of HPUDS the Council has identified the sequence of the identified growth areas. This gives certainty for the community and also allows the Council to appropriately plan for the provision of infrastructure and keep the cost of development as low as possible. The sequence of the development areas could change if circumstances change as a result of the on-going monitoring of the supply and demand of the residential needs of the community.

Once this sequencing or prioritizing of growth areas is established, there is a need to begin structure planning for those identified growth areas that are priorities. A comprehensive structure planning process (as required by the Hawke's Bay Regional Policy Statement in Policies UD10.1 and UD10.2 covering the matters set out in UD10.3 and UD10.4 and prepared in accordance with POL UD12) must precede any plan change process to rezone these areas for residential development to ensure an integrated approach to infrastructure provision and that

2.4 Urban Strategy

PCS Tracked Changes as Recommended: 15-Mar-2024

aspirations for development density are in accordance with this provision.

OBJECTIVE
UDO3

To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community.

POLICY
UDP6

To implement the Heretaunga Plains Urban Development Strategy which identifies urban growth areas to meet the needs of the community over the life of the Plan.

POLICY
UDP7

To undertake regular monitoring and review of the uptake of residential growth areas identified in the Heretaunga Plains Urban Development Strategy.

Explanation

The Heretaunga Plains Urban Development Strategy identifies those parts of the Hastings District that are suitable in meeting the greenfield needs of the District over the period of this Plan and beyond. Those areas are identified in Appendix 1. These areas have been identified on the basis that they establish readily identifiable urban boundaries beyond which expansion onto the versatile land should not occur. They have also been identified on the basis of land which results in the efficient utilisation of existing infrastructure investment. The Council will establish a regular monitoring programme of residential uptake rates and will utilise this information to review its policy for the prioritisation of the identified growth areas. In addition, the Council, in conjunction with Napier City and Hawke's Bay Regional Councils will review the appropriateness of these identified growth areas to meet the HPUDS growth targets and any revised population projections, if any of the circumstances outlined in POL14.2 of the Hawke's Bay Regional Policy Statement occur.

POLICY
UDP8

Ensure that there is a range of residential development opportunities within the District.

Explanation

One of the aims of the Heretaunga Plains Urban Development Strategy is to ensure that the range of residential choices is retained over the life of the Strategy. This does not mean that there will be an unrestrained

2.4 Urban Strategy

PC5 Tracked Changes as Recommended: 15-Mar-2024

supply of the different types of residential development. The intention is that the emphasis for future residential development will be on creating compact urban form where the majority of development will take place within the existing urban boundaries. There is a sufficient supply of rural lifestyle sites through to 2045 and therefore no expansion of the Rural Residential Zones is envisaged. However careful monitoring of supply and demand will be required to ensure that similar levels of choice between Napier and Hastings is maintained.

OBJECTIVE **To retain and protect the versatile land resource that is the**
UDO4 **lifeblood of the local economy from ad hoc urban development**

POLICY *To avoid the unnecessary expansion of urban activity onto the versatile*
UDP9 *land of the Heretaunga Plains*

POLICY *To identify distinct and clear boundaries between the urban area and the*
UDP10 *Plains Production Zone.*

POLICY *In the absence of distinct physical boundaries such as roads or rivers,*
UDP11 *require the provision of greenbelts to maintain separation distances*
 between the Urban and Plains Production environment and also to
 separate distinctive urban areas.

Explanation

Studies have shown that primary production is and will continue to be the force behind the local economy. Feedback from the community makes it clear that there should be greater recognition given to the importance of the versatile land of the District and the protection of them from land uses that are not associated with primary production. There has been a perception by the community of an on-going creep of urban development onto the Plains; and the Council has ensured that the identified greenfield growth areas are accompanied by clear and distinct boundaries which will be able to be readily defended from further expansion proposals in the future. The community also recognised that there is a need to keep the identities of distinctive communities such as Havelock North and Hastings separate and therefore a greenbelt should always be maintained between such communities.

Council also wishes to curb the trend for out of zone commercial development that has found its way into the Plains Production Zone over recent years. This has often been on the premise that it is an efficient

2.4 Urban Strategy

PC5 Tracked Changes as Recommended: 15-Mar-2024

use of a resource by re-using existing buildings but there has been no recognition given to the effect that these activities are having on the existing commercial centres of the District.

OBJECTIVE **To promote the redevelopment of existing residential areas.**
UDO5

POLICY *Encourage higher density development as both short and long term*
UDP12 *mechanisms to avoid adverse effects including the effects on versatile*
 land.

Explanation

Urban expansion should occur in a manner that minimises the extent of the urban rural interface and further development within the existing boundaries is a natural response to achieve this outcome. Infill development has played a lesser role in providing for the residential needs of the District to date. The Council has undertaken a Medium Density Housing Strategy to facilitate more intensive residential development. This Strategy has identified the areas of the City where the high levels of amenity and good transportation links required for successful medium density development would be most achievable. The Council has provided a set of Design Guidelines for medium density development as well as incentives to encourage adoption of the design principles. However it is acknowledged that the move to medium density development will not happen overnight and that there will be a transition to the medium density levels.

OBJECTIVE **To minimise the risk of biosecurity incursions of an unwanted**
UDO6 **organism in the district and enable response to any such**
 biosecurity incursions.

POLICY *To participate in an integrated approach towards the management of*
UDP13 *biosecurity issues by assessing potential risks from new activities and*
 adopting methods to enable the response to any biosecurity incursions.

Explanation

The sustainability of the primary production industry within the District could be severely compromised by a biosecurity incursion of an unwanted organism. Council will work with other agencies to manage the risk of such an incursion and to enable an appropriate level of

response this may require response mechanisms within the urban environment

OBJECTIVE UDO7 To identify the housing bottom lines for Napier-Hastings Urban Environment. ¹

1. Over the short-medium term and long term, the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin as set out below in Table 1, is provided for the Napier-Hastings Urban Environment.
2. Planning decisions relating to the Napier-Hastings urban environment must have particular regard to the housing bottom lines in Table 1 below.

Table 1: Housing bottom lines for Napier-Hastings Urban Environment, 2020-2050 ^[2, 3]

Area	Housing bottom lines (number of dwellings)		
	Short to medium term (2020 to 2030) includes an additional competitiveness margin of 20%	Long term (2031 — 2050) includes an additional competitiveness margin of 15%	2020 — 2050 TOTAL (includes competitiveness margins)
Napier-Hastings urban environment TOTAL	8,370	11,650	20,020
Hastings urban environment	5,190	7,640	12,830
Napier urban environment	3,180	4,010	7,190

Note¹: Objective UDO7 was inserted 18 November 2021 as directed by clause 3.6 of the National Policy Statement on Urban Development 2020.

Note²: The purpose of housing bottom lines is to clearly state the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin in the Napier-Hastings urban environment. These housing bottom lines for the 2020-2050 period are based on the assessment published in 2021 titled 'Housing Development Capacity Assessment 2021, prepared by m.e Consulting for Napier City Council, Hastings District Council and Hawke's Bay Regional Council.'

Note³: Housing bottom lines as described in Clause 3.6(3) of the National Policy Statement on Urban Development 2020 are:

2.4 Urban Strategy	PC5 Tracked Changes as Recommended: 15-Mar-2024	
	<div><div><div>a. for the short-medium term (3-10 years), the sum of:<div><div>i. the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin for the short-term; and</div><div>ii. the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin for the medium-term; and</div></div></div><div>b. for the long term (11-30 years) the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, along with the competitiveness margin, for the long term.</div></div></div>	
<div><div>OBJECTIVE</div><div>UDO8</div></div>	<div><div>Enable more people, business and community services to live and be located in, areas of the Hastings urban environment in which one or more of the following apply:</div><div><div>a. the area is in or near a commercial zone or an area with many employment opportunities;</div><div>b. the area is well-serviced by existing and planned public and active transport;</div><div>c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment.</div></div></div>	<div><div>Commented [CS2]: Topic 1, Key Issue 4, Bike Hawkes Bay (008.2)</div></div>
<div><div>POLICY</div><div>UDP14</div></div>	<div><div>In the District's main urban areas of Hastings, Flaxmere and Havelock North provide for greater building heights and density of development that are commensurate with the area's accessibility to commercial activities and community services and the relative demand for housing and business use in that particular location.</div></div>	
<div><div>POLICY</div><div>UDP15</div></div>	<div><div>Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open spaces, public transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.</div><div><div><u>Direct higher density residential development within the existing urban area to the commercial centres, new urban development areas and medium density residential zones of Hastings, Havelock North and Flaxmere.</u></div></div><div><div><u>Explanation</u></div><div><u>To provide a clear and transparent approach to urban intensification, the district plan provisions direct more intensive residential development to the medium density residential zone and the centre zones of Hastings, Havelock North and Flaxmere, where there are high levels of amenity, access to services and</u></div></div></div>	

2.4 Urban Strategy	PC5 Tracked Changes as Recommended: 15-Mar-2024
	<p>good transportation links. Medium density development may also be appropriate within new urban development areas where structure planning integrates the provision of commercial areas, public parks, and active and public transport networks. To ensure good design outcomes are achieved, the Hastings Medium Density Design Framework, 2022 outlines a set of key design elements and principles for medium density residential development. The key design elements are included in the District Plan as assessment criteria for residential development and serve to assist in realising the high amenity, liveable residential environments sought by Council and the community.</p>
UD09	<p>Infrastructure planning is integrated with land use planning to facilitate efficient and affordable urban growth and development of the district.</p>
RESZ-02 UDO10	<p>Well-Functioning Residential Urban Environments</p> <p>Well-functioning residential urban environments that:</p> <ul style="list-style-type: none">a. enable a variety of housing typologies and living arrangements that:<ul style="list-style-type: none">i. Meet the needs of different households;ii. Enable Māori to express their cultural traditions and norms;b. Have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport;c. Support reductions in greenhouse gas emissions;d. Are resistant to the likely current and future effects of climate change.
	<p>Commented [CS3]: Topic 1, Key Issue 4, Waka Kotahi, New Zealand Transport Agency (107.3)</p> <p>Commented [CS4]: Topic 1, Key Issue 4, Fire and Emergency NZ (028.1)</p> <p>Commented [AESS]: Topic 2, Key Issue 1 - RESZ Submitters: Ara Poutama Department of Corrections (119.4) and Waka Kotahi NZ Transport Agency (107.6)</p>

2.4.4 METHODS

The Objectives and Policies will be implemented through the following Methods:

Regional Policy Statement and Plans

The Regional Policy Statement has adopted specific objectives and policies for urban development on the Heretaunga Plains. The Hastings District Council will ensure that its planning and regulatory functions are carried out in a manner that will give effect to these directions.

Hastings District Plan

Rural Zone (Section 5.2): Residential development is provided for in the Rural Zone of the Hastings District. Subdivision Rules in the District Plan permit lifestyle blocks to be subdivided on a limited basis in the Rural Zone.

Plains Production Zone (Section 6.2) : The Plains Production Zone will provide for the subdivision of small lifestyle blocks, on existing non-complying sites, but only where the balance land is amalgamated into a complying title or to create a complying title. This will enable the residential use of uneconomic areas of land while promoting the creation of titles that can be sustainably managed for a range of activities.

Rural Residential Zones (Sections 5.3 and 8.3) : The District Plan will continue to provide for the development of a specific Rural Residential Zone to accommodate development of peri-urban lifestyle blocks on the fringes of Hastings, Havelock North and Napier. It is evident that there is a large supply of these sites, enough to meet the needs of the District through to 2045. Therefore further supply of sites will be limited and no further provision for the expansion of the Rural Residential Zones will be provided for. The level of demand for these sites will be carefully monitored over the life of the Plan.

Residential Zones : The District Plan will incorporate a number of Residential Zones, and will progressively add land to these to provide for future greenfield development. The areas required for future residential expansion through to 2045 have been identified through the HPUDS study. These growth areas have been embedded in the Regional Policy Statement and are outlined in Appendix 1. Not all of those areas will be required to meet the demand over the life of this District Plan. The Council has identified the areas which are likely to be required to ensure continuity of supply of residential greenfield sites within the District over the ten year life of the District Plan. These areas are:

- 1. Hastings - Lyndhurst Extension (North)
 - Kaiapo Road
 - Howard Street
- 2. Havelock North - Arataki Extension
 - Iona Road - Hill Site (Lots 1, 2 & 3 DP24404, Lot 6 ¼ share in Lot 9 DP24404)
 - Brookvale and Romanes Drive (Brookvale Romanes Urban Development Area)

These areas are identified in Appendix 2. In the meantime their current Plains zoning will remain. Structure Plans will be prepared ahead of their rezoning to residential.

Deferred Residential Zones: The District Plan includes two Deferred Residential Zones. The first of these is the second stage of the Lyndhurst development at Frimley. The second development area is at Te Awanga, incorporating the latter stages of the Te Awanga Downs urban development area and the later stages of the East Road development area Haumoana to provide for future coastal residential development. The third Deferred Residential Zone is located at Brookvale on the eastern side of Havelock North. All of these areas require specific criteria to be met before the deferred zoning is uplifted and the new residential zones can take effect. Notation in the District Plan does not necessarily indicate that development of these areas will occur ahead of other areas.

A Structure Plan has been developed for the Te Awanga Downs urban development area (Appendix 15A). This structure plan includes provisions for the staged uplifting of the Deferred Residential zoning of the Te Awanga Downs urban development area upon the satisfaction of specified triggers outlined in the Haumoana Te Awanga Residential Zone section of the District Plan.

A Structure Plan has also been prepared for the Brookvale urban development area (Appendix 13B).

Commercial Zones: Residential accommodation is provided for in a number of Commercial Zones. This allows the market to accommodate higher density 'inner city' residential units which is an outcome of the Urban Design Framework.

Te Mata and Tuki Tuki Special Character Zones (Sections 8.4 and 5.4) : These Zones provide for a range of residential opportunities which reflect their strategic role as an interface between the Residential, Plains, and Rural Zones in the Hastings District.

Special Purpose Zone: Regional Sports Park (Section 13.2): This Zone provides for a comprehensively planned regional sports and recreation facility. The need for such a facility was confirmed by the Council and, following a detailed analysis of alternative sites, the preferred site identified near Hastings in the rural area close to the existing Residential Zone/Plains Production Zone boundary and key transportation routes. The Zone is important, particularly with respect to the rural - urban interface and accessibility to recreational facilities.

Papakainga (Section 21.1) : The District Plan provides for Papakainga development on Maori land under the Te Ture Whenua Maori Act 1993 and subject to resource consent on land owned by Maori under General Title. This Method addresses the

particular aspirations of the Hastings District's tangata whenua with mana whenua who wish to reside on their ancestral lands.

Subdivision and Land Development (Section 30.1) : Subdivision in New Urban Development Areas identified in Section 2.4 of the District Plan will have to have regard to any Structure Plan prepared by the District Council for these areas.

Coastal Environment Strategy

The HPUDS study found that there is an increasing demand for residential land in coastal areas. HPUDS has therefore identified limited coastal development in areas that have already been compromised by existing development and are located away from coastal hazard zones or areas likely to be susceptible to flooding or sea level rise. The Coastal Environment Strategy for the District will be consistent with the national policy direction outlined in the New Zealand Coastal Policy Statement and will take into account the implications of Climate Change for coastal areas of the District.

Heretaunga Plains Urban Development Strategy

The Heretaunga Plains Urban Development Strategy (HPUDS) investigated the strategic long term options for residential growth for the Heretaunga Plains sub-region. This included reassessing the direction of urban expansion, which resulted in recommendations for future intensification of the present urban form. HPUDS has identified growth options well beyond the life of this District Plan. However the recommendations from the Strategy taken forward will be carefully monitored to ensure that the identified growth areas and the Policy for greater levels of intensification remain valid.

The Heretaunga Plains Urban Development Strategy has been developed with the objective of establishing defined urban boundaries around the City of Hastings to safeguard the versatile land upon which the district's economy is heavily based. As a result Council will not be encouraging greenfield development outside of those areas identified in HPUDS. Any such development will need to be undertaken by Private Plan Change with full justification against the principles of HPUDS and addressing how the development is to be serviced and integrated with the infrastructure network.

Structure Plans

Urban development within greenfield growth areas will occur in accordance with a comprehensive structure plan to guide development. These structure plans will be prepared in accordance with Policies UD10.1-UD10.4 and Policy UD12 of the Regional Policy Statement prior to development occurring and will identify the

preferred location of key assets such as Arterial or Collector roads, reserves and trunk infrastructural elements. The Structure Plans may also indicate Council's preferences on the density of development and the establishment and provision of amenity elements such as pedestrian linkages, cycling networks, buffer setbacks and amenity planting. Subdivisions carried out in the greenfield areas will be required to have regard to the intentions of any relevant Structure Plan.

Private Plan Changes

The Resource Management Act specifically provides for privately initiated Plan Changes. Where individuals propose to rezone land for residential or rural residential development, these will be tested against the purposes and principles of the Act and their consistency with the Heretaunga Plains Urban Development Strategy adopted by the Council through its District Plan.

Infrastructural Investment

The Council will continue to direct resources toward upgrading the infrastructural resources of the urban areas to accommodate increased residential development through the Annual Planning process. The Hastings District Council will also continue to work with the Hawke's Bay Regional Council to improve stormwater disposal on the Heretaunga Plains, and reduce the exposure of new and existing urban areas to possible inundation.

Residential Design Guides

As part of its intention to facilitate increased urban density while promoting high quality development, the Hastings District Council will produce a Residential Design Guide for medium density housing development to assist landowners, builders, and designers to be innovative in the development of residential activities at more intensive levels.

Monitoring Programmes

In accordance with the recommendations adopted from the Heretaunga Plains Urban Development Strategy the Council will undertake regular monitoring of both the supply and demand relating to residential development within the District, including rural lifestyle sites. The monitoring programme will be an integral decision making tool for reviewing policy relating to the continuity of supply of residential sites.

Local Area Plans (LAPs)

2.4 Urban Strategy

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Local Area Plans (LAPs) will be developed for identified medium density residential development areas that meet the criteria identified in UDO8 and UDP14. LAPs will be prepared through engagement with the community providing a place-based plan to guide future development, urban design and investment. Each LAP will consider matters such as existing context and contain planning recommendations on transport and accessibility, landuse and zoning, character and amenity, sites of significance, open space and environment, infrastructure and natural hazards. Rezoning to support medium density neighbourhoods will occur in time but these plans are intended as a non-regulatory tool in the interim to help guide resource consent proposals and assessments.

Commented [CS6]: Topic 1, Key Issue 4, Waka Kotahi, New Zealand Transport Agency (107.3)

2.6 MEDIUM DENSITY HOUSING STRATEGY

2.6.1 BACKGROUND

The Heretaunga Plains Urban Development Strategy 2010 (HPUDS) concluded that the preferred scenario for future residential development on the Heretaunga Plains was compact development (within existing urban boundaries). This scenario recognised a major shift in approach in allocating a lesser number of future houses to greenfield growth to ensure long term sustainability for the Heretaunga Plains versatile soils. This scenario was adopted on the basis of clear recognition by all sectors of the community that the versatile soils are one of the district's most valued natural resources.

Compact development requires intensification of the established urban areas. HPUDS recognises this and notes that intensification targets will not be met by traditional infill methods alone, where individual lots are subdivided from the rear of an existing site. This will require a change in development methods to achieve the necessary form of intensification.

Urban intensification encourages development at higher densities than currently prevail in an area with a focus on achieving sustainable development objectives, such as, reduced travel demand and increased resource efficiency.

To facilitate appropriate intensification of Hastings District, the Medium Density Housing Strategy provides and articulates a comprehensive and coherent strategy for the development of Medium Density Housing within the existing urban areas to meet the intensification targets of HPUDS.

Clear boundaries for the Hastings Urban areas have been established as have future greenfield growth areas, which are to supply a decreasing proportion of the regions residential housing over time and have been identified within this boundary. These future greenfield growth areas have been identified in the Hawke's Bay Regional Policy Statement.

In addition to the decreased proportion of greenfield sites, restrictions (over time) are also being placed on the opportunities to create lifestyle sites outside of the rural residential zones. These measures are designed to encourage greater levels of development within the existing urban boundaries.

In achieving compact development the Council recognises that it must carefully manage the existing residential environment to ensure that there is a sustainable supply and range of housing typologies and that ~~urban residential~~ amenity levels are

~~delivered maintained in accordance with the planned urban built form environment sought for the relevant zone. not decreased.~~ The Medium Density Housing Strategy forms an important component of the sustainability considerations for residential intensification within the existing urban boundaries.

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2.6.2 THE STRATEGY COMPONENTS

There are two important studies that directly influence the Medium Density Housing Strategy they are:

2.6.2.1 The Heretaunga Plains Urban Development Strategy 2010

The Heretaunga Plains Urban Development Strategy (HPUDS) has identified the strategic direction for residential growth on the Heretaunga Plains through to 2045. The Strategy was undertaken on a collaborative basis by the Hawke's Bay Regional Council, Hastings District Council and the Napier City Council.

HPUDS was drafted from the principle of achieving sustainable development and with considerable feedback from the community on their preferred growth model for the area. There was a clear mandate that future residential development should avoid the versatile soils of the Heretaunga Plains and that while still maintaining a choice of housing typologies a more compact model should be adopted.

The HPUDS strategy has set a target of 60% of all new dwellings to be provided through intensification by 2045. Currently 40% of all new houses in the Hastings District are provided through intensification of existing urban sections. Therefore, in order to meet the housing targets whilst protecting the Plains from urbanisation, the regulatory provisions and framework within the District Plan need to accommodate this by:

- encouraging compact housing development in a form that provides quality residential environments for occupants and neighbours alike;
- addressing how existing built and streetscape character will be maintained while moving to a more compact residential environment;
- encouraging the concept of mixed use (commercial and residential) development in major local shopping centres that have the potential to be catalyst for comprehensive residential development in the surrounding residential area; and
- promoting low impact design solutions for the management of increased stormwater runoff to ensure there are no adverse effects on the existing stormwater network.

2.6.2.2 Hastings Urban Design Framework 2010

The Hastings Urban Design Framework recommended that to implement the HPUDS document Hastings needed to grow up and not out. In order to achieve quality medium density residential development it would need to occur in targeted areas with strong existing or future potential amenity and liveability.

A set of key performance characteristics was identified for suitable medium density development locations:

- Areas where access to services/amenities will help maximise non-vehicular travel
 - Prominent open spaces supported by active streets fronted by residential units.
- The areas of Hastings identified as meeting these characteristics and therefore suited to medium density development are;

- ~~Central Business District~~
- ~~Around the edge of Queens Square~~
- ~~Radiating from Mahora Shopping Centre~~
- ~~Parts of Horetaunga Street East~~
- ~~Parts of Havelock North Village Centre~~

~~Within the General Residential Zones of Hastings and Havelock North the following areas have been identified as suitable for medium density development:~~

- ~~Around the Raureka Shopping Centre (refer Appendix 27 Figure 1)~~
- ~~Around the edge of Windsor Park (refer Appendix 27 Figure 3)~~
- ~~Around the Havelock North Village Centre (refer Appendix 29)~~

~~Within the Hastings Character Residential Zone specific sites around the edge of Cornwall Park (refer Appendix 28 Figure 2) have been identified as suitable for residential intensification subject to meeting assessment criteria and evaluation to ensure the design complements the special character of the surrounding neighbourhood.~~

~~Some existing large sites within the urban area of Hastings have also been identified as suitable for medium density development should their current use change in the future. These sites are identified in Appendix 27 Figures 1 3 and Appendix 28 and include:~~

- ~~The Saleyards site, Maraekakaho Road~~
- ~~Vidal Winery, St Aubyn Street~~
- ~~Angus Inn Motel, Railway Road~~
- ~~Motel sites along Pakowhai Road~~
- ~~Motel sites along Karamu Road~~

Issues

The Framework identified potential and historical issues associated with compact development. The main issues areas are around:

Commented [AS2]: Kāinga Ora (050.2), Topic 1, Key Issue 5

- Quality: That poor quality development could define the market context for all subsequent developments. With this scenario, it may deter other developers from entering this market, thus undermining the District's ability to meet identified housing needs and create a negative perception within the community.
- Location / Connectivity: That compact development needs to be well connected with adjacent neighbourhoods i.e. proximity to amenities, community facilities, work and open space; to adequately meet community needs.
- Site Integrity: That the site and its shape is imperative to the success of a compact development to have good environmental outcomes i.e. outdoor living space and service areas, outlooks and separation between activities onsite; and overall intensity and character of the built environment.
- Building design: issues associated with visual and acoustic privacy; natural surveillance and coordination of public and private space, solar access and passive energy efficiency.

The district plan seeks to encourage medium density housing development within 400m of the centres of Hastings, Flaxmere and Havelock North areas where infrastructure capacity, amenity, open spaces, services, employment and public and active transport networks are most accessible and available. These areas are be zoned the Medium Density Residential Zone. Within this zone, the District Plan provisions along with the Hastings Residential Intensification Design Guide establishes key design parameters and principles for the construction of medium density development and promotes it in the form of Comprehensive Residential Development. This is a form of development that requires an integrated approach to medium density housing. The purpose of establishing parameters to promote Comprehensive Residential Development is to produce high quality medium density housing that is suited to Hastings residential environment. Comprehensive Residential Development means a residential development that comprises 2 or more new or additional residential units on a site and incorporates an overall integrated design of buildings, infrastructure and landscaping. Comprehensive Residential Development can occur separately as a land use application or concurrently with a subdivision application. However, subdivision prior to a Comprehensive Residential Development cannot occur, except for the creation of superlots for the purposes of comprehensive residential development (most likely in greenfield locations).

The eleven key design elements of the Medium Density Design Framework 2022 are included in the District Plan as assessment criteria which medium density housing developments will be considered against to ensure they create high amenity, liveable residential environments that positively contribute to the neighbourhood in which they will be located. The framework provides guidance on how to achieve development consistent with these key design elements and will assist applicants to demonstrate their development proposals meet the district plan assessment criteria.

Commented [AS3]: Bike Hawkes Bay (008.4) and Kāinga Ora (050.21), Topic 1, Key Issue 5

The following objectives and policies will guide the development of medium density housing to achieve positive environmental outcomes.

2.6.2.3 Medium Density Housing Strategy Review, 2022

A review of the Medium Density Housing Strategy, 2014 and Implementation Plan (formulated in 2017) was undertaken in 2022. This review highlighted that limited intensification had taken place in the identified medium density development areas since the implementation programme commenced in 2017 and the more enabling district plan provisions were made operative in 2020. A significant action identified by the review is the preparation of local area plans to integrate that above and below ground infrastructure, open space and amenity that will underpin medium density residential development. The key action / recommendation is as follows:

Develop Local Area Plans for identified Medium Density Residential Development Areas through engagement with the community to define short-, medium- and long-term scenarios for land use (residential, health, social, cultural, education, business), infrastructure (transport, three waters, streetscape, active and passive open spaces) and natural spaces.

2.6.2.4 National Policy Statement on Urban Development 2020

The NPS-UD requires the Council to provide at least sufficient development capacity to meet expected demand for housing and business land. In total, over the 30 year period to 2050, Hastings needs to provide development capacity for approximately 12,830 new dwellings (including the competitiveness margin).

In line with the direction of HPUDS to create a more compact urban form, medium density residential development will be a primary mechanism to provide housing capacity in order to protect the versatile land that surrounds the City boundaries.

The areas most suitable for medium density development are those where people can live close to where they work, learn, shop or connect with friends and family, and where there is good access to active and public transport networks and recreational opportunities such as parks.

On that basis the medium density residential zone forms a contiguous inner residential zone that encircles the three urban centres of Hastings, Havelock North and Flaxmere. In Hastings, the medium density residential zone also extends around the commercial service zone that

Commented [AS4]: Kāinga Ora (050.2), Topic 1, Key Issue 5

2.6 Medium Density Housing Strategy		PC5 Tracked Changes as Recommended: 15-Mar-2024
	<u>runs along the main transport corridors of Heretaunga Street West and Karamū Road North.</u>	Commented [A55]: Kāinga Ora (050.2), Topic 1, Key Issue 5
2.6.3	ANTICIPATED OUTCOMES	
	It is anticipated that the following Outcomes will be achieved:	
MDSA01	Medium density development that provides high levels of environmental amenity <u>in accordance with the planned urban built form environment sought for the relevant zone.</u>	Commented [A56]: Kāinga Ora (050.22), Topic 1, Key Issue 5
MDSA02	A diverse range of housing typologies are available in providing residential choice.	
MDSA03	Medium density development that establishes a new compact urban character and sustainable urban form.	
2.6.4	OBJECTIVES AND POLICIES	
OBJECTIVE MDO1	Promote residential intensification <u>in the form of comprehensive residential development</u> in suitable locations of Hastings, Flaxmere and Havelock North.	Commented [A57]: Kāinga Ora (050.24), Topic 1, Key Issue 5
POLICY MDP1	Ensure that residential intensification occurs in close proximity to high amenity open spaces, urban centres and public transport routes, to contribute to a <u>high quality living well-functioning urban</u> environment for residents and the wider community.	Commented [A58]: Kāinga Ora (050.25), Topic 1, Key Issue 5
POLICY MDP2	<u>Provide for comprehensive a medium density residential zone development in areas within 400m of the Hastings CBD and commercial service zones, and main centres of Flaxmere and Havelock North. Enable medium density development within new urban development areas where structure plans provide for the integrated development of commercial areas, public parks, and active and public transport networks. infrastructure capacity for higher housing yields by zoning the appropriate locations for such development. Medium Density Residential Zone and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public transport.</u>	Commented [A59]: Bike Hawkes Bay (008.5), Kāinga Ora (050.26) and FENZ (028.2), Topic 1, Key Issue 5
OBJECTIVE MDO2	Ensure that residential intensification provides high levels of environmental amenity <u>in accordance with the planned urban built form environment of the relevant zone.</u>	Commented [A510]: Kāinga Ora (050.27), Topic 1, Key Issue 5

2.6 Medium Density Housing Strategy		PC5 Tracked Changes as Recommended: 15-Mar-2024
POLICY MDP3	Promote residential intensification in the form of comprehensive residential development to ensure that high yield residential development that is designed in a highly integrated manner that and will provide high levels of amenity and liveability consistent with the planned urban built form environment sought for the relevant zone, avoiding the potential for adverse effects that can be created by compact building configurations.	<div>Commented [AS11]: Kāinga Ora (050.28), Topic 1, Key Issue 5</div>
POLICY MDP4	Ensure that comprehensive residential developments have a strong interface with adjacent public spaces to create safe and interesting streets and parks which encourage people to walk, cycle and enjoy.	<div>Commented [AS12]: Kāinga Ora (050.29), Topic 1, Key Issue 5</div>
POLICY MDP5	Encourage comprehensive residential development to offer a diverse range of housing typologies and sizes to provide for the housing needs of the Hastings community.	<div>Commented [AS13]: Kāinga Ora (050.30), Topic 1, Key Issue 5</div>
POLICY MDP6	Ensure that infill residential subdivision and development is undertaken in a manner that provides a good level of amenity for future residents, neighbouring residents and the streetscape in accordance with the planned urban built form environment sought for the relevant zone.	<div>Commented [AS14]: Kāinga Ora (050.31), Topic 1, Key Issue 5</div>
2.6.5 METHODS		
The Anticipated Outcomes set out in Section 2.6.3 will be achieved and the Objectives and Policies set out in Section 2.6.4 will be implemented through the following regulatory methods:		
Hastings District Plan	<p><u>Urban Strategy (Section 2.4) :</u> Provides the overall direction for the management of urban growth in Hastings District.</p> <p><u>Residential Zones Overview Chapter —</u> provides the overarching objectives and policies for the residential zones and houses common standards and assessment matters for activities that occur in most zones.</p> <p><u>Medium Density Residential Zone —</u> provides for residential development at higher densities than the General Residential Zone and includes all objectives, policies, rules and standards for activities in this zone.</p> <p><u>Hastings Residential Environment (Section 7.2):</u> Provides the Objectives, Policies, Rules and performance standards relating to the residential zones of Hastings - Hastings City Living Zone, General Residential Zone, and Hastings Character Residential Zone and urban areas suitable for residential intensification in the form of a</p>	

2.6 Medium Density Housing Strategy		PC5 Tracked Changes as Recommended: 15-Mar-2024
<p>comprehensive residential development overlay. The purpose of this section is to manage the residential environment to ensure quality urban development that retains existing character and that is undertaken in accordance with sustainable development practices.</p> <p><u>Havelock North Residential Environment (Section 8.2):</u> This section of the District Plan contains the Objectives, Policies, Rules and performance standards relating to the residential zones of Havelock North: Havelock North General Residential Zone with a comprehensive residential development overlay in identified areas and Havelock North Character Residential Zone where residential intensification is to be restricted. The purpose of this section is to manage the residential environment to ensure quality urban development that retains existing character and that is undertaken in accordance with sustainable development practices <u>and is consistent with the planned built environment sought for the relevant zone.</u></p> <p><u>Transport and Parking DWA (Section 26.1) :</u> Provides Policies and Rules relating to the provision of access to and from sites.</p> <p><u>Subdivision and Land Development (Section 30.1):</u> Provides Objectives, Policies and Rules relating to the subdivision of land.</p>		<div>Commented [AS15]: Kāinga Ora (050.33), Topic 1, Key Issue 5</div>
Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (BPDG)	This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The Guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the assessment criteria for land development and subdivision and rules associated with property access outlined in the District Plan.	
Hastings Medium Density Design Framework 2022	This document provides a resource with practical guidance to achieve high quality, well-designed and sustainable compact housing developments. The framework helps to ensure that developments achieve the best outcomes for residents and neighbours when land is developed more intensively. Guidance within this document helps land owners and developers to meet the assessment matters in the Medium Density Residential and General Residential Zones for Comprehensive Residential Developments.	
Local Area Plans	<u>Local area plans are a non-statutory document that serve to assist the development of the District Plan through engagement with the community, and identification of areas requiring future re-zoning to support medium-density neighbourhoods. LAP's will also inform and guide the Essential Services Development Plan, the Long-Term Plan and the Future Development Strategy. This work will assist in</u>	

determining the appropriate level of service, timing and funding of infrastructure provision/upgrading and amenity improvements that are necessary.

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Other non-regulatory methods that implement the desired outcomes of the Medium Density Housing Strategy:

Local Government Act The Council will continue to direct resources toward upgrading the infrastructural resources of the urban areas to accommodate increased residential development through the Annual Planning process.

Development Contributions are set under this Act and this will take into account the actual costs of infrastructural servicing of urban intensification, which are lower than the relative costs for servicing greenfield development.

RESZ - RESIDENTIAL ZONES OVERVIEW CHAPTER	
INTRODUCTION	
<p>The Residential Zones cover the main urban residential environments within the District that primarily provide for the residential land use needs of the community.</p> <p>The following objectives and policies apply to all residential zones in addition to the zone specific objectives and policies and other provisions located in the specific zone chapters.</p> <p>The residential zones recognise that the Hastings community is diverse and that there is a need to provide a range of housing options in locations that meet the demand as well as the needs of the community which cover a variety of housing preferences and living arrangements.</p> <p>This chapter also includes general standards for relocated buildings as well as matters for control or of discretion applicable across all residential zones in respect of certain activities with a controlled or restricted discretionary activity status as specifically indicated through cross referencing in the relevant residential zone activity table.</p>	
OBJECTIVES	
RESZ-O1	<p>Purpose of Residential Zones</p> <p>Primary purpose: To provide for residential activities and land use</p> <p>Secondary purpose: To allow activities that support the health and wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built form environment and amenity values of the zone.</p>
RESZ-O2	<p>Well-Functioning Residential Environments</p> <p>Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ul style="list-style-type: none">a. meet the needs of different households;b. enable Māori to express their cultural traditions and norms;c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport;d. support reductions in greenhouse gas emissions; ande. are resistant to the likely current and future effects of climate change.

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Submitters: Waka Kotahi NZ Transport Agency (107.6) and Fire and Emergency NZ (028.4)

Commented [AE52]: Topic 2, Key Issue 1 – RESZ
Submitters Kainga Ora (050.9), Ara Poutama
Department of Corrections (retained but moved to section 2.4 Urban Strategy (UDO10) and Waka Kotahi NZ Transport Agency (107.6).

RESZ - Residential Overview

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RESZ-O3	Planned Built Form Environments
	Development is in accordance with the planned residential built form environment and character anticipated in each particular residential zone or precinct and described in the zone specific objectives.
RESZ-O4	Infrastructure
	Residential Intensification and development is supported by sufficient three waters and roading infrastructure, including active transportation infrastructure .
RESZ-O5	Responsive Residential Environments
	Residential Environments, including their character and amenity values develop and change overtime in response to the diverse and changing needs of people, communities and future generations.
RESZ-O6	Urban Growth
	Urban growth is managed in accordance with the Hawke's Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy
RESZ-O7	Ageing Population
	Recognise and enable the housing and care needs of the ageing poulation
POLICIES	
RESZ-P1	Housing Diversity
<i>Relates to RESZ-O2</i>	Provide a range of residential zones that cater for different types of housing densities, typologies and living arrangements.
RESZ-P2	Residential Amenity
<i>Relates to RESZ-O3 & RESZ-O5</i>	Manage the effects of residential activities and development including by applying the eleven key design elements of the Hastings Medium Density Design Framework 2022 to ensure a quality living environment that is consistent with the Hastings Medium Density Design Framework 2022 relative to the particular planned built form environment sought for the zone.
RESZ-P3	Planned Built Environment

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Submitter Kainga Ora (050.10)

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Submitter Bike Hawke's Bay (008.6)

Commented [RW5]: Retirement Villages Association of NZ (S081)Topic 3 Key Issue 4

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Submitter Kainga Ora (050.11)

RESZ - Residential Overview

PC5 Tracked Changes as Recommended: 15-Mar-2024

<u>Relates to RESZ-O3</u>	Manage the effects of residential activities and development to ensure that the scale and intensity is aligned with the particular planned built form and character sought for each particular zone.
RESZ-P4	Managing Growth
<u>Relates to RESZ-O6</u>	Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular residential planned built form environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.
RESZ-P5	Infrastructure
<u>Relates to RESZ-O4</u>	Ensure that the three waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring and manage the effects of development to ensure the transportation network (including active transport) operates in a safe and efficient manner.
RESZ-P6	Supporting Activities
<u>Relates to RESZ-O1</u>	Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment and in accordance with the planned built form environment character of the particular zone.
GENERAL STANDARDS FOR RELOCATED BUILDINGS APPLICABLE IN ALL RESIDENTIAL ZONES	

To avoid repetition, the standards for relocated buildings have been located here as these standards are applicable to this particular activity in all residential zones where they are cross — referenced in the specific zone activity table.

RESZ-RBS	a. No more than one unfinished relocated building shall be placed on a single site in existence at 7th December 2016. For the purposes of this standard 'unfinished' means that the external reinstatement work required for the relocated building is yet to be completed.
	b. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
	c. A building pre-inspection report shall accompany the application for a building consent for relocation to the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the relocated building in order to achieve a tidy and workmanlike external appearance. The building pre-inspection report shall be prepared by: <ol style="list-style-type: none"> A Hastings District Council Building Compliance Officer (or equivalent);

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Submitter Kainga Ora (050.12)

Commented [AES8]: Topic 2, Key Issue 1 -RESZ
Submitters Bike Hawke's Bay (008.7), Fire and
Emergency NZ (028.6)

Commented [MG9]: Topic 2, Key Issue 1 -RESZ
Submitter Kainga Ora (050.13)

To avoid repetition, the matters for control or discretion for certain activities across all residential zones are located below. If these matters for control or discretion are

applicable to a particular activity they will be cross — referenced in the specific zone activity table.

RESZ-MAT1: Visitor Accommodation, Education Facility, Places of Assembly, Emergency Service Activities, Non-Residential Care Facilities, Rest Home Care

1. The scale and intensity of the activity (including the hours of operation, number of beds, or occupants, where relevant)
2. The height, bulk, form, scale, location, design and external appearance of any proposed new buildings or additions to existing buildings, including whether the buildings will 'front' onto the street with main pedestrian entrances to promote a safe and active street frontage (where appropriate);
3. The location, screening and landscaping of the buildings and activity including any outside play areas, utility or waste storage areas in terms of effects on the amenity of adjoining properties and/or the streetscape;
4. Adequate infrastructure (water supply, **including fire-fighting water supply**, wastewater and stormwater) to service the proposed activity (based on when activity is at 100% occupancy / capacity, where relevant);
5. The safe location and design of access to and from the site, including any drop-off / pick up and carparking areas;
6. The number of vehicle movements anticipated by the activity and the effects on the safety and efficient operation of the adjoining road network **particularly the effects on the safety and accessibility of pedestrians, cyclists, and other active transport or micromobility users.**
7. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.

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Submitter Fire and Emergency NZ (028.7)

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Submitter Bike Hawke's Bay (008.8)

RESZ-MAT2: Buildings Ancillary to a Recreation Activity on Reserves Vested under the Reserves Act 1977 (and exceeding a gross floor area of 50m)

1. The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area;
2. Design against crime - CPTED considerations including the design and location of buildings, parking areas and landscaping;

- 3. The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities;
- 4. The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration to the retention of existing trees, visual screening of parking areas and adjoining sites, and the view of the site from the street;
- 5. The potential for the activity to generate adverse impacts in terms of traffic, safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated;
- 6. The potential for the activity to generate traffic, parking demand and/or visitor numbers;
- 7. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects;
- 8. Whether the activity can be adequately serviced.

RESZ-MAT3: Additions and Alterations to Existing Recreation Activity Exceeding 15% Gross Floor Area or 15% Site Area Standards

- 1. The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area;
- 2. The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities;
- 3. The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration to the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street;
- 4. The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration to the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street;

- 5. The potential for the activity to generate traffic, parking demand and/or visitor numbers;
- 6. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects;
- 7. Whether the activity can be adequately serviced.

RESZ-MAT4: Relocated Buildings

- 1. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished buildings being relocated onto the site at any one time; Consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- 2. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- 3. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- 4. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the buildings, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- 5. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- 6. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given the length of time the building will remain on the site in an unfinished state;

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7. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report;
8. The matters outlined in 6 and 7 above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

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Overview

Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public and active transport are most accessible and that development is of a high quality and design that is consistent with the planned urban built form environment and the principles and key design elements of the Hastings Medium Density Design Framework.

The provisions outlined in this chapter provide the framework for managing the effects of use and development and ensures the built environment that provides for the health and well-being of people and communities residing in the zone, is consistent with the zone's stated purpose.

MRZ-O1	Purpose of the Zone
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	<p>The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the planned urban built form environment of the zone while controlling other activities that support the health and well-being of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.</p>
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The planned urban built **form** environment of the zone is characterised by:

- A diversity of housing typologies including ~~townhouses, duplexes, terrace houses and low rise apartments;~~ detached, semi-detached and terraced housing, and low-rise apartments;

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MRZ - Medium Density Residential Zone

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	<p>b. A built form of predominantly two and three storey buildings which are integrated with public and private open space;</p> <p>c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the key design elements of the Hastings Medium Density Design Framework;</p> <p>d. An urban environment that is visually attractive, safe and easy to navigate and convenient to access.</p>
MRZ-O3	Sustainable Design and Infrastructure
	Public health and environmental well-being is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.
MRZ-O4	Ageing Population
	Recognise and enable the housing and care needs of the ageing population
Policies	
MRZ-P1	Comprehensive Residential Development
Relates to MRZ-O1 MRZ-O2	Enable comprehensive residential development with a moderate concentration and bulk of buildings, including a variety of housing typologies to provide choice in the housing market where it is demonstrated that there is sufficient infrastructure capacity to service development.
MRZ-P2	Compact Development
Relates to MRZ-O1	Restrict infill development of one additional dwelling on a site to ensure the efficient use of the zone for more compact housing types including duplex, terraced housing and low-rise apartments.
MRZ-P3	Urban Character
Relates to MRZ-O2	<p>Achieve the planned urban built form environment character of two and three storey buildings surrounded by landscaping including by:</p> <p>a. limiting height, bulk and form of development;</p> <p>b. Managing the design, appearance and variety of building development;</p> <p>c. Requiring setbacks and landscaped areas that are consistent with an urban character;</p> <p>d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.</p>
MRZ-P4	High Quality Living Environments
Relates to MRZ-O2	Manage development to achieve a healthy, safe, high amenity, and comfortable living environment for residents and neighbours that is consistent with the planned urban built form environment and with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing:

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Commented [CS7]: Topic 2, Key Issue 2, G Campbell (012.9), S Campbell (013.6), Kāinga Ora (050.119) & McFlynn Surveying and Planning (134.12)

Commented [CS8]: Topic 2, Key Issue 2, Waka Kotahi (107.3)

Commented [CS9]: Topic 2, Key Issue 2, Kāinga Ora (050.121)

MRZ - Medium Density Residential Zone		PC5 Tracked Changes as Recommended: 15-Mar-2024	
		<div>a. Usable and accessible outdoor living space appropriate for the orientation of the site and housing typology;</div> <div>b. Privacy;</div> <div>c. Access to sunlight;</div> <div>d. Functional living spaces;</div> <div>e. Storage including outdoor storage and service areas;</div> <div>f. Safe pedestrian access and/or vehicle access and carparking</div> <div>g. Safe vehicle access and carparking that minimise the impact on pedestrian access to the site and users of any adjacent active transport infrastructure.</div>	
MRZ-P5		High Amenity Streets and Neighbourhoods	
Relates to MRZ-O2		<div>Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by:</div> <div>a. requiring consistency with the Hastings Medium Density Design Framework principles and key design elements;</div> <div>b. requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance with CPTED principles;</div> <div>c. requiring front yard setbacks, landscaping and permeable front fencing;</div> <div>d. minimising the visual dominance of large, bulky buildings, garages, service and storage areas;</div> <div>e. requiring publicly accessible connections through large sites where practical and beneficial.</div>	<div>Commented [CS10]: Topic 2, Key Issue 2, Bike Hawkes Bay (008.10)</div>
MRZ-P6		Sustainable Design and Infrastructure	
Relates to MRZ-O3		<div>Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by:</div> <div>a. Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated;</div> <div>b. requiring low impact stormwater management, including the retention and re-use of water, where practicable;</div> <div>c. encouraging sustainable design in development including optimising solar orientation and passive ventilation;</div> <div>d. requiring sufficient infrastructure provision and/or mitigation measures to accommodate demand.</div>	
MRZ-P7		Changing Communities	
Relates to MRZ-O4		<div>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.</div>	<div>Commented [RW11]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4</div>
MRZ-P8		Larger Sites	
			<div>Commented [RW12]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4</div>

MRZ - Medium Density Residential Zone PC5 Tracked Changes as Recommended: 15-Mar-2024

Relates to MRZO4 Recognise the intensification opportunities provided by larger sites within the Medium Density Residential zone, by providing for more efficient use of those sites.

MRZ-P9 **Provision of Housing for an ageing population.**

Relates to MRZO4 1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.

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Rules

Note: It is important to note that in addition to the provisions in this chapter, a number of other District-wide Activities chapters also contain provisions that may be relevant for activities undertaken in the Medium Density Residential Zone.

Rule Number	Activity and Activity Status	Matters of Control or Discretion
MRZ-R1	Residential Activity including additions and alterations to an existing building	
	1. Activity Status: Permitted Where: a. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R1.1.a	Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).
MRZ-R2	Residential Unit	
	1. Activity Status: Permitted Where: A: For sites less than 500m² in area a. Not more than one principal residential unit shall occupy the site; b. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S134	

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	<p>B: For sites 500m² in area or more</p> <p>a. <u>Not more than two residential units shall occupy the site;</u></p> <p>b. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 – MRZ-S13</u></p>	
	<p>Notes relevant to the activity in MRZ-R2 Where compliance is not achieved with MRZ-R2.1.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16 Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</p>	
	<p>2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in <u>MRZ-R2.1.b MRZ-S1 – MRZ-S13 inclusive</u></p>	<p>Matters of Discretion: 1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></p>
	<p>3. Activity Status: Restricted Discretionary Where: Compliance is not achieved with <u>MRZ-R2.1.A.a or MRZ-R2.1.B.a</u></p>	<p>1. <u>MRZ-MAT1 – Residential Development within the Medium Density Residential Zone</u></p>
	<p>Notification: <u>An application under Rule MRZ-R16.3 is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.</u></p>	
MRZ-R3	Seasonal Workers Accommodation	
	<p>1. Activity Status: Permitted Where: a. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S134</u> b. <u>Accommodation is provided for up to a maximum of 8 people.</u></p>	
	<p>2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in <u>MRZ-R3.1.a.</u></p>	<p>Matters of Discretion: 1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></p>
	<p>3. Activity Status: Discretionary Where: <u>compliance is not achieved with MRZ-R3.1.b</u></p>	N/A

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MRZ-R4	Show Home	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with all the relevant zone standards: <u>MRZ-S1 - MRZ-S134</u></p> <p>b. The use of the residential building and land as a show home ceases 24 months from the time of first use as a show home;</p> <p>c. The hours of operation are between:</p> <p>i. 7:00am and 9:00pm Monday to Friday</p> <p>ii. 8:00am and 7:00pm Saturday, Sunday and public holidays.</p>	
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with one or more of the standards in <u>MRZ-R4.1.a</u></p>	<p>Matters of Discretion:</p> <p>1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></p>
	<p>3. Activity Status: Discretionary</p> <p>Where: compliance is not achieved with <u>MRZ-R4.1.b</u> or <u>MRZ-R4.1.c</u></p>	<u>N/A</u>
MRZ-R5	Home Business (excluding catteries, kennels and industrial activities)	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The home business occupies not more than one third of the gross floor area of all buildings on the site;</p> <p>b. The hours of operation for the business including associated vehicle movements and deliveries / collection are between:</p> <p>i. 8:00am and 6:00pm Monday to Friday</p> <p>ii. 9:00am and 12:00pm Saturday</p>	

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	<p>c. <u>The home business and storage associated with the home business shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building. Only goods produced on the site shall be retailed from the site.</u></p> <p>d. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S134.</u></p>	
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: <u>Compliance is not achieved with one or more of the standards in MRZ-R5.1a - MRZ-R5.1d</u></p>	<p>Matters of Discretion:</p> <ol style="list-style-type: none"><u>1. The extent to which the scale of the home business is compatible with the planned urban built form environment and character for the zone;</u><u>2. The extent to which the home business is carried out within existing buildings;</u><u>3. The method of retailing and the extent to which this will compromise the amenity of the area, including vehicular traffic movements, and noise.</u><u>4. The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration;</u><u>5. The location of buildings (other than the principal residential building) in relation to adjacent properties and the road;</u><u>6. The extent to which activities occur outdoors, the scale and character of outdoor activity, and the extent to which these activities may compromise the amenity of the residential area.</u><u>7. Where relevant, the stated outcome of the infringed standard(s).</u>

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MRZ-R6	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	
	1. Activity Status: Permitted Where: a. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S134	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R6.1.a	Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).
MRZ-R7	Temporary Events	
	1. Activity Status: Permitted Where: a. Only two events shall take place on a site over a 12 month period; b. Each event shall be a maximum duration of 3 days; c. Maximum attendance at any one time shall be 300 persons; d. The Hastings District Council shall receive notification of the temporary event at least 10 days prior to the event taking place; e. No parking associated with the temporary event shall be accommodated on any public road or road reserve; f. Other than noise (see Section 25.1) and Traffic Sightline Distances (see Section 26.1), the zone standards do not apply to Temporary Event Days.	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R7.1.a - MRZ-R7.1.f	Matters of Discretion: An assessment of the effects of the activity shall be made considering: 1. Traffic and car parking effects – the extent to which vehicular traffic and related need for car parking generated by the event is accommodated without loss of

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		<p><u>amenity, safety or causing significant traffic congestion;</u></p> <p>2. <u>Noise effects – the extent to which the activity and the hours of operation for the event would detrimentally affect the amenity of the surrounding area;</u></p> <p>3. <u>Disturbance effects – whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative effects on the amenity of the surrounding area.</u></p> <p>4. <u>The outcome sought for this activity which states:</u> <u>Temporary events will be able to take place where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.</u></p>
MRZ-R8	Temporary Military Training Activity	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. <u>The activity shall not exceed a period of 31 days, excluding set up or pack down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity</u></p> <p>b. <u>Other than noise (see Section 25.1) and earthworks (see Section 27.1), the zone standards do not apply to Temporary Military Training Activities</u></p>	
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: <u>Compliance is not achieved with one or more of the standards in MRZ-R8.1.a and MRZ-R8.1.b</u></p>	<p>Matters of Discretion:</p> <p>1. <u>The outcome sought for this activity which states:</u></p>

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		<i>Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.</i>
MRZ-R9	Home-Based Education and Care Services	
	1. Activity Status: Permitted Where: <ol style="list-style-type: none"> The activity takes place within an existing residential unit; The maximum number of children being cared for on-site is four; and The hours of operation are between 7:00am and 7:00pm., Monday to Friday. Except that MRZ-R9.1.b and MRZ-R9.1.c do not apply to children who are normally resident at the site or who are otherwise guests of the occupants of the site.	
	2. Activity Status: Discretionary Where: compliance is not achieved with MRZ-R9.1.a, or MRZ-R9.1.b, or MRZ-R9.1.c	Matters of Discretion: 1. RESZ-MAT1 - Education Facility
MRZ-R10	Recreation Activity that occurs on Reserves vested under the Reserves Act 1977	
	1. Activity Status: Permitted	
MRZ-R11	Any building ancillary to a Recreation Activity on Reserves vested under the Reserves Act 1977	
	1. Activity Status: Permitted Where: <ol style="list-style-type: none"> The building has a maximum gross floor area of 50m²; Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S1³⁴ 	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R11.1.a, or MRZ-R11.1.b	Matters of Discretion: 1. RESZ-MAT2 - Recreation Activity

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		2. <u>Where relevant, the stated outcome of the infringed standard(s).</u>
	Notification: An application under the Rule MRZ-R11.2 is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.	
MRZ-R12	<u>Existing Recreation Activity including Extensions and Alterations</u>	
	1. Activity Status: Permitted Where: <ol style="list-style-type: none"> <u>Extensions and/or alterations to an existing building ancillary to an existing recreation activity do not exceed 15% of the gross floor area and/or do not exceed 15% of the site area as at 12/09/2015.</u> <u>Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134</u> 	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R12.1.a. or MRZ-R12.1.b	Matters of Discretion: <ol style="list-style-type: none"> <u>RESZ-MAT3 - Recreation Activity</u> <u>Where relevant, the stated outcome of the infringed standard(s).</u>
MRZ-R13	<u>Relocated Buildings</u>	
	1. Activity Status: Permitted Where: <ol style="list-style-type: none"> <u>Compliance is achieved with all of the relocated building standards: RESZ-RBS.a - RESZ-RBS.h;</u> <u>Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134</u> 	
	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R13.1.a. or MRZ-R13.1.b	Matters of Discretion: <ol style="list-style-type: none"> <u>RESZ-MAT4 - Relocated Buildings</u>

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		2. <u>Where relevant, the stated outcome of the infringed standard(s).</u>
MRZ-R14	<u>Premises for the Sale of Liquor at 505 & 507 Railway Road Hastings (being Lots 1-4 DP 10795, Lot 1 DP 19254 and Lot 2 DP25702.</u>	
	<u>1. Activity Status: Permitted</u> <u>Where:</u> <u>a. No building located within 50 metres of the rear boundary (see diagram below the red line denotes the rear boundary of the site) at 505 and 507 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall be used as premises for the sale of liquor.</u> <u>b. All activities associated with premises used for the sale of liquor at 505 Railway Road South, Hastings, being Lots 1-4 DP10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall comply with the maximum noise levels specified in Section 25.1 for sites zoned Commercial.</u> <u>c. Compliance is achieved with all of the relevant zone standards: MRZ S1—MRZ S14</u>	
	<u>2. Activity Status: Restricted Discretionary</u> <u>Where: Compliance is not achieved with MRZ R14.1.a. or MRZ R14.1.b. or MRZ R14.1.c</u>	<u>Matters of Discretion:</u> <u>1. Where relevant, the stated outcome that the amenity of the residential area will be maintained by buildings associated with the sale of liquor being setback from neighbouring residential properties;</u> <u>2. Where relevant the noise assessment matters outlined in Section 25.1.8;</u> <u>3. Where relevant, the stated outcome of the infringed standard(s).</u>

Commented [AE519]: Consequential amendment to remove this rule for the Angus Inn site as a result of recommendations on the extent of the MDRZ refer to s42a report addendum

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	<p>Where: Compliance is not achieved with one or more of the standards in MRZ-R15.1.a - MRZ-R15.1.h.</p>	<p>MRZ-R15.1.a and MRZ-R15.1.b <i>Locating commercial activities at ground floor level will ensure an active street frontage that generates interaction and vibrancy in the area.</i></p> <p>MRZ-R15.1.c, MRZ-R15.1.d and MRZ-R15.1.e <i>Occupants of residential units will be provided with a good quality internal living environment, access to storage and an outlook space to ensure a good quality living environment.</i></p> <p>MRZ-R15.1.f <i>This standard will allow for commercial visitor accommodation activities on this site irrespective of the zone standards. This activity is anticipated and appropriate on this site due to its close proximity and the complementary nature of the activities to the Hawkes Bay Opera House Facility</i></p> <p>2. Where relevant, the stated outcome of the infringed standard(s).</p>
MRZ-R16	<p>Comprehensive Residential Development Consisting of 3 – 15 Residential Units Inclusive</p>	
	<p>1. Activity Status: Controlled Restricted Discretionary</p> <p>Where: a. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134</p>	<p>Matters of Control</p> <p>1. MRZ-MAT1 - Comprehensive Residential Development in the Medium Density Residential Zone</p>
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with one or more of the standards in MRZ-R16.1.a</p>	<p>Matters of Discretion:</p> <p>1. The matters of discretion listed for the standard(s) not met in the standards table</p> <p>2. MRZ-MAT1 - Comprehensive Residential Development in the Medium Density Residential Zone</p>
	<p>3. Activity Status: Discretionary</p> <p>Where:</p>	

Commented [CS20]: Topic 3, Key Issue 2, Bay Planning (007.6 & 007.7), A Elgie (026.2), Kāinga Ora (050.2 & 050.126) & McFlynn Surveying and Planning (134.16 & 134.17)

MRZ - Medium Density Residential Zone		PC5 Tracked Changes as Recommended: 15-Mar-2024	
	<u>the proposed development consists of more than 15 residential units.</u>		
	Notification: An application under Rule MRZ-R16.1 and MRZ - R16.2 is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.		
MRZ-R17	Rest Home Care		
	1. Activity Status: Restricted Discretionary Where: a. The number of persons being cared for at the facility at any one time shall not exceed 10 persons.	Matters of Discretion: 1. RESZ-MAT1 - Rest Home Care 2. Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing; 3. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community; 4. Whether the proposed activity would support a well-functioning urban environment	
	2. Activity Status: Discretionary Where: a. Compliance is not achieved with MRZ-R17.1.a		
MRZ-17A	Retirement Villages		
	1. Activity Status: Restricted Discretionary Non-Notified	Matters of Discretion: <u>1. The scale, bulk and location of buildings on the site particularly in regards to height, dominance, and sunlight.</u> <u>2. Private and safe environments – consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites:</u> <u>i. buildings and windows are orientated to the street or public or communal spaces.</u>	

Commented [RW21]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

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		<p><u>ii. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas, or outdoor living spaces to increase separation distances.</u></p> <p><u>iii. window and balcony placement type and size (particularly for upper floors) has been carefully planned and considered.</u></p> <p><u>iv use of architectural elements to redirect views such as high window sills, opaque glass, fins, louvres, or screens.</u></p> <p><u>v. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties</u></p> <p><u>3. Access, carparking and manoeuvring – consider whether access parking and manoeuvring dominates the front of the site.</u></p> <p><u>4. Waste storage and service areas should be screened from the street and neighbouring residences.</u></p> <p><u>5. Site coverage and low impact design – whether stormwater runoff can be reduced through the use of permeable paving water retention and re-use, rain gardens, or other low impact urban design techniques.</u></p> <p><u>6. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u></p> <p><u>7. The effects arising from the quality of the interface between the retirement village and adjacent</u></p>

MRZ - Medium Density Residential Zone		PC5 Tracked Changes as Recommended: 15-Mar-2024	
		<p><u>streets or public open spaces.</u></p> <p><u>8. Infrastructure Servicing</u></p> <p><u>i. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater, and roading network)</u></p> <p><u>ii Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or</u></p> <p><u>iii Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.</u></p> <p><u>9. Cumulative effects – whether there are any cumulative impacts of non-compliance with more than one zone standard.</u></p> <p><u>10. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p>	
<u>MRZ-R18</u>	<u>Visitor Accommodation (excluding camping grounds)</u>		
	<p><u>1. Activity Status:</u> Discretionary</p> <p><u>Where:</u></p> <p>a. Accommodation is not provided to specific occupant(s) for more than 50 days in any twelve month period.</p>	<p><u>Assessment Matters / Matters of Discretion:</u></p> <p>1. RESZ-MAT1 - Visitor Accommodation</p> <p>2. <u>Whether the proposed activity is an efficient use of land within the</u></p>	

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		<u>zone given the primary purpose of the zone is to provide for medium density housing;</u> 3. <u>The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</u> 4. <u>Whether the proposed activity would support a well-functioning urban environment</u>				
MRZ-R19	<u>Emergency Service Facility</u>					
	1. Activity Status: <u>Restricted Discretionary</u>	<u>Assessment Matters / Matters of Discretion:</u> 1. RESZ-MAT1 – <u>Emergency Services Facilities</u> 2. <u>Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing;</u> 3. <u>The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</u> 4. <u>Whether the proposed activity would support a well-functioning urban environment</u>				
MRZ-R20	<u>Places of Assembly</u>					
	1. Activity Status: <u>Discretionary</u> <u>Where:</u> a. <u>All buildings comply with the following minimum setback distances:</u> <table border="1"><tr><td><u>i. Front boundary: 5m</u></td><td rowspan="3"><u>Outcome Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining</u></td></tr><tr><td><u>ii. Side boundary: 5m</u></td></tr><tr><td><u>iii. Rear boundary: 5m</u></td></tr></table>	<u>i. Front boundary: 5m</u>	<u>Outcome Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining</u>	<u>ii. Side boundary: 5m</u>	<u>iii. Rear boundary: 5m</u>	<u>Assessment Matters / Matters of Discretion:</u> 1. RESZ-MAT1 – <u>Places of Assembly;</u> 2. <u>Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing;</u> 3. <u>The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</u>
<u>i. Front boundary: 5m</u>	<u>Outcome Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining</u>					
<u>ii. Side boundary: 5m</u>						
<u>iii. Rear boundary: 5m</u>						

Commented [CS22]: Topic 3, Key Issue 2, Fire and Emergency NZ (028.15)

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	<u>properties and the streetscape.</u>	4. <u>Whether the proposed activity would support a well-functioning urban environment</u>
b. Accessory buildings comply with the following minimum setback distances:		
i. Front boundary: 7.5m	Outcome: <u>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</u>	
ii. Side boundary: 5m		
iii. Rear boundary: 5m		
c. The maximum building coverage is 35% of the net site area or 200m ² whichever is the greater.		
Outcome: <u>Places of Assembly will be compatible with the scale of buildings and amenity of the Residential Zone</u>		
d. A minimum of 25% of the net site area shall be landscaped;		
Outcome: <u>Visual appearance of Places of Assembly will integrate with the adjoining properties and the streetscape</u>		
e. A minimum of 50% of the front boundary setback area (excluding any area required for vehicle access) shall be landscaped.		
2. Activity Status: Discretionary Where: a. <u>Compliance is not achieved with one or more of the standards in MRZ-R20.1.a - MRZ-R20.1.e</u>		Assessment Matters / Matters of Discretion 1. <u>Where relevant, the stated outcome of the infringed standard(s).</u>

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MRZ-R21	Commercial Activity	
	1. Activity Status: Discretionary	Assessment Matters / Matters of Discretion <ol style="list-style-type: none"> Whether the proposed activity is an efficient use of land within the zone given that the primary purpose of the zone is to provide for medium density housing The extent to which the activity is essential to support the health and wellbeing of the immediate community; Whether the proposed activity would support a well-functioning urban environment.
MRZ-21A	Retirement Villages not meeting one or more of the specific performance standards – Discretionary Activity	Assessment Matters <ol style="list-style-type: none"> Where relevant, the stated outcome of the infringed standard(s).
MRZ-R22	Infill Residential Development	
	1. Activity Status: Non-complying	
MRZ-R23	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity in this table	
	1. Activity Status: Non-complying	
Performance Standards Table		
MRZ-S1	Height - Buildings and Structures (excluding fences and standalone walls)	
	<ol style="list-style-type: none"> Buildings and structures (excluding fences and standalone walls) must not exceed a height above ground level of 14m 10m Except that buildings that have a pitched or gable roof may have a maximum height above ground level of up to 12m 11m. (see figure 1 and 2 below) This standard does not apply to: 	Matters of Discretion if compliance not achieved: <ol style="list-style-type: none"> The outcome of the standard

Commented [RW23]: Consequential Change to S081 Retirement Villages Association of NZ

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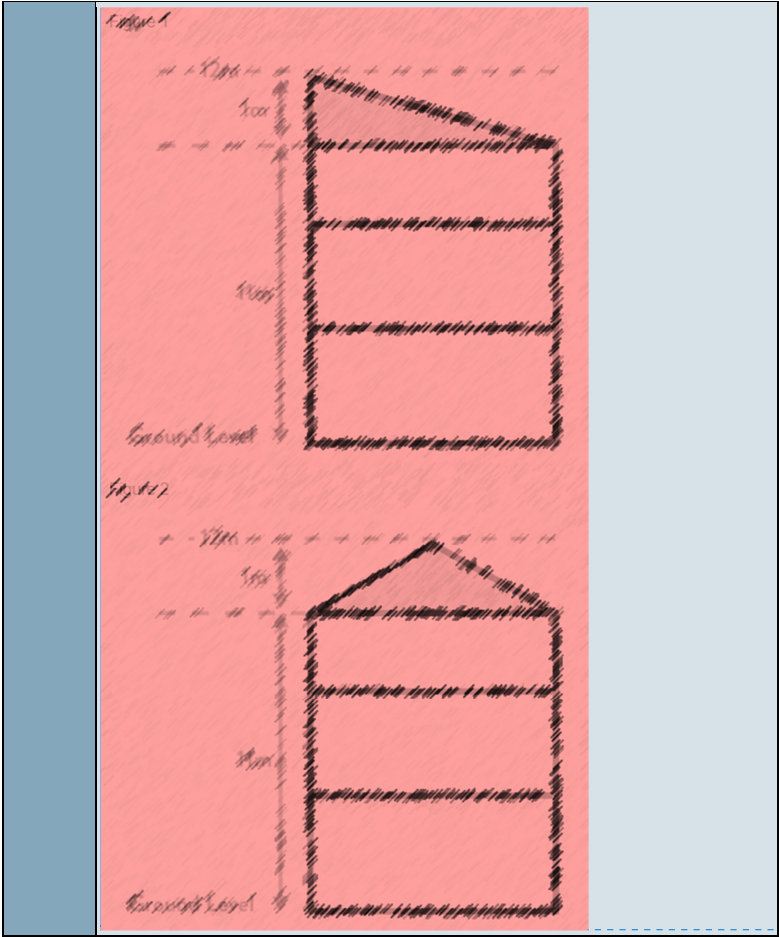
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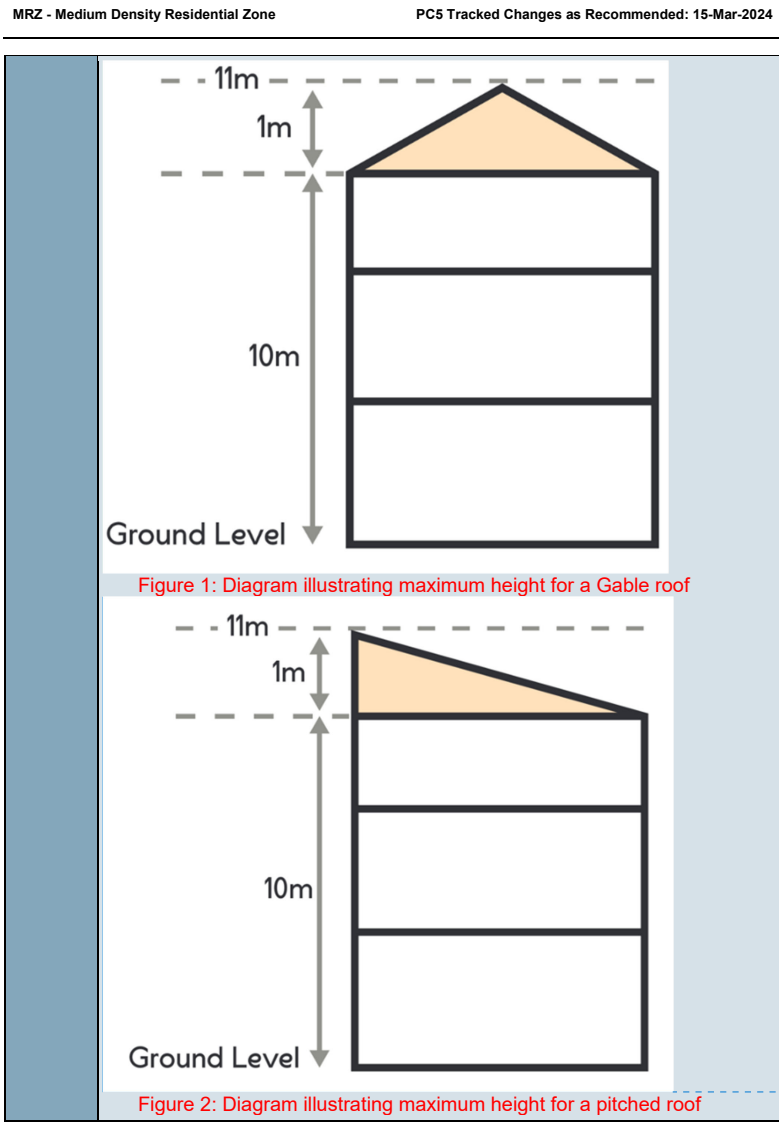
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Print Date: 29/11/2023

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Outcome	<u>Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties</u>		
MRZ-S2	Fences and standalone walls		
	<p>All fences and standalone walls must not exceed a maximum height above ground level of:</p> <p>a. 1.2m where the fence is located <u>between the residential unit and the front boundary of the site or any private road, access lot or right of way that provides legal access to the site; or</u></p> <p>b. 1.2m where a site boundary adjoins an open space zone</p> <p>c. <u>Except that the following maximum height applies in these circumstances:</u></p> <p>i. 1.5m if the fence is able to be seen through in the <u>manner of a picket, trellis, or steel pool fence construction.</u></p> <p>ii. 1.8m for all other site boundaries</p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. The outcome of the Standard;</p> <p>2. The extent to which the increased fence height reduces safety or a feeling of safety particularly for residents, pedestrians and/or users of any adjacent public reserve;</p> <p>3. The streetscape amenity of the area;</p> <p>4. Whether topographical or other site constraints make compliance with the standard impractical.</p>	
Outcome	<u>Lower front fence heights enable clear visibility providing for passive surveillance and visual connections between the residential unit and the street improving safety</u>		
MRZ-S3	Height in relation to boundary		
	<p>a. <u>On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all side and rear boundaries facing the southern half of a compass and 55° for all front boundaries and all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a</u></p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. The outcome of the Standard</p>	

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	<p><u>diagram explaining this recession plane).</u></p> <p>b. <u>Except that:</u></p> <p>i. <u>Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.</u></p> <p>ii. <u>Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.</u></p> <p>iii. <u>Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.</u></p>	
Outcome	<p><u>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</u></p>	
MRZ-S4	<p>Garages and accessory buildings</p>	
	<p>a. Garages, carports or accessory buildings must be setback a minimum of 4m from the front elevation of the residential building.</p> <p>b. <u>Garages, carports or accessory buildings that form part of a single story building shall occupy no more than 50% of the width of the front elevation of a building that fronts the road, or legal access.</u></p>	<p>Matters of Discretion if compliance not achieved:</p> <ol style="list-style-type: none"><u>The Outcome of the Standard</u><u>The extent (lineal metres) of blank walls facing the street</u><u>Consider whether existing or proposed landscaping would mitigate the impacts of the building on the streetscape and property frontage;</u><u>Consider whether an alteration to the design and/or the</u>

Commented (CS31): Topic 4, Key Issue 3, Tumu Development (106.5)

Commented (JM32): Topic 4, Key Issue 4, Tumu Development (106.6), (106.7), (106.8) and T W Property (146.7)

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		<u>construction materials of the building could reduce dominance effects of the building on the streetscape</u> 5. <u>Consider whether topographical or other site constraints make compliance with the standard impractical.</u>
Outcome	<u>Garages, carports or accessory buildings will not dominate the street. The residential unit will be the primary built feature of the property frontage and streetscape</u>	
MRZ-S5	Setbacks	
	<p>a. Buildings must be setback from the relevant boundary by the minimum depth listed below:</p> <p>i. <u>Front boundary: 3m</u></p> <p>ii. <u>Side boundary: 1m</u></p> <p>iii. <u>Rear boundary: 1m</u></p> <p>b. This standard does not apply where two adjacent buildings have an existing or proposed common wall.</p> <p>c. All buildings must be setback 2m from any <u>side boundary adjacent to with</u> a Character Residential Zone.</p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. <u>The Outcome of the Standard</u></p> <p>2. <u>The extent (lineal metres of any proposed blank walls facing the road;</u></p> <p>3. <u>The design (including fenestration) and exterior cladding materials proposed for the front building façade facing the road;</u></p> <p>4. <u>Whether sufficient space is retained to allow for landscaping of the front yard area;</u></p> <p>5. <u>Any impacts on privacy of adjoining sites including the need for screening or landscaping or alteration of window placements to assist in maintaining privacy and outlook.</u></p>
Outcome	<u>To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area.</u>	
MRZ-S6	Buildings Coverage	
	<p>a. The maximum building coverage must not exceed 50% of net site area</p> <p>b. This standard does not apply to:</p> <p>i. <u>That part of eaves and/or spouting or bay windows projecting 600mm or less</u></p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. <u>The Outcome of the Standard</u></p> <p>2. <u>The extent to which the excess building coverage creates a scale and dominance of built</u></p>

Commented [CS33]: Topic 4, Key Issue 3, A Galloway (34.3)

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	<p>horizontally from any exterior wall;</p> <p>ii. Pergola structures that are not covered by a roof;</p> <p>iii. Underground carparking with landscaping above;</p> <p>iv. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;</p> <p>v. Uncovered decks that are no more than 1m in height above ground level.</p> <p>vi. Uncovered outdoor swimming pools or tanks:</p> <p>o not exceeding 25,000 capacity and supported directly by the ground; or</p> <p>o not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; or</p> <p>vii. Satellite dishes; or</p> <p>viii. Artificial crop protection structures and crop support structures;</p>	<p>form that is not consistent with the planned built environment;</p> <p>3. Whether there is sufficient room left on the site to meet the landscaping, outdoor living space and outlook requirements which ensure a quality living environment.</p>
Outcome	<p><i>Controlling the amount of a site that can be covered by buildings assists in managing the effects of building scale, stormwater run-off and enables space for landscaping and outdoor living ensuring a quality living environment.</i></p>	
MRZ-S7	Outdoor living space	
	<p>a. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension</p> <p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p> <p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p>	<p>Matters of Discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The Outcome of the Standard. 2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play; 3. How the outdoor living space is accessed from the residential unit; 4. The location of the outdoor living space in terms of winter and summer access to sunlight;

Commented [CS34]: Topic 4, Key Issue 3, A Elgie (026.4)

Commented [CS35]: Topic 4, Key Issue 3, Bay Planning (007.13)

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	<p>d. All outdoor living spaces must be north facing i.e. orientated north of east or west. Where the outdoor living space is located south of any building on the same site, the southern boundary of that space must be separate from any wall or building by at least 9 m for two or more storey buildings, and at least 6 m for single-storey buildings.</p> <p>Note: For the purpose of this standard, south is defined as between 135 and 225 degrees.</p> <p>e. All ground floor outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p>	<p>5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.</p>
Outcome	<p>To ensure residents have adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from an internal living area main living area.</p>	
MRZ-S8	<p>Landscaped Areas</p>	
	<p>a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the exclusive-use net site area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;</p> <p>b. The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.</p>	<p>Matters of Discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The Outcome of the Standard 2. The extent to which existing vegetation is retained over the whole site 3. Whether the specific landscaping / plant species proposed adequately softens and screens the built form; 4. The extent to which landscaping will contribute positively to the streetscape
Outcome	<p>Every unit has views to vegetation or garden areas that improves outlook, privacy, softens building form and contributes to streetscape amenity.</p>	
MRZ-S9	<p>Windows and Connection to Street / Road</p>	

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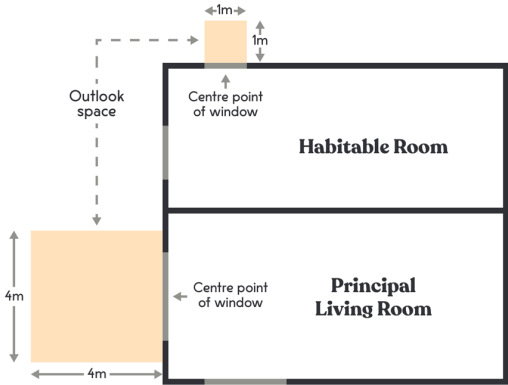
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MRZ - Medium Density Residential Zone		PC5 Tracked Changes as Recommended: 15-Mar-2024	
	<p>a. Any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.</p> <p>b. Any residential unit facing the front boundary must incorporate at ground level facing the front boundary or legal access:</p> <p>i. a visible front door and main pedestrian entrance that is visible and accessible from the front boundary or legal access; and</p> <p>ii. a kitchen, living or dining room with glazing facing the front boundary or legal access;</p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. The outcome of the standard</p>	
Outcome	<p><i>A clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to the safety of people and property.</i></p>		
MRZ-S10	<p>Outlook Space</p>		
	<p>An outlook space must be provided for each residential unit as follows:</p> <p>a. A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.</p> <p>b. All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies</p> <p>c. Outlook spaces must be clear and unobstructed by buildings, structures, or vehicles.</p>	<p>Matters of Discretion if compliance not achieved:</p> <p>1. The outcome of the standard</p>	

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Outcome	To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.
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MRZ-S11	Variety in building design and visual appearance
No more than two adjoining residential units fronting a public road or legal access shall be have exactly the same floor plan design, or have the same architectural features, exterior cladding materials and/or colour, unless the building design includes: Either i. a different roof form; or ii. different front façade fenestration (window and door openings); or iii. different exterior cladding materials; and iv a front façade treatment that includes at least one of the following ancillary architectural elements i. A porch or covered veranda; or ii. a pergola over a door opening; or	Matters of Discretion if compliance not achieved: 1. The Outcome of the standard 2. The extent to which the building design demonstrates use of a range of design features to achieve visual interest and variety while maintaining a sense of visual continuity along the public road or legal access. commensurate with the number of units proposed, to distinguish between units with the same floor plan design. Design or architectural features include roof form, fenestration, window chrouds, louvres, pergolas, chimneys, verandah, porch or balcony details

Commented [CS40]: Topic 4, Key Issue 3, TW Property (146.14) & Kainga Ora (050.139)

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	<div>iii. <u>window shrouds around the front façade windows; or</u></div> <div>iv. <u>screens or louvres incorporated into the front façade design of the residential unit;</u></div> <div><u>This standard does not apply to apartment buildings or complexes where residential units are contained in one building.</u></div>																	
Outcome	To create visual interest in the streetscape and neighbourhood so that units of the same floor plan design are distinguishable and neighbourhoods are not characterised by a single format of unit design.																	
MRZ-S12	<u>Stormwater Management</u>																	
	<p>The peak stormwater runoff from the site shall not exceed the following standards:</p> <table><tr><th><u>Average Recurrence Internal (ARI)</u></th><th><u>Runoff Coefficient</u></th></tr><tr><td><u>5 year</u></td><td><u>0.72</u></td></tr><tr><td><u>50 year</u></td><td><u>0.82</u></td></tr></table> <p>The above base values shall then be adjusted using the slope adjustment table below to get a final runoff coefficient that takes into account the topography of the subject site.</p> <table><tr><th><u>Ground Slope</u></th><th><u>Coefficient Adjustment</u></th></tr><tr><td><u>0-0.5%</u></td><td><u>-0.05</u></td></tr><tr><td><u>5-10%</u></td><td><u>N/A</u></td></tr><tr><td><u>10-20%</u></td><td><u>+0.05</u></td></tr><tr><td><u>20% and greater</u></td><td><u>+0.10</u></td></tr></table> <p>The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code Approved Document E1 – Surface Water.</p>	<u>Average Recurrence Internal (ARI)</u>	<u>Runoff Coefficient</u>	<u>5 year</u>	<u>0.72</u>	<u>50 year</u>	<u>0.82</u>	<u>Ground Slope</u>	<u>Coefficient Adjustment</u>	<u>0-0.5%</u>	<u>-0.05</u>	<u>5-10%</u>	<u>N/A</u>	<u>10-20%</u>	<u>+0.05</u>	<u>20% and greater</u>	<u>+0.10</u>	<p><u>Matters of Discretion if compliance not achieved:</u></p> <ol style="list-style-type: none">1. The outcome of the Standard2. <u>Consideration of alternatives as to how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded;</u>3. <u>The extent to which the development proposal exceeds the standard and the impacts of the exceedance on the existing stormwater network in the particular catchment area;</u>4. <u>Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in Standard MRZ-S12 as at the date the plan was amended by decisions on submissions of Plan Change 5, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is an practicable opportunity to reduce the level of</u>
<u>Average Recurrence Internal (ARI)</u>	<u>Runoff Coefficient</u>																	
<u>5 year</u>	<u>0.72</u>																	
<u>50 year</u>	<u>0.82</u>																	
<u>Ground Slope</u>	<u>Coefficient Adjustment</u>																	
<u>0-0.5%</u>	<u>-0.05</u>																	
<u>5-10%</u>	<u>N/A</u>																	
<u>10-20%</u>	<u>+0.05</u>																	
<u>20% and greater</u>	<u>+0.10</u>																	

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	See Hastings District Council website to assist with calculations	<p>discharges from the site below existing levels.</p> <p>5. Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.</p> <p><i>For information about stormwater management refer to the Hastings District Council Engineering Code of Practice 2020, the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide and the Hastings Medium Density Design Framework.</i></p>
Outcome	<i>The potential for effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.</i>	
MRZ-S13	Roading Infrastructure / vehicle Access	
	Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.	<p>Matters of Discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The Outcome of the standard 2. Any relevant matters of discretion or assessment matters outlined in Section 26.1.
Outcome	<i>The outcomes of section 26.1 of the District Plan on transport and parking will be achieved.</i>	
MRZ-S14	Infrastructure – Water, Wastewater and Stormwater	
	Any application for comprehensive residential development shall include an infrastructure network assessment which has been certified by Council's Infrastructure Asset Management Team and which confirms that there is, or will be at the time of connection, sufficient infrastructure capacity to service the development.	<p>Matters of Discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The Outcome of the Standard 2. How and when the proposed development will be provided with infrastructure services; 3. The design and layout of proposed infrastructure services for water, wastewater, stormwater infrastructure.
Outcome	<i>Public health and environmental wellbeing is maintained.</i>	

Commented [CS41]: Topic 4, Key Issue 3, Kāinga Ora (050.140)

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MRZ- S15	Specific controls - Key Development Site - 401 Eastbourne Street East
<p>Building Design and Location</p> <p>a. <u>Buildings at ground floor level shall maintain a continuous active street frontage by:</u></p> <ol style="list-style-type: none"> <u>building up to the street or road boundaries of the site; and</u> <u>the provision of display windows fronting the street at ground floor level; from the intersection of Hastings St and Eastbourne St for a length of 10m along the site frontage of each street, at least 80% of the façade of the building at ground floor level shall have clear glazed windows.</u> <u>For the remainder of the length of ground floor building façade along Hastings Street and Eastbourne Street there shall be a maximum continuous blank wall (i.e. without windows or openings) of no more than 2 lineal metres; and</u> <u>Locating pedestrian entrance(s) to buildings on the street frontage at ground floor level</u> <p>b. <u>The design of the building should emphasise the corner of Hastings Street and Eastbourne Street by using one or more of the following methods:</u></p> <ol style="list-style-type: none"> <u>Using a curved building façade at this intersection that matches the curve of the road and that of the building diagonally opposite; or</u> 	<p>Matters of Discretion if compliance not achieved:</p> <p>Consideration and assessment of the following outcomes sought:</p> <ol style="list-style-type: none"> <u><i>1. The building and activities within this site will be the feature of the street frontage.</i></u> <u><i>2. The amenity of the area will be maintained by providing an attractive and interesting street frontage.</i></u> <u><i>3. New buildings will relate appropriately to this street corner, creating a focal point at this intersection ensuring a high quality and high amenity urban environment.</i></u> <u><i>4. The style and architectural design of any new buildings on this site will create an interesting building façade that contributes positively to the existing building character of this area</i></u> <u><i>5. The Council wish to encourage the commercial development of this site. However the Medium Density Residential Zoning restricts building coverage to 50%. Therefore a specific standard allowing a greater building coverage is required in order for commercial development to be feasible. A greater building coverage will ensure that this site is able to be developed in a commercial manner which complements the surrounding commercial environment.</i></u> <u><i>6. The provision of a buffer or yard separation between existing residential housing and any new building will ensure existing</i></u>

<ul style="list-style-type: none"> ii. <u>Using the available height limit allowed in MRZ-S1 above to create a built feature in the form of a roof line projection at this intersection; and/or</u> iii. <u>Using this corner of the building as the main pedestrian entrance.</u> c. <u>The external appearance and architectural design of the building shall complement the style and architecture of the existing commercial buildings located opposite the site by:</u> <ul style="list-style-type: none"> i. <u>Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade;</u> d. <u>The maximum building coverage on this site shall be 70%</u> e. <u>A 5m yard setback shall be provided on the southern and western boundaries of the site that adjoin properties occupied by existing residential activities.</u> <u>Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.</u> <p><u>.Note: The building can be of a contemporary design but can incorporate elements of Art Deco or Spanish Mission architecture as a way of complementing the architecture of the existing buildings located opposite the site. In addition, the use of architectural features or details (such as recessing or projecting bay windows, balconies, or the inclusion of details such as screens, verandas, parapet design or variation in roof form) will also help to create an interesting building façade.</u></p>	<p><u>residential amenity is maintained.</u></p>
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Commented [CS42]: Topic 4, Key Issue 3, A Galloway (034.5)

MRZ - Medium Density Residential Zone PC5 Tracked Changes as Recommended: 15-Mar-2024

MRZ- S16	Specific Performance Standards for Retirement Villages	
	<u>Building Height – as per medium density residential zone standard</u>	<u>Matters of Discretion if compliance not achieved:</u> Consideration and assessment of the following outcomes sought: <u>1. Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties.</u> <u>2. The scale and bulk of the buildings in relation to the characteristics of the Medium Density Residential Zone and adjoining zones.</u>
	<u>Height in relation to boundary –</u> <u>1. buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries.</u> <u>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site of pedestrian access way.</u> <u>2. For buildings adjacent to the boundary of an adjoining residential zoned site the medium density residential zone standards shall apply.</u> <u>3. The 4m 60 degree standard does not apply to</u> <u>a) a boundary with a road</u> <u>b) existing or proposed internal boundaries within a site</u> <u>c) site boundaries where there is an existing common wall between 2 buildings on adjacent</u>	<u>1.Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties.</u>

Commented [RW43]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

MRZ - Medium Density Residential Zone		PC5 Tracked Changes as Recommended: 15-Mar-2024
	<p><u>sites or where a common wall is proposed.</u></p> <p>d) <u>Boundaries adjoining open space and recreation zones, commercial and commercial service zones, industrial.</u></p>	
	<p><u>Setbacks</u></p> <p><u>1. Buildings to be set back from the relevant boundary by the minimum depth in the yards table below:</u></p> <p><u>Yard</u></p> <p><u>Front 1.5 metres minimum depth</u></p> <p><u>Side 1 metre minimum depth</u></p> <p><u>Rear 1 metre minimum depth</u></p> <p><u>(Excluded on corner sites)</u></p> <p><u>2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>	<p><u>1. To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area.</u></p> <p><u>2. Whether sufficient space is retained to allow for landscaping of the front yard area.</u></p>
	<p><u>Building coverage</u></p> <p><u>The maximum building coverage must not exceed 50% of the net site area.</u></p>	<p><u>1. Managing the effects of building scale and stormwater run-off and enabling space for landscaping and outdoor living to ensure a quality living environment.</u></p> <p><u>2. The impact on stormwater infrastructure and any downstream effects.</u></p>
	<p><u>Outdoor Living Space</u></p> <p><u>1. A residential unit at ground floor level must have an outdoor living space that is at least 30m² with a minimum 4m dimension. Up to 10m² of the component can be part of a communal open space.</u></p> <p><u>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that</u></p>	<p><u>1. Residents having adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from a main living area.</u></p> <p><u>2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;</u></p>

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	<p>(a) is at least 8 m² and has a minimum dimension of 1.8 metres; and</p> <p>(b) is accessible from the residential unit; and</p> <p>(c) may be</p> <p>i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>ii) located directly adjacent to the unit.</p>	<p>3. How the outdoor living space is accessed from the residential unit;</p> <p>4. The location of the outdoor living space in terms of winter and summer access to sunlight;</p> <p>5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units</p>
	<p>Outlook Space</p> <p>The provisions of Clause 16 of Schedule 3A of the Resource Management Act shall apply.</p>	<p>Whether habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.</p>
	<p>Windows to Street</p> <p>The provisions of Clause 17 of Schedule 3A of the Resource Management Act shall apply.</p>	<p>Whether there is a clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to the safety of people and property.</p>
	<p>Landscaped Area</p> <p>The provisions of Clause 18 of Schedule 3A of the Resource Management Act shall apply.</p>	<p>Whether the retirement units have views to vegetation and garden areas that improves outlook, privacy, softens building form, and contributes to streetscape amenity</p>
Matters of Control or Discretion		
MRZ-MAT1 R46: Comprehensive Residential Development		
MATTERS OF CONTROL OR DISCRETION		
<p>4. The Hastings Medium Density Design Framework</p> <p>1. Building form, visual quality, and streetscape amenity</p> <p><i>Consider how the development relates to the context of the area and contributes positively to the planned built form environment.</i></p> <p>Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does the development contribute to the planned built form character for the Zone and surrounding area.</p> <p>2. Site Layout:</p>		

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<p><u>Whether the site and residential unit layout maximises opportunities to create a quality living environment by providing privacy; sunlight access; visual outlook.</u></p> <p>Consider whether the unit layout and configuration of vehicle and pedestrian access to the site and each unit achieves an overall quality living environment for residents and neighbours including space and privacy between units, maximising site attributes such as access to sunlight, and outlook.</p> <p>The Hastings Medium Density Design Framework</p> <p>3. <u>Key Design Elements</u></p> <p><u>Assess the proposal against the following key design elements:</u></p> <p>3.A House Types, Sizes and Adaptability</p> <p><u>Whether the proposal offers a diverse range of housing types e.g. duplex, two-storey, terraced, 1, 2, 3 bedroom and suitable for the size and shape of the site.</u></p> <p>Consider whether a varied range of house typologies (townhouses, duplex, terraces etc) and sizes (studio, 1 brm, 2brm, 3brm) commensurate with the scale of the development are provided. The house type and size of the residential units should work well for the size and shape of the site.</p> <p>3.B Entrances, Detailing and Colour</p> <p><u>Whether the proposal maximises street-facing dwelling entrances, incorporates varied architectural detailing and colours to distinguish individual residential units.</u></p> <p>Consider whether the proposal has as many houses fronting the street as possible with clearly defined entrances connecting directly to the street or main access. Provide a sense of individuality by varying architectural detailing of building frontages (including windows, doors, varied roof lines, porches, balconies, chimneys, pergolas, louvres, screens and variation of exterior cladding materials). Use the surrounding built and natural environment for cues on appropriate colours, subtle differences in colour are best to distinguish individual houses.</p>	
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3.C Building Height, Dominance, and Sunlight

Whether the building(s) design (height, form, scale) incorporates elements to reduce building dominance, enhance visual interest while maximising access to sunlight.

Consider whether the following attributes have been used in the design to create visual interest and reduce building dominance:

- i. ~~varied building height;~~
- ii. ~~roof form variations;~~
- iii. ~~modulating building frontages (ie stepping parts of the building back or forward);~~
- iv. ~~use of pitched roofs to reduce overall perceived height;~~

3.D Connections to Open Space

Whether the proposal integrates public or communal open spaces and whether they have enabled natural surveillance for safety and usability.

Consider whether public or communal open spaces are integrated into the development and are provided with a high level of natural surveillance to ensure safety and usability.

3.E Landscape Design:

Whether the landscaping design is sustainable, provides sufficient vegetation to 'soften' building form, driveways and carparking areas, retains existing trees where reasonably possible, integrates the development as a whole providing a high amenity living environment.

Whether landscape design is suitable for the size of the site and building typologies proposed, retains existing mature trees or other vegetation, retains visibility to the street, and is appropriate for its function (for example: boundary or use delineation, amenity or to create privacy). Planting proposed should be appropriate for the particular soil / climate and provided with irrigation to ensure the landscaping is maintained.

3.F Private and Safe Living environments

Whether the building design ensures privacy for residents and neighbours through thoughtful building orientation, separation distances, window and balcony placement and features, and external lighting.

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Consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours:

- v. ~~buildings and windows are orientated to the street or public or communal open spaces;~~
- vi. ~~buildings are separated including from buildings on neighbouring sites use driveways, carparking areas or outdoor living spaces to increase separation distances;~~
- vii. ~~window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered;~~
- viii. ~~Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvres or screens;~~
- ix. ~~External lighting enhances safety and legibility. Manage light spill away from neighbouring properties.~~

3.G Outdoor Living Space

Whether residents are provided with an outdoor living area for recreation and wellbeing. Specifically considering:

- i. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;
- ii. How the outdoor living space is accessed from the residential unit;
- iii. The location of the outdoor living space in terms of winter and summer access to sunlight;
- iv. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.

Consider whether the outdoor spaces proposed for each unit are private, sunny (preferably northerly or westerly direction) and accessible to main living areas. Try to avoid outdoor spaces within the front yard where screening is needed to achieve privacy. Locate these to the side of the unit where possible.

3.H Access, car parking, and manoeuvring

The extent to which the development provides safe and efficient vehicle access and avoids dominating the frontage of the site, including:

Commented [AES44]: Topic 5, Key Issue 2 - Bike Hawkes Bay (007.11)

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- i. The minimisation of vehicle access points to a site
- ii. Clear differentiation of pedestrian and vehicle movement routes within a site
- iii. Separation of shared and private parking areas within a site where possible for functionality and security
- iv. Well-lit carparking areas are encouraged for public safety
- v. Vehicle entrances to buildings are clearly defined, and well-integrated into the overall site layout
- vi. Soft landscaping is integrated into larger parking areas.
- vii. Consider the location of charging points for electric cars and bikes.

Consider whether access, parking and manoeuvring dominates the front of the site.
Carparking is best located away from the street further within the site. Minimise vehicle crossings and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes. Consider the location of charging points for electric cars and bikes.

3.I Waste and Service areas

Whether sufficient on-site waste and service areas are provided, screened from the street, neighbouring residences and public open spaces.

Consider whether sufficient space has been provided for waste and service areas to accommodate washing lines, waste bins/recycling as well as storage for bikes, scooters and prams etc. Waste storage and service areas should be screened from the street and neighbouring residences. For large scale developments or rear sites accessed via 50m plus driveways consider communal enclosed and screened storage areas that are easily accessible for residents and to property frontages.

3.J Site coverage and low-impact stormwater design:

Whether the proposal addresses Matters of Discretion under MRZ-S12; and

Whether the proposal incorporates low-impact stormwater design eg raingardens, water re-use to reduce stormwater runoff and enhance sustainability.

Commented [AES45]: Topic 5, Key Issue 2, A Galloway (034.6)

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~~Whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact design techniques.~~

3.K Building materials and environmental sustainability

Assess if the proposed materials are visually appealing, sustainable, durable, easily maintained, with a variety of materials to create interest.

~~Consider whether the proposed exterior cladding or building materials will create a visually appealing development. Use building materials that are robust, sustainably sourced and will maintain their appearance over time. Materials that can be easily and cost effectively maintained are preferable. As a general rule use one main building material with two or three supporting materials to emphasize features and create variety and interest.~~

4. Infrastructure servicing:

- a. Whether there will be sufficient infrastructure capacity to service the development (at the time of connection) to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network);
- b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or
- c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.

5. Parking Congestion and Transportation Effects

The extent to which the development
(i) avoids parking congestion on streets and effects on the safe and efficient operation of the transportation network including on active transport users and
(ii) provides for unobstructed access for emergency vehicles and refuse and recycling collections.

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A Traffic Impact Assessment maybe required as part of any assessment of effects (including cumulative) and shall take into account any Parking Management Strategy, Comprehensive Parking Management or Local Area Plans if these have been adopted by Council for the area to which the development proposal relates.

6. Cumulative Effects

Whether there are any cumulative impacts of non-compliance with more than one zone standard.

NOTE: For guidance on the above criteria refer to the Hastings Medium Density Design Framework 2022

Commented [AES46]: Topic 5, Key Issue 2, Kāinga Ora (050.141)

7.2 HASTINGS RESIDENTIAL ENVIRONMENT

7.2.1 INTRODUCTION

The most significant residential settlement in Hastings District is concentrated in the Hastings SMA. Residential development is characterised by a mix of single dwelling or multiple dwelling sites, with low to moderate overall development density.

Hastings flat topography has shaped the roading pattern into a traditional grid form and the subdivision of land for housing into a regular and consistent rectilinear pattern. Hastings sense of place is geographically defined by its location in the heart of the Heretaunga Plains and the surrounding Ruahine and Kaweka Ranges to the north and west, and Te Mata Peak and hills to the south. Significant investment into cycle ways in and around the City, diversity of schools, a strong CBD, high quality public parks, street trees and good quality soils which have resulted in mature gardens all contribute to the amenity and sustainability of the Hastings environment.

In most residential areas of Hastings, sites are well landscaped with generous yards creating an open low density environment. Consolidation and infill has been a major method of meeting residential demand for the past 30 years and is beginning to impact upon the character of the suburbs, particularly those nearer to the city centre where the character has changed to a greater mixture of building ages and styles with less openness and landscaping.

The Heretaunga Plains Urban Development Strategy (HPUDS) study commissioned by Hastings District Council, Napier City and Hawke's Bay Regional Council has established a comprehensive picture of future demand for housing and has recommended an integrated package of methods to provide for residential activity throughout Hastings and the wider region. In summary the strategy is to achieve a greater density and efficiency of residential development within existing urban areas to minimise the loss of good horticultural land to greenfields residential development. This has shaped the zoning and Plan provisions for residential activity in Hastings and beyond. One of the key points is that many people through the HPUDS submission process expressed concern that greater densities reduce amenity. Some infill subdivision has resulted in poor amenity outcomes. The following plan provisions therefore seek to introduce the concept of 'Comprehensive Residential Development' where multiple residential units are planned in an integrated way and enable better amenity outcomes.

Planned intensification to assist with meeting future demand for housing in Hastings is to be provided for specifically in the Hastings City Living Zone. Opportunity for residential intensification in the General Residential zone will also be provided,

though it will be more carefully managed in terms of location in relation to amenities such as parks and shopping centres and appropriateness of the site. Comprehensive residential developments provide opportunities for people to live in a new house as part of a high quality housing development that is close to the city centre and to Hastings high amenity parks instead of being located in a new greenfield lower density suburb on the outskirts of town. It provides a lifestyle option that is not presently widely available in Hastings. Some of the benefits of Comprehensive Residential Development include:

- Reduced vehicle trips and more cycling biking and walking, and the associated health benefits
- Adding support to local retail and further reduce the need for car-driven errands.
- Foster a sense of community. Higher density living can create more secure neighbourhoods because people living at higher densities are more likely to walk, shop locally, and get to know their neighbours.
- The efficient use of land leaves more space available within a development for landscaping and amenity plantings and gardens and/or communal recreation areas.

The Council's adopted Medium Density housing Strategy reveals that Comprehensive Residential Development as part of a well-planned design and strategy to provide new housing for the steadily growing population of Hastings will have many positive outcomes.

Whilst Comprehensive Residential Development is encouraged in Hastings, there are some residential areas; those early established suburbs, that have recognised architectural history and special character values that are worthy of maintaining for future generations. These areas will be managed differently from the General Residential and City Living areas and as such the difference is addressed through having a Hastings Character Residential Zone.

Population projections indicate there will be a significant increase in the population aged 65 and over, as well as an increase in the percentage of this group living in retirement villages or homes. The growth of the retirement sector will be provided for within the residential provisions for Hastings and within Greenfield areas identified for future housing.

Hastings has grown outward from the core of commercial and industrial activity. Ribbon commercial development adjacent to residential areas has meant that some borders between commercial and residential areas have become blurred creating potentially competing and conflicting land uses that can be managed in part through District Plan provisions. Creep of commercial activities into residential zones can also

impact on the vibrancy and sustainability of the CBD; the District Plan therefore seeks to prevent this.

Council recognises that certain non-residential activities can be provided for in the residential zone; those that have a similar scale, intensity and character to residential activities. These can be compatible with the residential neighbourhood. However, there is potential that such activities can be incompatible with the surrounding residential uses and create negative effects such as noise, car parking congestion, and loss of visual amenity. For this reason, District Plan rules are necessary to limit the extent of effects on surrounding properties.

Some larger and more significant non-residential activities have lawfully established in residential areas over time and are an accepted presence within their residential neighbourhood. Often these are valued elements in these areas and provide an integral service to the community or satisfy a proven community need. In these situations, the District Plan provides for their on-going presence through the inclusion of site specific provision by way of scheduled sites that still retain the character and qualities of the area in which these scheduled sites are located.

7.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- HRAO1** That a variety of housing options are available in Hastings to meet the diversity of needs of Hastings residents.
- HRAO2** Hastings residents are provided a high quality residential environment.
- HRAO3** That areas of special residential character and architectural history value are maintained for future generations.
- HRAO4** New development that relates positively to the surrounding buildings and contributes positively to the quality of the streetscape.
- HRAO5** Retirement village development at a scale and density that is compatible with the amenity of the surrounding and adjacent residential development and which enhances the existing streetscape amenity characteristic of Hastings.
- HRAO6** Residential or non-residential development that does not create adverse effects in terms of flooding or ponding.

7.2 Hastings Residential Environment		PC5 Tracked Changes as Recommended: 15-Mar-2024
HRAO7	Comprehensive Residential Development that is compatible in character with, and contributes positively to, the existing neighbourhoods of Hastings.	
HRAO8	The supply of land within the City Living Zone remains available for comprehensive residential development and is not diminished or fragmented through the establishment of other activities or conventional infill subdivision.	
HRAO9	Comprehensive Residential Development that has been designed in an integrated way providing an enjoyable and attractive place for people to live, with more two storey units achieving a greater efficiency of floor area to land area used.	
HRAO10	The special character and amenity of the Hastings Character Residential Zones is maintained by ensuring that new development is sympathetic to, and consistent with, the elements and qualities of the original character.	
HRAO11	Recognise activities that provide for the wellbeing of the community by way of scheduled activities and retain the scale and qualities of the area in which the scheduled activities are located.	
7.2.3	OBJECTIVES AND POLICIES	
7.2.3.1	All Residential Zones in Hastings	
OBJECTIVE RO1	To enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties and the local environment ensuring a quality living environment for residents and neighbours	Commented [AES1]: Return to operative wording of objective RO1
POLICY RP1	<i>To provide for diversity by Zoning areas of the Hastings residential environment to recognise different characters and to appropriately manage different types of residential development.</i> <u>Explanation</u> The three Zones will assist in maintaining and enhancing the character and amenity of the residential area within Hastings, and provide opportunities for residential intensification where appropriate. In addition to these, there is the Deferred Residential Zone for future development. The Zones are outlined below.	

Hastings General Residential Zone

This Zone applies to the majority of the Hastings Residential environment. It is a low-rise, low to medium density suburban environment. The quality of this environment is dependent on a number of factors, including the size of sites; the relationships between the residential buildings to the site, the surrounding properties and the street; and the amount of open space and greenery on sites. These factors have a significant effect upon the overall character, quality and appearance of the urban area.

One of the primary factors that has, in some cases, lowered the quality and undermined the character of the Hastings residential area is 'poor quality' infill housing (putting one or two houses behind an existing house). Some of the factors that have resulted in poor quality developments are: new infill dwellings being disproportionately large in relation to the site, leaving very little or no open space around the dwelling; the development results in a loss of greenery and a significant increase in hard surfaces (e.g. concrete, tarmac, paving); and high front fences for privacy (because the only private outdoor space for the front house is in the front yard). This ultimately results in a less attractive streetscape and compromised amenity for residents and neighbours.

For this reason, the Performance Standards in the Plan are designed to address this issue and ensure that as infill development occurs and more houses are built the residential environment remains a pleasant place to live with a good quality of life for residents.

The removal, re-positioning (within a site) and relocation of residential buildings in the District assists in the efficient use of residential land within the existing urban area of Hastings and contributes to achieving the goals of HPU DS. The provisions of the General Residential Zone acknowledge the positive contribution of these activities by providing for removal and re-positioning of residential buildings as permitted activities in that these are encompassed in the definition of Residential Activity. Relocated buildings are also provided for as permitted activities subject to meeting specific performance standards that ensure these buildings are appropriately repaired and upgraded in a timely manner to maintain the character of the residential environment that the building is moving into.

City Living Zone

~~The purpose of the City Living Zone is to provide for a more compact form of residential development. Due to the compact nature of such~~

housing it is important that the housing is located in appropriate areas and is of high quality and design.

The areas identified specifically for medium density residential development are contained within the City Living Zone. The zoned areas are located in close proximity to Mahora shops & Cornwall Park, and around local shops on Heretaunga Street East and the open space of Queen's Square. Both areas provide access to high quality amenities and services. Close proximity to these amenities is important for the wellbeing of the residents because generally this housing typology has less private outdoor space, and amenity can be gained from the surrounding environment.

Due to the significance of the Mahora Suburban Centre and the local Parkvale / Akina shops along Heretaunga Street East in providing amenity and service for Comprehensive Residential Development, these areas are zoned Suburban Commercial to cater for commercial activities in this location. For this reason, housing in the Suburban Commercial Zone is limited to residential units above ground level with commercial activities below. This arrangement enables convenient access to goods and services for residents.

The establishment of mixed-use developments within the Suburban Commercial Zone in the future is encouraged as these would further establish these neighbourhoods as vibrant, interesting places to live with the convenience of amenities and public transport at the doorstep.

Whilst infill housing (putting an additional detached house or houses behind an existing house) is apparent in Hastings urban areas, comprehensive residential development as a form of residential development has not been prevalent for some years in Hastings. To re-establish comprehensive residential housing as a desirable development option in Hastings, it is important that it is of high quality. For these reasons, rules about design, layout, size and location of comprehensive residential developments are incorporated into the Plan.

Non residential activities are to be carefully managed in the City Living Zone to ensure that the land supply remains available for comprehensive residential development now and into the future and to ensure that non residential activities are compatible with the residential environment. However, we need to keep in mind that schools and childcare facilities need to be located within these areas or in close proximity in order to meet the needs of residents living within this zone and encourage biking and walking to these facilities.

~~The City Living Zone is essential to the successful implementation of HPUDS in achieving a more compact urban area. To achieve this while still providing for open space and greenery a shift to double storey development is encouraged to ensure a greater efficiency of the use of the land available. It is anticipated that this will result in a new residential character emerging in these particular zones, it is therefore essential that this character enhances the amenity of the existing environment.~~

Hastings Character Residential Zone

Some residential environments in Hastings are special as a consequence of the presence of recognisable architectural and streetscape features that form or create a cohesive character. These environments are considered to justify retention on the premise that they are a relatively scarce legacy to this generation. The maintenance of these areas is also part of the HPUDS implementation strategy to ensure that a diversity of residential choice remains available and that intensification is not appropriate in all existing residential areas. Specific measures have been incorporated in the Plan to ensure that these environments are able to be appreciated by future generations. Generally the value or special character of a particular environment is primarily viewed from the road.

Features that contribute to the special character of the Character Zones in Hastings include:

- Age, style and condition of housing;
- Lot size/width;
- Set-back and density of housing;
- In most cases a transparent and interactive relationship between building and street;
- The 'grain' of the area - the size, spacing and rhythm of street-front buildings;
- Character of front yard;
- Character of street - width, berms, etc;
- Presence of trees and shrubs, on/off street;
- Property boundary definition - hedges, fences, walls;

- Historical ambience.

In each case, there needs to be a measure of coherence to bind an area together in terms of some of these features. Special Character is apparent when:

- components such as buildings, trees and views combine to create a distinctive character; and/or
- the scale and/or style of subdivision pattern and/or building has a high degree of coherence and continuity, and/or has remained relatively free of intrusions; and/or
- there is a predominance or cohesion of individual buildings which are individually of merit.

This purpose of this Zone is to:

Recognise and value the architectural history of the built form, pattern of subdivision and streetscape in Hastings early established residential neighbourhoods;

- Maintain the architectural history of the built form, pattern of subdivision and streetscape from inappropriate subdivision and development;

Retain pre-1950 dwellings; and

- Ensure that improvements to the front facades of pre-1950 dwellings are undertaken in a manner that maintains the characteristics of the style and era of construction.

Hastings has 13 Character areas to which varying degrees of protection apply, depending on the concentration of character houses, their uniqueness or cohesion in terms of style or era and the scarcity value of the particular character. Specific planning provisions will ensure that future development in these areas will be complimentary to the identified special character.

In the Character Residential Zone the controls reflect and reinforce the identified character of an area. Controls specific to these Zones include:

- density limits;
- limits on infill;
- controls on bulk and location for buildings;

- design and appearance criteria;
- control on demolitions and/or removal of pre 1950 dwellings and of additions and alterations to the front façade of pre1950 dwellings.

In general the controls will have the outcome of maintaining the special character of a street and/or area. In addition, the controls are expected to provide a climate of stability and certainty that will encourage private owners to maintain and invest in their period homes. This should help to ensure the retention of the special character of the City's early built suburbs.

The Plan does not intend that the elements or qualities which give the Character Zones their uniqueness be kept from change (i.e. are 'frozen in time'). It is also not intended that any new building in these Zones should be period replicas. Rather it is intended that development as a whole is sympathetic to, and respects, such elements, ensuring that the special character of an area is retained.

With the recognised need to provide new housing within our District's existing urban limits, this Zone primarily prevents Comprehensive Residential Development occurring in areas where it is not appropriate. However, the zone also identifies specific areas around Cornwall Park where Comprehensive Residential Development can occur subject to meeting assessment criteria and evaluation to ensure it is designed to carefully fit in and respect the particular characteristics of that area.

POLICY RP2 *Enhance and promote the sustainability of the District's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide*

Explanation

The quality of both the built and natural environment can be improved through simple design concepts which will also enhance the sustainability of new urban development. These include minimising vehicular intrusion but maximising street connections, provision of passive accessways (cycling, walking), low impact design solutions for stormwater collection and disposal, passive surveillance of public spaces, attractive buildings, providing additional landscaping and biodiversity, development layout aimed at maximising solar access (i.e. reduced heating) and neighbourhood self-sufficiency.

POLICY RP3 *Manage the scale and intensity of residential development to ensure that it relates positively to the quality of the collective streetscape and avoids adverse effects on neighbourhood amenity, environmental quality, community health and safety.*

Explanation

The HPUDS study revealed that significant urban intensification has already taken place but concluded that density increases are still possible and necessary in the existing residential centres, having regard to market demand and residential preferences and the opportunity to manage the effects associated with higher density environments. Residential intensification will take some pressure off the Heretaunga Plains land resource and can contribute to improved diversity, amenity, and sense of place if planned and managed carefully in accordance with the planned urban built form environment sought for the zone.

~~The provision for Comprehensive Residential Developments as a Restricted Discretionary Activity (non-notified) in specified areas the General Residential Zone of Hastings will allow for a site-by-site assessment of the potential impact of additional development, acknowledging that some of these developments can be appropriately integrated into existing residential areas.~~

Commented [AES2]: Alignment with NPS-UD Policy 6 - Waka Kotahi NZ Transport Agency 107.7

OBJECTIVE RO2 To ensure ~~a high quality~~ that the amenity ~~and of the present~~ character of the ~~residential planned urban built form~~ environment is maintained and enhanced by managing design, layout, intensity and land use activities.

Commented [AES3]: Kāinga Ora, (050.2) / Consequential amendment to remove comprehensive residential development

Commented [AES4]: Alignment with NPS-UD Policy 6 - Waka Kotahi NZ Transport Agency (107.7) and consequential amendment to return to operative wording

POLICY RP4 *Maintain and enhance a high quality standard of amenity in accordance with the residential planned urban built form environment ~~for residents and neighbours~~ while enabling development innovation and building variety.*

Commented [AES5]: Alignment with NPS-UD Policy 6 - Waka Kotahi NZ Transport Agency (107.7), and consequential amendments to return to operative wording

Explanation

Residential amenity in Hastings is dependent upon achieving minimum environmental standards for all developments which are regulated through District Plan provisions. However, it is through innovative building design that high quality levels of residential environments ~~amenity for residents~~ can be achieved, by designing buildings specifically for the Hawke's Bay climate and outdoor lifestyle. When translating this to built residential form, it means maximising the ability to benefit from this Hawke's Bay environment through building design, site layout and connection with the outdoor space and context. In

implementing the HPUDS strategy it will also mean being innovative in maximising floor area to land area ratios by using double story housing typologies in a manner that maintains amenity.

The removal, re-positioning and relocation of residential buildings support the achievement of the HPUDS intensification targets. As such the removal and re-positioning of buildings are provided for as permitted activities in the Hastings General Residential ~~and City Living Zones~~ as these activities are encompassed in the definition of Residential Activity. In the Hastings Character Residential Zone the re-positioning, removal or demolition of post 1950s dwellings is permitted. However, re-positioning, removal or demolition of dwellings built prior to 1 January 1950 are discretionary activities in order to retain these character homes in their original location.

Relocated building activities are managed in the Hastings General Residential ~~and City Living Zones~~ through a Permitted Activity status subject to specific performance standards in order to ensure that these buildings are appropriately repaired and upgraded to maintain the character of each particular residential environment. Within the Hastings Character Residential Zone relocated buildings are considered on the same basis as the construction of new residential buildings, as restricted discretionary activities (non-notified).

POLICY RP5 *Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.*

Explanation

Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependent upon adequate access to daylight, sunlight, private open space and outlook. These amenity characteristics will be adversely affected by buildings which are out of character or scale with the residential environs.

POLICY RP6 *Ensure that permanent residential buildings that are converted from visitor accommodation buildings are able to provide suitable amenity requirements for the residents and neighbours.*

Explanation

The amenity requirements of a permanent resident are greater than that of a visitor staying for a short period of time. It is therefore important that adequate suitable accommodation with access to daylight, outdoor living space, landscaping, a front yard, room for a garage and manoeuvring is

provided. These aspects also benefit the neighbours' amenity. This will generally mean that former motels will require modification before they could be considered appropriate to use for permanent accommodation.

OBJECTIVE RO3 To ensure that suitable levels of infrastructural services are in place and that potential conflicts over zone boundaries are addressed, in advance of any new residential development.

POLICY RP7 Identify land intended to be developed in the future as part of a growth area by including a Deferred Residential Zone.

Explanation

Growth Areas identified through the Hastings Urban Development Strategy (See Appendix 1 & 2) will be rezoned as demand for residential land occurs. In some instances, the investigation and servicing of areas required to make them economic is larger than the residential market can immediately accommodate. Where this occurs a deferred zoning will be placed on the balance of the Growth Area. The deferred status will signal the intended long term use of the land while providing for its continued use by a wide range of rural activities.

POLICY RP8 Along the urban/rural interface, separate potentially incompatible activities such as residential activities and productive rural uses through interface buffers or special yard requirements to minimise nuisance or conflicts.

Explanation

Potential exists for nuisance and conflict along the urban/rural interface due to activities such as spraying, use of bird scarers or hail cannons. Separation or buffering is an effective mitigation option available to minimise conflict.

POLICY RP9 The provision of suitable community or on-site infrastructure including sewage collection, treatment and disposal, water supply, stormwater collection and roading as a prerequisite to residential intensification or greenfield residential development.

Explanation

Development which is inadequately serviced is likely to generate adverse environmental and social effects. The complexity and scale of infrastructure required will depend largely on the intensity, scale and location of development. The management of stormwater run-off from new development is of particular concern for Hastings as the

infrastructure is designed for existing levels. New development shall ensure that it does not adversely impact upon the stormwater network.

OBJECTIVE RO4 To protect people, property and infrastructure of the community from flooding and ponding effects associated with stormwater runoff.

POLICY RP10 Ensure that stormwater runoff that has the potential to create flooding or ponding effects will be attenuated on site.

Explanation

New development increases the area of a site that is covered by impervious surfaces and decreases soakage and infiltration of rainwater. This increases the rate of stormwater runoff. The Council's stormwater system is only designed to accommodate a certain rate of stormwater runoff and if this is exceeded, flooding may occur in local streams or on downstream properties. On site attenuation slows the rate of discharge to the Council stormwater system and therefore reduces the potential for flooding or ponding.

OBJECTIVE RO5 To recognise and provide for land uses that are long established on a site and provide a valuable service to the community, or that have a proven community or economic benefit as a Scheduled Activity.

POLICY RP11 To schedule activities on certain sites that are long established, provide a valuable service to the community or have a proven community or economic benefit which may be used for the listed activity whilst avoiding, remedying or mitigating the adverse effects resulting from the scheduled activity.

Explanation

The Council recognises that there are some long established uses in Hastings that provide a valuable service to the community. However many of these existing uses may not qualify as being permitted under the rules of the zone in which they are located. Land uses such as Royston Hospital, Hawke's Bay Racing Centre, education facilities and schools, have been providing for the social wellbeing of the community for several decades. These activities play an important part in the social and cultural history of the community and are recognised in the Plan as a scheduled activity. The Council, while ensuring any adverse effects these land uses may create are avoided, remedied or mitigated, wants to retain these types of facilities.

Maintaining the character and scale of buildings and activities prevalent in the residential zones is important as the potential adverse effects from scheduled activities can significantly alter the character and amenity of an area. Also any changes to the scheduled activities should recognise the character and scale of the buildings and activities in the area.

The location of scheduled activities are identified on the planning maps. The site may be used for the scheduled activities stated in Appendix 26 and must comply with the rules in the Plan. The scheduled activity is in addition to the permitted, controlled and discretionary uses provided for in the respective zones. The addition of new scheduled activities is not envisaged because it undermines the integrity of the objectives and policies of the zone and other zones that provide for those activities.

~~This scheduled activity encompasses the site of the original Vidal Winery established in 1907 and some surrounding properties subsequently taken over by the company. The winery was well established before the areas surrounding it were developed for urban purposes. In recent years a wider range of uses associated with the winery and its growing role as a tourist attraction have been added. While the site is designed to provide for the uses as a whole, it is recognised by Council that some potential for conflict with the surrounding residential area exists. Due to its close proximity to the Heretaunga Street East City Living Zone and access to amenities, should the site revert to residential use, it is preferable that it develops in the form of Comprehensive Residential Development.~~

POLICY RP12 *To provide for existing industrial activities as Scheduled Activities that are long established on a specific site, whilst avoiding, remedying or mitigating any adverse effects resulting from the scheduled activity.*

Explanation

The district plan has in the past, made provision, by way of industrial zoning, for particular isolated industrial activities that are longstanding. These isolated industrial sites do not align with the District's Industrial Strategy. For this reason zoning has been replaced by scheduling the activities on the site. It is appropriate to continue to provide for them as Scheduled Activities in the Hastings District Plan. Notwithstanding this, the scheduling of further industrial activities is to be actively discouraged because it will undermine the integrity of the objectives and policies of the Plains Production zone.

Furthermore, it will undermine the utilisation of the industrial land resource that is provided in the district, by way of the Industrial zones

wherein land is zoned for industrial activities and infrastructure has been purpose built to meet the needs of industry, whilst protecting the environment from potential adverse effects associated with industrial activity. This is not an appropriate way to sustainably manage the industrial land resources of the district.

OBJECTIVE Ageing Population
RO6

Recognise and enable the housing and care needs of the ageing population.

Commented [RW6]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

7.2.3.2 General Residential Zone

OBJECTIVE GRO1 To recognise that certain non-residential activities can be located in residential areas in a way which maintains and enhances the amenities of the area and enables people to provide for their social, economic and cultural well-being, and for their health and safety.

POLICY GRP1 To provide for non-residential activities in the residential area where activities are not disruptive to residential amenities; permit ancillary work opportunities by way of home occupations and by considering the impact of location, scale, and generated effect on neighbouring sites and the local environment.

Explanation

Certain non-residential activities have similar scale, intensity and character to residential activities and may therefore be compatible with the residential neighbourhood. Activities such as home occupations, small scale visitor accommodation and small scale early childhood centres, improve equity of access and reduce travel requirements, hence achieving a more sustainable urban form.

POLICY GRP2 Maintain and enhance an attractive open space character in the general residential zone by ensuring that development is compatible in scale to surrounding activities and structures and has outdoor living space, on-site landscaping, screening and tree planting for larger developments .

Explanation

Hawke's Bay is characterised by its attractive landscape character and the climate lends itself to an outdoor lifestyle. Retention of significant existing vegetation, maintenance of open green space in residential areas, screening and new street planting associated with development

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areas, will ensure that the attractive landscape character is maintained and enhanced.

OBJECTIVE GRO2 To enable residential growth in Hastings by providing for suitable intensification of housing in appropriate locations.

POLICY GRP3 ~~Provide for comprehensive residential development on sites in locations that are located in close proximity within walking distance (400-600m) of to high quality public amenities public parks and commercial centres and are located on public transport routes.~~

Explanation

Comprehensive residential development is an appropriate way to provide for new housing in Hastings and can lead to better amenity outcomes than traditional infill development. It has been specifically provided for within the City Living Medium Density Residential Zone; however, provided that the comprehensive residential developments are in close proximity to amenities, such as shopping areas, public transport routes and public parks, such development can also be appropriate in the General Residential Zone. This type of development is therefore envisaged in identified locations within the General Residential Zone (refer Appendix 27 Figures 1-3). Comprehensive Residential Development will be assessed in terms of the key design elements of the Hastings Medium Density Design Framework and whether there is sufficient infrastructure available to service the development. Of particular concern is provision for a quality living environment and a positive contribution to the public streetscape and neighbourhood in general, may also be appropriate in other locations in the General Residential Zone; however the suitability of such sites will need to be assessed on a case by case basis. Within the Character Residential Zone, an overlay provides for Comprehensive Residential Development in certain streets overlooking or directly adjacent to Cornwall Park. Cornwall Park provides residents with high quality recreation space and because of the Park's appeal and attractiveness, the properties identified in Appendix 27 Figure 2 are considered to be a prime location for increasing the density of residential activity. The underlying character zone provisions however, will ensure that new development is respectful of and complements the existing residential amenity and character of this area.

Provide for medium density residential development within the existing new urban development areas linked to servicing capacity and where structure plans provide accessibility to amenities including commercial areas, public parks, and active and public transport networks.

Commented [AES8]: Topic 2, Key Issue 3, Kainga Ora (050.2) and recommended consequential amendment to remove provision for and reference to comprehensive residential development.

Explanation

~~The existing new urban development areas are an appropriate way to provide for new housing at higher densities than the general residential zone allows for and can lead to better amenity outcomes provided that commercial areas, public parks, and active and public transport networks are included in the structure plan for the area. Applications for higher densities in these areas will be assessed against the specific structure plan criteria, including the servicing capacity and medium density residential zone provisions.~~

POLICY
GRP4

Manage the ~~design, layout~~ scale and intensity of infill housing and ~~comprehensive residential development to ensure developments contribute positively to~~ avoid adverse effects on the local neighbourhood character and amenity.

Explanation

In achieving the consolidation of the Hastings residential environment sought by HPUDS ~~it is unrealistic to expect all new housing to be part of comprehensive residential development, particularly given the large site sizes that such development requires. Therefore~~ some infill development ~~is also~~ will be necessary. There are already concerns around the quality of infill development established during the 1990s and 2000s. Any new infill must occur in accordance with quality design and site layout that ~~results in a good quality living environment~~ is consistent with the planned urban built form environment sought for the zone ~~sympathetic to the surrounding environment. Higher residential density will also require certain design criteria and locations for such development will need to be carefully considered.~~ It is not simply the environmental effects of such development that are of concern, but also the impact such development has on the wellbeing of the community and those who live in such developments. This means that new infill development will need to address the issues that have caused concern with previous developments as set out in Policy RP1 above.

POLICY GRP5 ~~Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the general residential zone, such as retirement villages. Recognise the functional and operational needs of retirement villages.~~

Explanation

~~The aging of the population is a significant factor for housing considerations and the Housing Development Capacity Assessment 2021 predicts that over the next 30 years one person and couple only households will make up about 80% of future demand. While the smaller~~

Commented [AE57]: Consequential replacement policy recommended for GRP3.

Commented [AE59]: Return to operative wording and consequential amendment to remove reference to comprehensive residential development

Commented [RW10]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

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household size will not necessarily comprise entirely of older age cohorts the rate of increase of older persons in our community is significant and will be higher than the national average. Retirement villages play an important role in meeting these housing needs. Intensification in close proximity to amenities, such as shopping areas, public transport routes and public parks, can be appropriate in the General Residential Zone and this also applies to retirement village development. However the infrastructure that is required to service these developments is also of major concern and this is reflected in the activity status of the development. The exceptions to this are the new development areas, such as Howard Street where provision has been made for an element of more intensive development.

7.2.3.3 City Living Zone

OBJECTIVE
CLO1 ~~To promote housing in the City Living Zone that establishes a new compact, high amenity, sustainable urban form in providing for future residential growth in Hastings.~~

POLICY CLP1~~Enable the provision of Comprehensive Residential Development in the City Living Zone and manage the quality to ensure the site size, shape and form is able to accommodate it in a well-designed manner.~~

Explanation

The areas suitable for Comprehensive Residential Development have been identified by means of thorough analysis in the Hastings Urban Design Framework 2010 and the Medium Density Housing Strategy 2011/2012. The zoned areas have been chosen based on several factors including close proximity to Hastings high amenity parks, cycle ways, shopping centres, infrastructure, services and public transport routes.

Residential sections in the existing urban areas of Hastings are predominantly characterised by their long narrow shape. This shape lends itself to the current infill development configuration of units located one behind the other accessed via a long driveway. This type of development often results in high fences being erected along the street front boundary to create private outdoor space for the front unit, and along the driveway to create privacy for rear outdoor living spaces of the dwellings located behind. This high fencing and often a lack of landscaping detracts from the residential amenity of the area.

The Council wants to effect a change to the traditional infill model of medium density development by encouraging redevelopment of multiple sites. By amalgamating 2, 3 or more standard Hastings sections in a

row, the size and shape of the redevelopment site becomes squarer and is of a larger size to enable more dwellings to front the street with garaging or parking areas clustered to the rear of the site. Such a site layout enables the public and private parts of the residential section to be defined, ensures a greater connection between dwellings and the street, providing passive surveillance and in general a more pleasant streetscape and greater amenity for residents living in the development and surrounding neighbourhood.

The size, shape (including length of street frontage) and aspect of a site are key to determining the potential layout of the development and the overall design outcome. These three site attributes are, as a consequence, critical to achieving the high quality residential environment the Council and the community desire.

POLICY CLP2*To ensure that the land supply within the City Living Zone remains available for Comprehensive Residential Development and is not diminished through the establishment of other activities.*

Explanation

Land suitable for compact housing is a limited resource in Hastings and therefore it is important that the area zoned for such housing be retained for that purpose and to contribute to meeting the future housing needs of the District. For example further fragmentation for traditional infill development would make the agglomeration of sites to undertake comprehensive developments more difficult. For this reason, the District Plan Rules are more restrictive for this Zone than in the Hastings General Residential Zone for activities other than Comprehensive Residential Development.

OBJECTIVE CLO2 ~~Encourage comprehensive residential development to occur in an integrated manner to ensure that developments are liveable and contribute positively to the neighbourhood.~~

POLICY CLP3*Ensure that Comprehensive Residential Development is of a high quality through the implementation of principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2010) and by means of District Plan provisions, including design assessment criteria and the use of non-regulatory methods.*

Explanation

The New Zealand Urban Design Protocol provides the principles that underpin high quality development. Quality urban design can help ensure medium density developments provide attractive, liveable and

affordable options, without impacting on heritage, identity, privacy, or overloading of urban infrastructure. Hastings District Council is a signatory to the Protocol and the District Plan provisions for Comprehensive Residential Development are based on these principles.

POLICY CLP4*Ensure Comprehensive Residential Development creates an attractive streetscape and contributes positively to neighbourhood character.*

Explanation

Any new building or other development will have an impact on the surrounding area. The degree of impact will be dependent on its size, location and appearance of the building in the streetscape. It is important therefore that the multi-unit housing development is respectful of the desired neighbourhood character. The arrangement of buildings, open spaces and other features of the site need careful consideration if an attractive and functional development that relates well to its surroundings is to result. A requirement for Resource Consent and design assessment criteria are included in the District Plan to ensure that Comprehensive Residential Development developments have regard to the matters explained above.

OBJECTIVE CLO3 To ensure a high standard of amenity for residents of comprehensive residential development.

POLICY CLP5*Ensure that comprehensive residential development environments are enjoyable and attractive places for people to live.*

Explanation

The enjoyment of a person's living environment is dependent on many environmental factors. As Comprehensive Residential Development results in less land area for each individual dwelling it is all the more important that the development is designed with the residents' quality of life in mind. Comprehensive Residential Developments may need a more creative design solution than the traditional standalone dwelling and for this reason the District Plan provisions, assessment criteria and guidelines are comprehensive to assist with achieving good results.

POLICY CLP6*Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, site coverage or loss of privacy.*

Explanation

Amenity has a number of aspects including privacy, outdoor living space, noise, security and access to sunlight and outlook. All are important environmental concerns that affect quality of life and public health and should be carefully considered when designing a Comprehensive Residential Development. The term "minimise" is used in the Policy as it is acknowledged that urban intensification, by definition, will result in more buildings within the existing urban area. Double story buildings can ensure less site coverage and more space available for outdoor living and landscaping and should therefore be an important component of comprehensive residential developments.

7.2.3.4 Hastings Character Residential Zone

The Hastings Character Residential Zone encompasses what is special to Hastings City specifically, not Hawke's Bay or New Zealand as a whole. These are areas of special and unique character within the Hastings context and some of these areas have homes that provide a significant contribution to early architecture in Hawke's Bay. The Hastings Character Residential Zone acknowledges this and seeks to retain those characteristics that create a sense of place in these areas of Hastings. For details of the Hastings Character areas read the document Hastings Built Character Assessment 2012.

OBJECTIVE HCO1	To maintain and enhance the character and appearance of the Character Zone areas with regard to the established pattern of development, and streetscape in Hastings early-established residential neighbourhoods.
POLICY HCP1	<i>Maintain and enhance the character of Hastings early-established residential neighbourhoods by regulating alterations and additions to the front facade of pre-1950s dwellings and the removal of existing character buildings.</i>
	<u>Explanation</u> The requirement for Resource Consent to remove (via demolition or relocation off-site), or externally alter the front façade of pre 1950 dwellings within the Hastings Character Zone will assist with maintaining the authenticity of character and appearance of the Zone. By assessing developments in terms of design and their connection with the prevailing character of the Zone, there can be certainty around developments being undertaken in a manner which does not conflict with the architectural form, pattern, and intensity of buildings and streetscapes in the areas to which the Zone is applied.

POLICY HCP2	<p><i>Ensure that dwelling façades and front gardens remain visible to the streetscape by limiting the height of front yard fences and by encouraging, where practical, the construction of garages and carports to the rear of, or alongside the dwelling on the site.</i></p> <p><u>Explanation</u></p> <p>The visual connection of private residences and land with the streetscape is very significant with regard to the authenticity of the character of the area. It is the relationship between the private and public space that is particularly worthy of maintaining. For this reason performance standards and terms particularly focus on development of the frontage of the property with larger than usual setbacks from the street, lower fence heights and limitations on garages and buildings in the front yard.</p> <p>Garages or accessory buildings located in front of houses, particularly double garages, can dominate the appearance of the frontage and conceal the house from the road. This is not in keeping with the character areas and should be avoided or mitigated by careful design if there is no other practical alternative. Landscaping and trees are often an important part of the character; therefore the retention of trees and landscaping, particularly in the front garden, is desirable where practical.</p>
POLICY HCP3	<p><i>Retain dwellings constructed prior to 1950 within the Character Zone where they contribute positively to the special character of the streetscape.</i></p> <p><u>Explanation</u></p> <p>The Character Zone has been identified as a consequence of the presence of recognisable architectural history, subdivision and streetscape features that form a cohesive character. Amongst other features are; the age or era of the dwelling, its coherence and homogeneity with other dwellings of the same era that contribute to the character of the area and has value in terms of representing the best examples of Hastings early built suburbs. For these reasons, Resource Consent for demolition, removal and additions and alterations of a pre-1950 dwelling will be necessary to consider the contribution that the individual dwelling has to the collective character of the area.</p>

POLICY HCP4 *Provide for some non-residential activities in the Hastings Character Residential zone where activities are not disruptive to the special character and residential amenities.*

Explanation

Existing buildings in a character area are a vital part of the special character or appearance. Therefore it is usually important to keep them. Generally the most appropriate use which is in keeping with the character area is the original use, but some changes of use may be appropriate, particularly where the existing building is being converted, instead of being replaced. The non-residential activities that have similar scale, intensity and character to residential activities have been included either as Permitted or Restricted Discretionary Activities dependent on the scale of the activity. Those non-residential activities that generate traffic, excessive signage and other non-residential characteristics that go beyond that of the character area should be avoided to maintain the special character of the area.

7.2.4 RULES

- (i) For the purpose of the Activity Status Table, the description of the Activity Statuses are in Section 1.1.5.5 of the District Plan.
- (ii) All Permitted, Controlled, Restricted Discretionary (non-notified) Activities shall comply with the General Performance Standards and Terms in Section 7.2.5 and any relevant Specific Performance Standards and Terms in Section 7.2.6.

7.2.4.1 Hastings General Residential Zone

RULE TABLE 7.2.4.1 HASTINGS GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GR1	Residential Activities <i>(except Comprehensive Residential Development)</i>	P
GR2	Supplementary Residential Buildings	P
GR3	Visitor Accommodation	P
GR4	Home Occupations	P
GR5	Show Homes	P
GR6	Non Residential Care Facilities	P

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GR7	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
GR8	Temporary Events	P
GR9	Education Facilities	P
GR10	Early Childhood Centres	P
GR11	Homes for the Aged	P
<u>GR12</u>	<u>Premises for the Sale of Liquor at 505 & 507 Railway Road Hastings being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702</u>	<u>P</u>
GR13	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
GR14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
GR15	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
GR16	Temporary Military Training Activity	P
GR17	Relocated Buildings	P
GR18	Comprehensive Residential Developments complying with specific performance standard 7.2.6E. <u>on land identified in Appendix 80 Figure 1</u> on land identified in Appendix 27 Figures 4-3 and Appendix 80 - Figure 4	RD-NN
GR19	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RD-NN
<u>GR19A</u>	<u>Retirement Villages within the Howard Street new development area</u>	<u>RDNN</u>
GR20	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015	RD
GR21	Places of Assembly and Emergency Services	RD
GR22	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or the relevant Specific Performance Standards and Terms in Section 7.2.6	RD

Commented [AE511]: Consequential amendment to reinstate the operative rule for this site in the GRZ as a result of recommendations on the extent of the MDRZ refer to s42a report addendum

Commented [AE512]: Topic 3, Key Issue 3, consequential amendment (paragraph 4.7)

Commented [RW13]: Consequential change from Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

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GR23	Any Permitted ^{note 1 & 2} or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or Specific Performance Standards and Terms in Section 7.2.6.	RD
GR24	Comprehensive Residential Developments <u>that do not meet one or more of the specific performance standards and terms in Section 7.2.6E on land identified in Appendix 80 Figure 1 outside land identified in Appendix 27 Figures 1-3</u>	RD
GR25	Scheduled Activity S4 Hawke's Bay Racing Centre. The following activities: The construction, alteration of or addition to buildings and structures which do not comply with the Performance Standards or are not provided for by Rule GR7.	D
GR26	Any Restricted Discretionary activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 or relevant Specific Performance Standards and Terms in Section 7.2.6.	D
GR27	Health Care Services	D
GR28	Residential Activities not meeting General Performance Standard and Term 7.2.5A (Density)	D
GR28A	Retirement Villages	D
GR29	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C.	DNC
GR30	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC
Note 1: Rule GR23 above does not apply to Supplementary Residential Buildings that exceed 80m ² ; instead Rule GR29 applies Note 2: Rule GR23 above does not apply to Residential Activities that exceed density standard 7.2.5A, instead Rule GR28 applies		

7.2.4.2 Hastings City Living Zone

RULE TABLE 7.2.4.2 HASTINGS CITY LIVING ZONE		
RULE	LAND-USE ACTIVITIES	ACTIVITY STATUS
CL1	Residential Activities (except comprehensive residential development and infill residential development)	P
CL2	Supplementary Residential Buildings	P

Commented [AES14]: Topic 3. Key Issue 3, consequential amendment (paragraph 4.10)

Commented [RW15]: Consequential change from Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

Commented [AES16]: Consequential amendment as a result of Kāinga Ora (050.53), see addendum to s42a report

7.2 Hastings Residential Environment

PC5 Tracked Changes as Recommended: 15-Mar-2024

CL3	The conversion of an existing principal residential building into two residential buildings.	P
CL4	Home occupations	P
CL5	Scheduled Activities – any activity listed in Appendix 26 in respect to the stated site	P
CL6	Temporary Events	P
CL7	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
CL8	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m²	P
CL9	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
CL10	Key Development Site being 401 Eastbourne Street East, Lot 1 DP6739. The following activities on the above site: Offices, Cafes and Restaurants (unlicensed), Visitor Accommodation, and Mixed Use Development (residential and commercial activities that are limited to offices, cafes and restaurants (unlicensed))	P
CL11	Temporary Military Training Activity	P
CL12	Relocated Buildings	P
CL13	Comprehensive Residential Developments that comply with the Specific Standards set out in 7.2.6E	G
CL14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m²	RD-NN
CL15	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015	RD
CL16	Early Childhood Centres	RD
CL17	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or the relevant Specific Performance Standards and Terms in Section 7.2.6	RD

7.2 Hastings Residential Environment PC5 Tracked Changes as Recommended: 15-Mar-2024

CL18	Any Permitted ^{note 1} or Controlled Activity that does not comply with one or more of the relevant General or Specific Performance Standards and Terms in Sections 7.2.5 and 7.2.6.	RD
CL19	Key Development Site being 401 Eastbourne Street East, Lot 1 DP6739. The following activities on the above site: The sale of liquor ancillary to cafes and restaurants and Temporary Events	D
CL20	Homes for the Aged	D
CL21	Comprehensive Residential Developments that do not comply with the Specific Performance Standard and Terms 7.2.6E(2) (Density)	D
CL22	Visitor Accommodation	D
CL23	Places of Assembly / Emergency Services/ Education Facilities	D
CL24	Infill Residential Development	NC
CL25	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C(b)	NC
CL26	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	NC
Note ¹ : Rule CL18 above does not apply to Supplementary Residential Buildings that exceed 80m ² ; instead Rule CL25 applies (NC).		

7.2.4.3 Hastings Character Residential Zone

RULE TABLE 7.2.4.3 HASTINGS CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HC1	Residential Activities (except Construction of new buildings and Comprehensive Residential Development)	P
HC2	Partial Demolition of a dwelling(s) built prior to 1 January 1950	P
HC3	Restoration of a dwelling(s) built prior to 1 January 1950	P
HC4	Repairs and Maintenance to dwellings built prior to 1 January 1950	P
HC5	Demolition or relocation off site of a dwelling(s) built on, or post 1 January 1950.	P
HC6	Construction of new buildings (including Supplementary Residential Buildings) located behind or to the rear of an existing Principal Residential Building	P

7.2 Hastings Residential Environment

PC5 Tracked Changes as Recommended: 15-Mar-2024

HC7	The conversion of an existing principal residential building into two residential buildings.	P
HC8	Visitor Accommodation	P
HC9	Home Occupations	P
HC10	Non Residential Care Facilities	P
HC11	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
HC12	Temporary Events	P
HC13	Temporary Military Training Activities	P
HC14	Education Facilities	P
HC15	Early Childhood Centres	P
HC16	Homes for the Aged	P
HC17	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
HC18	Any building ancillary to a Recreation Activity on reserves under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HC19	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
HC20	Construction of new buildings (excluding those covered by rule HC6 above and garages and accessory buildings complying with 7.2.5H2)	RD-NN
HC21	External additions and alterations to the front façade of dwellings built prior to 1 January 1950*	RD-NN
HC22	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RD-NN
HC23	Relocated Buildings	RD-NN
HC24	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015	RD
HC25	Any Permitted ^{note 1} or Controlled Activity ^{note 2} not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and or Specific Performance Standards and Terms in Section 7.2.6.	RD

PC5 Tracked Changes as Recommended: 15-Mar-2024

Commented [AS17]: CG Shaw (092.3) and P. Rawle (138.8). Topic 2, Key Issue 4

Commented [AS18]: CG Shaw (092.3) and P. Rawle (138.8). Topic 2. Key Issue 4

The following Standards and Terms shall apply to all Permitted, Controlled and Restricted Discretionary Activities except comprehensive residential developments which need only comply with specific performance standard 7.2.6E and assessment criteria 7.2.8F.

Commented [JT19]: PC5, Topic 4, Key Issue 4A, Bay Planning. (007.19).

The following density limits shall apply in the:

1. Hastings General Residential Zone and City Living Zone

(a) One residential per 350m² net site area.

Except that the following density standard shall apply for sites less than 350m² net site area under these circumstances below:

Exceptions to 7.2.5A 1 (a) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

(b) One residential building per site in the following urban development areas:

- Lyndhurst Urban Development Area in Appendix 11 Figure 1
- Northwood Urban Development Area in Appendix 14 Figure 1
- Howard St Urban Development Area in Appendix 80 Figure 1

Outcome

Development intensity which is compatible with surrounding activity and takes account of AMENITY, sense of place and infrastructural capacity.

Outcome

Sites lawfully created under previous iterations of Hastings DISTRICT PLAN that do not comply with the Density standard are acknowledged and enable the SITE to be developed for its intended USE, which is, one Residential Building per SITE.

2. Character Residential Zone

c. One residential building per site, as per the following density requirements in the following Character Areas Note:

Character Area No.	Name	Density (m ²) net site area
1	Beresford Street	600 m ²
2	Southampton Street	350 m ²

7.2 Hastings Residential Environment PC5 Tracked Changes as Recommended: 15-Mar-2024

3	Fitzroy Avenue	800 m ²
4	Duke Street/Grays Road	800 m ²
5	York Street	800 m ²
6	Tomoana Road	800 m ²
7	Cornwall Road	700 m ²
8	Nelson Street North	700 m ²
9	Prospect Road / Knight Street	800 m ²
10	Market Street South	800 m ²
11	Heathcote Avenue	600 m ²
12	Charlotte & Duchess Crescent, Caroline Rd and Frederick Street	1000 m ²
13	Willowpark Road	500 m ²

Outcome
The residential density of the Character areas will preserve the Existing Character and Subdivision form of the Character area.

Note: Maps of Hastings Residential Character Areas are shown in the Appendix 38.

Except that the following density standard shall apply under these circumstances below:

Exceptions to 7.2.5A 2 (a) above		Density per site
i.	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii.	Sites created after 12 November 1997	One residential building
iii.	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

Outcome
Sites lawfully created under previous iterations of Hastings DISTRICT PLAN that do not comply with the Density standard are acknowledged and enable the SITE to be developed for its intended USE, which is, one Residential Building per SITE.

7.2.5B ON-SITE STORMWATER MANAGEMENT

All Hastings Residential Zones

The peak stormwater runoff from the site shall not exceed the following standards:

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.5
50 year	0.6

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1 - Surface Water.

See Hastings District Council website to assist with calculations.

Outcome

The potential for Effects from stormwater runoff associated with the land USE will be avoided, remedied or mitigated.

7.2.5C MAXIMUM BUILDING HEIGHT

Zone	Maximum Building Height
General Residential	8 metres
City Living	8 metres
Character Residential	8 metres

Outcome

The general AMENITY of the Zone will be maintained by preventing tall obtrusive Structures or Buildings, and access to daylight on adjoining properties will be protected.

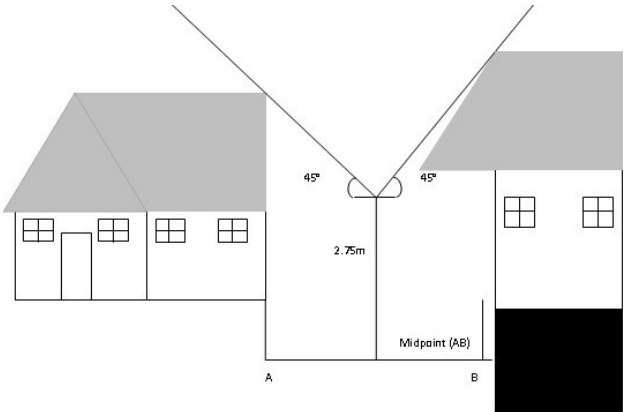
7.2.5D HEIGHT IN RELATION TO BOUNDARY

All Hastings Residential Zones, except the City Living Zone

- a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the Recession Plane indicator in Appendix 60 Figure 1.

i) Except that: Where two or more attached residential buildings are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.

Diagram A



b. Where two or more detached residential buildings or residential units are established on a site, the height of any building shall be equal to or less than 2.75m plus a 45° recession plane and measured at the mid-point between the shortest distance of the two buildings.

Hastings City Living Zone

c. ~~On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a~~

~~building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).~~

Outcome

The AMENITY of Residential Activities in all Zones will be protected by preventing overly tall and obtrusive Structures or Buildings close to Boundaries. This will provide a minimum level of access to daylight within the living ENVIRONMENT.

7.2.5E MAXIMUM BUILDING COVERAGE

Sites shall comply with the maximum building coverage table as follows:

ZONES	MAXIMUM BUILDING COVERAGE ON A SITE
Hastings General Residential	45% of net site area
Ada Street Retirement Village (Appendix 26 Figure 2)	40% of net site area
Lyndhurst Urban Development Area (Appendix 11 Figure 1)	35% of net site area
Hastings City Living Zone	45% of net site area
Hastings Character Residential Zone	35 % of net site area
Except the following Residential Character Areas:	
1 (Beresford St)	45% of net site area
2 (Southampton St)	45% of net site area
11 (Heathcote Avenue) and	45% of net site area
13 (Willowpark Road)	45% of net site area
<u>Note:</u> Maps of Hastings Residential Character Areas are shown in the Appendix 38.	
<u>Outcomes</u> Controlling SITE Coverage will limit the scale of development on a residential SITE and will have the cumulative EFFECT throughout a neighbourhood of avoiding the 'overcrowded' appearance. It can help create a spacious open feel which can contribute to the AMENITY value of the area. Limiting BUILDING COVERAGE allows more open space is available for planting. This may improve the SITE's appearance and cumulatively maintain AMENITY values and Character of a neighbourhood	

7.2.5F BUILDING SETBACKS

~~Hastings General Residential Zone and City Living Zone~~

7.2 Hastings Residential Environment PC5 Tracked Changes as Recommended: 15-Mar-2024

All buildings shall comply with the stated setback requirements in the table below.

FRONT BOUNDARY SETBACK	SETBACK FROM ALL OTHER SITE BOUNDARIES
3 metres (Access Roads) 5 metres (Collector & Arterial roads)	1 metre

Outcome
The AMENITY of the residential area will be maintained
by Buildings being Setback from Roads and from neighbouring Buildings.

Hastings Character Residential Zone

All buildings shall comply with the stated setback requirements of the character areas in the table below. For the purposes of the table below the side boundary of a property is that boundary of a site which connects with and lies perpendicular to a public road.

Note: Maps of the Hastings Residential Character areas are illustrated in Appendix 38.

CHARACTER AREA	FRONT BOUNDARY SETBACK	SIDE BOUNDARY SETBACK	SETBACK FROM ALL OTHER SITE BOUNDARIES	SETBACK FROM CITY LIVING ZONE BOUNDARY
1 Beresford Street	6m	1.5m	1m	n/a
2 Southampton Street	6m	1m	1m	n/a
3 Fitzroy Avenue	6m	1.5m	1m	n/a
4 Duke Street/Grays Road	6m	1.5m	1m	n/a
5 York Street	6m	1.5m	1m	n/a
6 Tomoana Road	6m	1.5m	1m	2m
7 Cornwall Road	7m	1.5m	1m	2m
8 Nelson Street North	7m	1.5m	1m	2m
9 Prospect Road / Knight Street	7m	1.5m	1m	n/a

PC5 Tracked Changes as Recommended: 15-Mar-2024

10	Market Street South	7m	1.5m	1m	n/a
11	Heathcote Avenue	5m	1m	1m	n/a
12	Charlotte & Duchess Crescent, Caroline Rd and Frederick Street	10m	1.5m	1m	n/a
13	Willowpark Road	6m	1.5m	1m	n/a

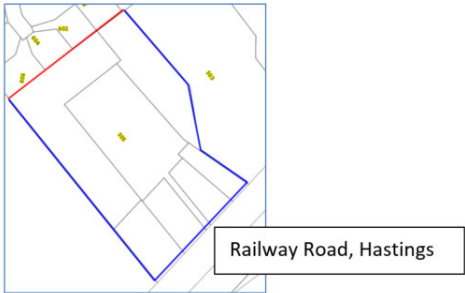
Setbacks
The BUILDING Setbacks are an integral aspect of the prevailing Character of the neighbourhood. A reduction in these Yards may diminish the established Character of the Zone and should be avoided.

a. 505 and 507 Railway Road South, Hastings

No building located within 50 metres of the rear boundary (see diagram below the red line denotes the rear boundary of the site) at 505 and 507 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall be used as premises for the sale of liquor.

The AMENITY of the residential area will be maintained by Buildings being Setback from Roads and from neighbouring Buildings.

Commented [AES20]: Consequential amendment to reinstate this operative standard for this site in the GRZ as a result of recommendations on the extent of the MDRZ refer to s42a report addendum



b. Urban Development Areas (Appendix 11 and Appendix 14)

Residential buildings shall be erected a minimum distance of 30 metres from a Plains Production Zone boundary or a minimum distance of 10 metres from a road which provides the boundary between a residential and Plains Production Zone.

Outcomes

An open space buffer will be provided which maintains on SITE and neighbourhood AMENITY.

c. Lyndhurst Urban Development Area (Appendix 11)

i. Setback from Napier/Hastings Expressway

Habitable buildings shall be a minimum distance of 12 metres from the designation boundary of the Napier/Hastings Expressway (see map in Appendix 11 Figure 2).

ii. Setback from Stoneycroft Reserve

Buildings shall be located a minimum distance of 5 metres from any boundary adjoining the Stoneycroft Reserve - OS7-11.

Outcomes

To provide a buffer between the expressway and adjacent Residential Activities.

The edges of the Stoneycroft reserve will be open, further enhancing the visual AMENITY provided by the reserve.

d. Setback From Waterbodies And Watercourses

Note: Under the Regional Resource Management Plan, no building, structure, fence, planting, deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or water-course is permitted within 6 metres of the bed of a river, lake or watercourse which is within a land drainage or flood control scheme area.

Outcome

Protection of the environmental quality of the margins of rivers and streams.

7.2.5H **RELATIONSHIP OF GARAGES AND ACCESSORY BUILDINGS TO DWELLING**

**1. Hastings General Residential Zone and City Living Zone
Integral Garages**

- a. Garages on sites that front a public road and that form part of a single storey residential building shall occupy not more than 50% of the width of the front elevation of that residential building.
- b. The standard in (a) above does not apply to garages which form part of a two storey residential building.

Standalone Garages and Accessory Buildings

- c. Standalone garages and accessory buildings on sites that front a public road shall not obscure more than 50% of the width of the front elevation of the residential building.

Outcome

To maintain the AMENITY of the streetscape by ensuring that garages and ACCESSORY BUILDING do not dominate the frontage of the SITE

2. Hastings Character Residential Zone

Garages or accessory buildings on sites that front a public road may be located forward of the existing residential building in the following circumstances:

- a. The garage or accessory building shall not obscure more than 25% of the existing residential building from the public road or street; and
- b. The garage or accessory building shall have a maximum height of no more than 3.5 metres; and

- c. The design and external appearance of the garage or accessory building shall match that of the existing residential building (in terms of exterior cladding, window joinery and roof materials)

Note: Maps of Hastings Residential Character Areas are shown in the Appendix 38.

Outcomes

To maintain the special Character of the SITE by ensuring that garages and Accessory Buildings do not dominate the front of the SITE.

To ensure the scale and bulk of garages or Accessory Buildings do not dominate the Existing Residential Building on SITE.

To ensure that the construction of new garages, do not dominate the views of the Existing Residential Building from the street

7.2.5I OUTDOOR LIVING SPACE

1. All Hastings Residential Zones

Each Principal Residential Building shall have an Outdoor Living Space which shall:

- a. Have a minimum area of 50m² and include one area capable of containing a 6 metre diameter circle;
- b. Be directly accessible from the principal residential building;
- c. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and
- d. May take the form of a deck, terrace or veranda, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.

Except that Standard 7.2.6E(5) applies when converting an existing residential building into 2 or more residential units.

Note: The definition of building in Section 33.1 of the Plan does not include structures such as awnings, canopies, verandas or similar, that are less

than 3 metres in height and any platforms or decks less than 1 metre in height, therefore these can be included in the Outdoor Living Space.

Outcome

Each principal Residential Building will have a useable area of Outdoor Living Space for children to play, space for a garden, personal, household privacy and space to entertain.

7.2.5J LANDSCAPING

Hastings General Residential Zone

- a. Where sites are used for visitor accommodation the site shall be landscaped to a minimum depth of 2 metres from road boundaries and the site, shall be landscaped for 25% of its area.

Outcome

Visitor Accommodation will be screened and harmonise with the residential zone.

Hastings Character Residential Zone

- b. Not more than 30% of the area specified for the front boundary setback of a site shall be used for vehicle access and parking. The remainder of this area shall be landscaped in grassed lawn, gardens beds, trees and shrubs or a combination of the above.

Outcome

The predominance of landscaping in the front Yard of a SITE will contribute to the Maintenance and enhancement of the special Character of the Zone where front Yard gardens form a significant aspect of the Character and AMENITY of the Zone.

7.2.5K SCREENING FOR VISUAL AMENITY

All Hastings Residential Zones

- a. Any outdoor storage (including waste), or service area associated with non-residential activities shall be fully screened from adjoining sites and from the street by fencing that complying with relevant height standards, and or by landscaping.

If using landscaping to achieve the above rule the following standard shall be met - Trees shall have a minimum height of 2 metres at the time of

planting (PB95) and shrubs shall have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

Outcome

The visual AMENITY of the residential area will be maintained by Screening Storage areas from view.

7.2.5L FENCES

Note: Reference to the Hastings District Council Residential Fencing Guide is encouraged and demonstration of the principles contained in that document will form part of any assessment of Resource Consent to waive the Standards below.

1. Hastings General Residential Zone and City Living Zone

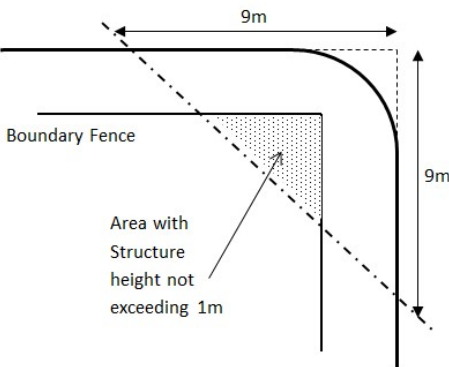
Sites that front onto Access Roads*

- a. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.5 metres.
- b. Except that:
fences may be constructed up to a maximum height of 1.8 metres above the existing ground level if a minimum of the top 300mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.
- c. **Fences on all other boundaries** of a site shall have a maximum height of 1.8m.

Sites that front onto Collector or Arterial Roads*

- d. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.8 metres.
- e. Except that:
Corner sites that front a Collector or Arterial Road shall have a maximum fence height of 1 metre for a distance that is subject to the following calculation:

The area (m²) of a corner site within the road boundaries of all roads and a straight line with points joining on those boundaries at equal distances of 9 metres from the intersection of the kerb lines shall be kept clear of all structures over 1 metre in height.



** Note : Refer to Appendix 69 for details of the Road Hierarchy (this defines access roads from collector and arterial roads).*

Outcomes

A balance between allowing solid Fences as noise barriers from traffic on busy Roads and an open, attractive residential ENVIRONMENT will be maintained and traffic sightlines preserved.

2. Fences - Sites adjoining Frimley Park

- a. Where sites adjoin Frimley Park, the boundary that adjoins Frimley Park shall be unfenced; or fences on or within 3m of that boundary (excluding side boundary fences) shall have a maximum height of 0.5m, or have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction with a maximum height of 1.8 metres.

Outcomes

The Existing Character of residential properties opening out onto Frimley Park will be maintained. Where residents require a Fence, the open-style Fence will provide enclosure for the residential property whilst maintaining the visual connection with the Park and a greater sense of security for both residents and park users.

3. Fences - Hastings Character Residential Zone

- a. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.2 metres.

- b. Except that:
fences may be constructed to a maximum height above the existing ground level of 1.8 metres if a minimum of the top 600mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.
- c. **For sites adjoining Frederick Street, fences within the front boundary setback** (front yard) may be of solid construction up to a maximum height of 1.8 metres.
- d. Fences on all other boundaries shall have a maximum height of 1.8 metres.

Outcome
Lower front Yard Fence heights result in good visual connections between the public space and private residences and preserves the special Character and streetscape of the area. It also ensures natural surveillance, a sense of safety and an open, attractive residential ENVIRONMENT.

4. Fences - Howard Street Urban Development Area (Appendix 80)

Where sites adjoin a reserve, including cycleway/walkway linkages, the boundary (of the site) that adjoins reserve shall comply with the following:

- At least 50% of the boundary shall have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction with a maximum height of 1.8 metres.

Outcomes
Residential properties opening out onto public spaces will require an open style Fence which will provide enclosure for the residential property whilst maintaining the visual connection with the park and a greater sense of security for both residents and recreational park and pathway users.

7.2.5M TRAFFIC GENERATION

All Hastings Residential Zones

Motor vehicle movements on access roads as shown in Appendix 69, shall not exceed the following threshold limits:

Vehicle Class/Type - Maximum Number of Movements Per Day or Averaged Per Day Over Any 7 Day Period:

- HCV-II - Nil
- HCV-I - 1

All Others - 30

Note : Movement: means the arrival and departure of a vehicle as a result of an activity on a site.

Outcome
Avoidance of nuisance and safety impacts of heavy Vehicles and high traffic volumes in residential areas.

7.2.5N TRANSPORT AND PARKING

All Hastings Residential Zones

Activities shall comply with the provisions of Section 26.1 of the District Plan on Transport and Parking.

Outcome
The outcomes of Section 26.1 of the DISTRICT PLAN on Transport and Parking will be achieved.

7.2.5O NOISE

All Hastings Residential Zones

- a. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.
- b. All activities associated with Premises used for the Sale of Liquor at 505 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall comply with the maximum noise levels specified in Section 25.1 for sites zoned Commercial.

Outcome
The outcomes of Section 25.1 of the DISTRICT PLAN on Noise will be achieved.

7.2.5P LIGHT AND GLARE

All Hastings Residential Zones

All external lighting shall be shaded or directed away from any adjoining residential buildings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome

Residential properties will not be adversely affected by light or glare from adjacent activities. The safety of Roads will be maintained by preventing glare and light spill onto them

7.2.5Q TEMPORARY EVENTS

All Hastings Residential Zones

- a. Only two events shall take place on a site over a 12 month period.
- b. Each event shall be of a maximum duration of three days.
- c. Maximum attendance at any one time shall be 300 persons.
- d. The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place.
- e. No parking associated with the temporary event shall be accommodated on any public road or road reserve.
- f. Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards and Terms for the Zone do not apply to Temporary Event days.

Outcome

It will be possible for Temporary Events to take place where it is possible to address adverse Effects. The temporary nature of the events will ensure that any Effects are for a short time only.

7.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

7.2.6A HOME OCCUPATIONS

All Hastings Residential Zones

- a. Home Occupations shall occupy no more than one third of the gross floor area of all buildings on the site.
- b. The home occupation shall be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person.

- c. Home occupations shall operate during the following hours only:
Monday- Friday: 8am to 6pm
Saturday: 9am to 12pm
- d. The home occupation and storage associated with the home occupation shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building. Only goods produced on the site shall be retailed from the site.
- e. The activity shall not operate machinery, load or unload vehicles or receive customers or deliveries before 8am or after 6pm Monday to Friday, and before 9am or after 12pm on a Saturday.

Note: Home-Based Education & Care Services are home occupations.
Outcome(s)
A wide variety of Home Occupations compatible in scale and Character with other Residential Activities.

Home Occupations will take place in Existing Buildings and will be of a small scale to ensure that potential adverse Effects are minor and not significantly different from activities in the Residential Zone.

7.2.6B VISITOR ACCOMMODATION

Hastings General Residential and Character Residential Zones

The residential building shall provide visitor accommodation for no more than 5 persons in addition to the person(s) residing on the site.
Outcome
The scale and Effects of the Visitor Accommodation are the same or very similar as RESIDENTIAL ACTIVITY therefore the potential for adverse Effects is minor.

7.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

All Hastings Residential Zones

a. One supplementary residential building shall be allowed per site.

b. Maximum gross floor area, excluding integral garages or carports, shall be 80m².

- c. Supplementary residential buildings shall comply with the General Performance Standards and Terms in Section 7.2.5 of the District Plan except that it need not comply with Standards 7.2.5A Density or 7.2.5I 1 (Outdoor Living Space).

Note: The outdoor living space for the principal residential unit shall remain clear of all buildings, including the supplementary residential building so that this outdoor space can be shared between the two residential buildings on the site.

Outcome(s)

This provision provides flexibility in providing for extended family (and the like) or supplementary accommodation on SITE and contributes to utilising land in an efficient manner while maintaining residential AMENITY for occupants and neighbours.

7.2.6D **EARLY CHILDHOOD CENTRES, EDUCATION FACILITIES, HOMES FOR THE AGED AND NON RESIDENTIAL CARE FACILITIES**

All Hastings Residential Zones

The maximum number of persons being catered for at the facility at any one time shall not exceed 10 persons.

Except that this standard does not apply to the Education Facilities identified in Appendix 26 and Schools identified in Appendix 66 Designations within any of the Hastings Residential Zones.

Outcome(s)

The non-Residential Activities will be of scale that is similar to RESIDENTIAL ACTIVITY in the Residential Zone.

Schools/Education Facilities are commonly used for the afterschool care of school children. This is a valuable service to the community and schools have adequate capacity to accommodate this activity without resulting in adverse Effects on the neighbourhood.

7.2.6E **COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON LAND IN APPENDIX 80 FIGURE 1 (HOWARD STREET URBAN DEVELOPMENT AREA)**

Comprehensive Residential Developments on land within Appendix 80 Figure 1 (Howard Street urban development area) shall comply with the standards of the Medium Density Residential Zone MRZ – S1-S13.

Commented [A21]: Topic 4, Key Issue 4, Consequential amendment (refer recommendation 9.2)

7.2.6E(a) DENSITY

One residential building per 250m² net site area

Outcome

The density of comprehensive residential development in the Howard Street urban development area integrates with the surrounding context and takes account of amenity and infrastructural capacity.

Note: In the following provisions the term 'parent site' is used. This term means the site on which the comprehensive residential development is to take place. In some situations the parent site could be made up of multiple smaller sites which are combined to provide the area for the comprehensive residential development. Where a comprehensive residential development is intended allow the individual residential units to be sold separately the parent site will be subdivided to allow for this.

1. PARENT SITE AREA AND SHAPE

- a. The parent or development site is a minimum of 1400m² in total area and has a minimum continuous frontage to a public street of 30m; or
- b. The parent or development site is a rear site with a minimum total area of 2000m² and has a minimum dimension of 30m in width.

2. EXCLUSIVE USE AREA PER RESIDENTIAL BUILDING

a. Hastings General Residential Zone

The following standards apply on land identified in Appendix 27 Figures 1-3.

- i. An average net site area of not more than 350m² per residential building.
- ii. A minimum net site area of 250m² per residential building.

b. Hastings Character Residential Zone

The following standard applies to land identified in Appendix 27 Figure 2.

- i. A minimum net site area of 250m² per residential building with an average net site area of 350m² and a maximum net site area that accords with the density stated in 7.2.5A 2(a).

c. Hastings City Living Zone

Commented [A22]: Topic 4 Key Issue 4, McFlynn Surveying and Planning (134.32)

- i. An average net site area of not more than 350m² per residential building.
- ii. A minimum net site area of 250m² per residential building.

Except that the following density standard shall apply under these circumstances below:

Exceptions to 7.2.6E 2 (c) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

Note: Any increase in residential density in the Hastings City Living Zone that is not as a result of a Comprehensive Residential Development, is a Non-Complying activity.

3. BUILDING SIZE AND SCALE

- a. **Height of Buildings**
Maximum Building Height – 10m
- b. **Zone Setbacks for Comprehensive Residential Development**
 - i. All buildings shall be setback **2m** from any boundary with Hastings Residential Character Zone.
 - ii. All buildings shall be setback **1m** from any boundary with the Hastings General Residential Zone.
- c. **Building Height in Relation to Boundary**
 - i. On all proposed boundaries between residential buildings (i.e. within the parent site), buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all

~~boundaries facing the northern half of the compass.~~

~~Except that: Where two or more residential buildings are connected (or attached) along a common boundary the requirement for a recession plane will be dispensed with along that boundary.~~

~~ii. Where the boundaries of a parent site adjoin the City Living Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2)~~

~~iii. Where the boundaries of a parent site adjoin a General Residential or a Character Residential zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above these site boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.~~

~~iv. The height in relation to boundary recession planes are not applicable from the front road boundary of a site or where a site boundary adjoins a public open space zone.~~

~~v. Where a boundary adjoins a driveway, access lot or private road, recession planes can be constructed from the side of the driveway, access lot or private road furthest from the site boundary.~~

4. BUILDING BULK

~~Comprehensive Residential Developments shall not include more than 3 residential buildings in a terraced or row configuration.~~

5. OUTDOOR LIVING SPACE

~~At least 30m² of outdoor living space shall be provided for each residential building. This can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:~~

- ~~a. Each residential building shall have a minimum of 20m² of ground level private outdoor living space that is directly accessible from a principal~~

living area of that residential building.

- b. Private outdoor living space shall have a minimum dimension of 2.5m and shall be able to accommodate a 4m diameter circle, when provided at ground level and a minimum dimension of 2m when provided by a balcony except when it is wholly located above ground level (see 7.2.6E 5(d) below).
- c. Private outdoor living space shall be north facing, that is north of east or west.

Except that:

- d. Where the principal living area of a residential building is located above ground level, a minimum of 15m² of outdoor living space shall be provided by a balcony directly accessible from such an area. The balcony shall be able to accommodate a 2.5m diameter circle, have a minimum dimension of 1.2m and shall face north of east or west.
- e. Any communal recreational space provided shall be accessible for use by all residential buildings and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m. This space can be provided either outdoors or indoors (in the form of a communal hall for example) provided that its use is explicitly for a recreation activity for the exclusive use of residents and guests of the residential buildings on the site.

6. LANDSCAPING

- a. A minimum of 20% of the exclusive use area for each residential building shall be landscaped with vegetation cover. In general, this landscaping can be in the form of grassed lawn, garden beds, trees and shrubs or a combination of the above.
- b. For every 10m of road frontage of the parent site one specimen tree shall be planted of a minimum height of 2m at the time of planting (size PB95).

7. RELATIONSHIP OF BUILDING TO STREET

- a. Where the parent site adjoins an ~~Access~~ Road, a front yard setback of 3m shall apply to all buildings. Where the road boundary of a parent site adjoins a Collector or Arterial Road the front yard setback for all buildings shall be 5m.

~~However, an entrance feature (portico, veranda/porch or covered pergola) or bay window may extend up to 1.5m into the front yard setback for a maximum (combined) width of 3.0m to emphasise an entrance or building frontage.~~

~~Each residential building shall have a visible front door entrance and a principal living area window that faces the public street, private road or main pedestrian access or driveway of the residential building.~~

~~EXCEPT where a comprehensive residential development is proposed on a Character Residential Zoned site. In this case, the front yard setback standards of the Character Residential Zone shall apply.~~

- b. ~~The maximum height of any fence between each residential unit and the front road boundary of the parent site or any fence that faces a private road or main pedestrian access or driveway shall be 1.2m (if solid) or 1.8m if it is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction. Solid fences or walls of a maximum height of 1.8m are permitted to provide privacy. They shall be level with or behind the elevation of the residential unit fronting the road, private road or main pedestrian access.~~
- c. ~~Garages or carports shall be setback at least 1m from the front elevation of the residential building and 5m from the road boundary of the site or internal private road or vehicle accessway.~~
- d. ~~Garages shall occupy no more than 50% of the width of the front elevation of buildings fronting the road, internal private road or vehicle access way.~~

8. SERVICE / UTILITY AREA / DELIVERIES

- a. ~~Each residential building shall be provided with an outdoor service, rubbish and recycling storage space of 5m² with a minimum dimension of 1.5m.~~
- b. ~~Outdoor service and storage spaces shall not be located between the residential building and the road boundary and shall be screened from the residential building's outdoor living space, any adjoining residential building or adjoining public open space or Residential Zone.~~

1. SITE CONTEXT

~~Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² net site area shall be located on sites in the General Residential Zone that are within or partially within a 400-600m radius of:~~

- ~~a. An existing or proposed public transport bus stop; and~~
- ~~b. A existing public park or proposed open space reserve, or a proposed on-site communal playground or open space area; and~~
- ~~c. A commercial zone.~~

~~Outcomes~~

~~Medium density housing is located on suitable Sites in the General Residential Zone~~

2. HEIGHT

~~Buildings and structures (except fences and standalone walls) must not exceed a height above ground level of 11m except that buildings that have a pitched or gable roof may have a maximum height of up to 12m above ground level.~~

~~This standard does not apply to:~~

- ~~a. Solar panels components provided these do not exceed the height by more than 500mm;~~
- ~~b. Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the height by more than 1 metres;~~
- ~~c. Antennas, aerials, and flues provided these do not exceed the height by more than 1 metre;~~
- ~~d. Satellite dishes (less than 1 metre in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1 metre;~~
- ~~e. Lift overruns provided these do not exceed the height by more than 1m; or~~
- ~~f. Any scaffolding used in the construction process.~~

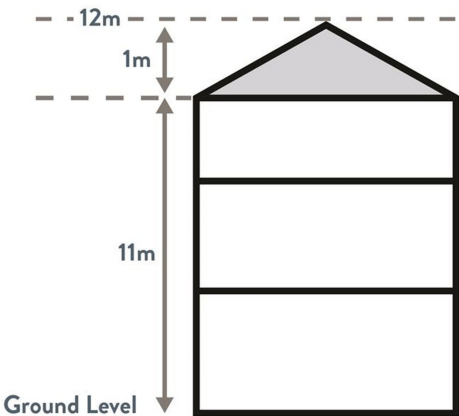
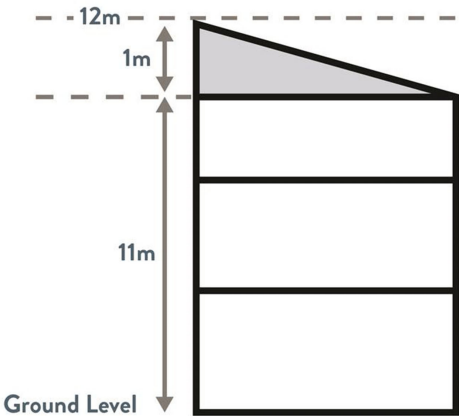
~~Outcomes~~

~~Dominant and out of scale~~

~~Buildings and Structures will not reduce access to daylight and sunlight for adjoining properties~~

7.2 Hastings Residential Environment

PC5 Tracked Changes as Recommended: 15-Mar-2024



3. FENCES AND STANDALONE WALLS

~~a. All fences and standalone walls must not exceed a maximum height above ground level of:~~

- i. 1.2m where the fence is located between the residential unit and the front road boundary of the site or any private road, access lot or right of way that provides legal access to the site; or
 - ii. 1.2m where a site boundary adjoins a public reserve vested to the Hastings District Council under the Reserves Management Act.
- b. Except that:
- i. 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction;
 - ii. 1.8m for all other site boundaries

Outcome
Lower front Fence heights enable clear visibility providing for passive surveillance and visual connections between the RESIDENTIAL UNIT and the street, improving safety

4. HEIGHT IN RELATION TO BOUNDARY

- a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).
- b. Except that:
- i. Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.
 - ii. Where a boundary adjoins an entrance strip, access lot or private road, recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.
 - iii. Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.

Outcome
Access to a minimum level of daylight within the living ENVIRONMENT will be provided restricting overly tall obtrusive Structures or Buildings close to BOUNDARY.

5. GARAGES AND ACCESSORY BUILDINGS

- a. Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building;
- b. Garages, carports or accessory buildings shall occupy no more than 50% of the width of the front elevation of buildings that front the road, or legal access.

Outcome

~~Garages or carports will not dominate the street. The RESIDENTIAL UNIT will be the primary built feature of the property frontage and streetscape~~

6. SETBACKS

- ~~a. Buildings must be setback from the relevant boundary by the minimum depth listed below:~~
 - ~~i. Front boundary: 3m~~
 - ~~ii. Side boundary: 1m~~
 - ~~iii. Rear boundary: 1m~~
- ~~b. This standard does not apply where two adjacent buildings have an existing or proposed common wall.~~
- ~~c. All buildings must be setback 2m from any boundary with a Character Residential Zone.~~

Outcome

~~To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the AMENITY of the streetscape and residential area.~~

7. BUILDING COVERAGE

- ~~a. The maximum building coverage must not exceed 50% of net site area~~
- ~~b. This standard does not apply to:~~
 - ~~i. Eaves up to a maximum of 600mm in width and external gutters and downpipes (including their brackets) up to an additional width of 150mm;~~
 - ~~ii. Pergola structures that are not covered by a roof;~~
 - ~~iii. Uncovered decks that are no more than 1m in height above ground level.~~
 - ~~iv. Uncovered outdoor swimming pools or tanks:~~
 - ~~• not exceeding 25,000 capacity and supported directly by the ground, or~~
 - ~~• not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground, or~~
 - ~~v. Underground carparking with landscaping above;~~
 - ~~vi. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;~~
 - ~~vii. Satellite dishes~~
 - ~~viii. Artificial crop protection structures and crop support structures;~~

Outcome

~~Controlling the amount of a SITE that can be covered by Buildings assists in managing the Effects of Building Scale, stormwater run-off and enables space for landscaping and outdoor living ensuring a quality living ENVIRONMENT.~~

8. OUTDOOR LIVING SPACE

- ~~a. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension~~

- ~~b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension~~
- ~~c. All outdoor living spaces must be accessible from the main living area of the residential unit; and~~
- ~~d. All outdoor living spaces must be north facing i.e. north of east or west.~~
- ~~e. All outdoor living space must be clear of buildings, parking spaces, servicing and manoeuvring areas.~~

~~Outcome: To ensure residents have adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from the internal living area~~

9. LANDSCAPED AREA

- ~~a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the exclusive use area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;~~
- ~~b. The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.~~

~~Outcome~~

~~Every unit has views to vegetation or garden areas that improves outlook, privacy, softens BUILDING form and contributes to streetscape AMENITY~~

10. WINDOW AND CONNECTIONS TO STREET / ROAD

- ~~a. Any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary or legal access in glazing. This can be windows or doors.~~
- ~~b. Any residential unit facing the front boundary or legal access must incorporate at ground level facing the front boundary or legal access:
 - ~~i. a visible front door and main pedestrian entrance that is visible and accessible from the road / legal access; and~~
 - ~~ii. a kitchen, living or dining room with glazing facing the front boundary or legal access;~~~~

~~Outcome~~

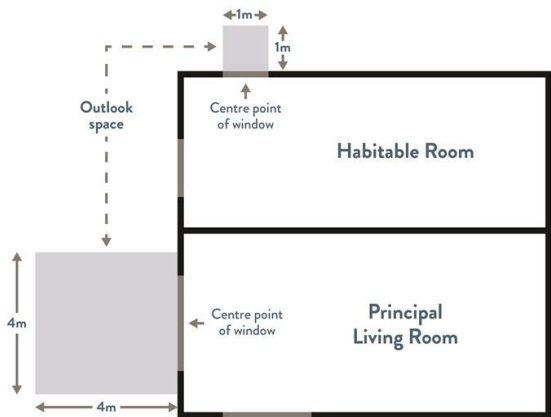
~~A clear visual connection between the street and each RESIDENTIAL UNIT adds visual interest and improves passive surveillance which contributes to the safety of people and property.~~

11. OUTLOOK SPACE

- ~~a. An outlook space must be provided for each residential unit as follows:~~

- i. A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.
- ii. All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies
- iii. Outlook spaces must be clear and unobstructed by buildings, structures or vehicles.

Outcome:
To ensure HABITABLE ROOM windows have sufficient outlook space to ensure privacy and AMENITY of the living ENVIRONMENT.



12. VARIETY IN BUILDING DESIGN AND VISUAL APPEARANCE

No more than two adjoining residential units shall be exactly the same design, or have the same architectural features, exterior cladding materials and/or colour.

Outcome:
To create visual interest in the streetscape and neighbourhood so that units of the same floor plan design are distinguishable and neighbourhoods are not characterised by a single format of unit design. BUILDING design shall demonstrate USE of a range of design features commensurate with the number of units proposed, to distinguish units with the same floor plan design. Design or architectural features include roof form, fenestration, window shrouds, louvres, pergolas, chimneys, verandah, porch or balcony details.

13. STORMWATER MANAGEMENT

The peak stormwater runoff from the site shall not exceed the following standards:

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.72
50 year	0.82

The above base values shall then be adjusted using the slope adjustment table below to get a final runoff coefficient that takes into account the topography of the subject site:

Ground Slope	Coefficient Adjustment
0-5%	-0.05
5-10%	N/A
10-20%	+0.05
20% and greater	+0.10

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code Approved Document E1—Surface Water.

See Hastings District Council website to assist with calculations
For information about stormwater management refer to the Hastings District Council Engineering Code of Practice 2020 and the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide and the Hastings Medium Density Design Framework.

Outcome
The potential for Effects from stormwater runoff associated with the land USE will be avoided, remedied or mitigated

14. ROADING / VEHICLE ACCESS

Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.

Outcome
The outcomes of section 26.1 of the DISTRICT PLAN on transport and parking will be achieved.

15. INFRASTRUCTURE – WATER, WASTEWATER AND STORMWATER

Any application for comprehensive residential development shall include an infrastructure network assessment which has been certified by Council's Infrastructure Asset Management Team and which confirms that there is, or will be at the time of connection, sufficient infrastructure capacity to service the development.

Outcome
Public health and environmental
wellbeing is maintained.

7.2.6E(b) 9.16. AVAILABILITY OF RETICULATED SERVICES ON SITES WITHIN APPENDIX 80

Comprehensive Residential Developments within the Howard Street Urban Development Area (Appendix 80) shall be required to connect to public reticulated services for water, wastewater and stormwater systems, where capacity is available.

Outcome
A means of Supply and Disposal for Water, WASTEWATER and Stormwater that can meet the potential needs of activities on the SITE and avoid significant adverse Effects on the ENVIRONMENT.

Comprehensive Residential Developments occurring within the capabilities of the reticulated service capacity. This should not adversely impact on the ability to service complying developments within the Howard Street Development Area (Appendix 80)

7.2.6F KEY DEVELOPMENT SITE – 401 EASTBOURNE STREET EAST

1. HEIGHT

Maximum height of all buildings on the site shall be 10m.

2. TRANSPORT & PARKING

- a. A 100% exemption from the carparking requirements outlined in standard 26.1.6D applies for permitted commercial activities listed in the Rule CL10 of Activity Table 7.2.4.2.
- b. For residential activities – 1 carpark per residential unit is required.
- c. Car parking, vehicle turning areas and any residential garaging associated with activities on this site shall be located to the rear of any new buildings on site and shall not be located adjacent to the road frontage.

3. BUILDING DESIGN & LOCATION

- a. Buildings at ground floor level shall maintain a continuous active street frontage by:
- i. building up to the street or road boundaries of the site; and
 - ii. the provision of display windows fronting the street at ground floor level; from the intersection of Hastings St and Eastbourne St for a length of 10m along the site frontage of each street, at least 80% of the façade of the building at ground floor level shall have clear glazed windows.
- For the remainder of the length of ground floor building façade along Hastings Street and Eastbourne Street there shall be a maximum continuous blank wall (i.e. without windows or openings) of no more than 2 lineal metres; and
- iii. Locating pedestrian entrance(s) to buildings on the street frontage at ground floor level
- b. The design of the building should emphasise the corner of Hastings Street and Eastbourne Street by using one or more of the following methods:
- i. Using a curved building façade at this intersection that matches the curve of the road and that of the building diagonally opposite; or
 - ii. Using the available height limit allowed in Standard 1 above to create a built feature in the form of a roof line projection at this intersection; and/or
 - iii. Using this corner of the building as the main pedestrian entrance.
- c. The external appearance and architectural design of the building shall complement the style and architecture of the existing commercial buildings located opposite the site by:
- i. Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade;
- Note: The building can be of a contemporary design but can incorporate elements of Art Deco or Spanish Mission architecture as a way of complementing the architecture of the existing buildings located*

~~opposite the site. In addition, the use of architectural features or details (such as recessing or projecting bay windows, balconies, or the inclusion of details such as screens, verandas, parapet design or variation in roof form) will also help to create an interesting building façade.~~

- ~~d. The maximum building coverage on this site shall be 70%.~~
- ~~e. A 5m yard setback shall be provided on the southern and western boundaries of the site that adjoin properties occupied by existing residential activities.~~

~~Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.~~

4. COMMERCIAL ACTIVITIES

~~Activities at ground floor level and fronting Hastings St or Eastbourne St shall be those permitted commercial activities listed in Rule CL10 of the City Living Zone Activity Table 7.2.4.2.~~

5. RESIDENTIAL ACTIVITIES

- ~~a. Residential Activities shall be located above ground level (i.e. at first floor level).~~
- ~~b. Each residential unit shall be provided with a balcony with a minimum area of 7m² and capable of accommodating a 2m diameter circle that is accessed directly from a principal living area.~~
- ~~c. Each residential unit shall have a minimum gross floor area of 50m².~~
- ~~d. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise, in particular Standard 25.1.7C Noise Sensitive Activities in Industrial and Commercial Zones.~~
- ~~e. Each residential unit shall be provided with a lockable external store of waterproof and durable construction. This shall have a minimum volume of 6m³. Where a lockable garage is provided, this standard shall be deemed to be met.~~

6. VISITOR ACCOMMODATION ACTIVITIES

~~Visitor accommodation activities on this site are exempt from standard 7.2.6B. There shall be no limit to the number of persons accommodated by such activities on this site.~~

7.2.6G PLACES OF ASSEMBLY

1. YARDS

- i. All buildings shall comply with the following minimum yard requirements:
Front Yard - 5 metres
All other yards - 5 metres
- ii. Accessory buildings
Front Yard - 7.5 metres
All other yards - 5 metres

2. MAXIMUM BUILDING COVERAGE

- i. The maximum building coverage on a site is 35% net site area or 200m² whichever is the greater.

3. LANDSCAPING

- i. A minimum of 25% of the net site area shall be landscaped.
- ii. A minimum of 50% of the front yard of the site required by 7.2.6G.1(i) above (excluding required vehicle access) shall be landscaped.

Outcome

Buildings will be set back from the Boundaries to mitigate their impact on the AMENITY of adjoining properties and the streetscape.

Places of Assembly will be compatible with the scale of Buildings and AMENITY of the Residential Zone

Visual appearance of Places of Assembly will integrate with the adjoining properties and the streetscape.

7.2.6H Structure Plans

Activities shall be carried out in a manner that ensures that the infrastructure and reserves shown on the following Structure Plans can be implemented and are not restricted in any way.

- Lyndhurst Structure Plan Appendix 11 Figure 2
- Howard Street Structure Plan Appendix 80 Figure 2

Outcome

Development will occur in a manner that enables the efficient and effective servicing and protection of reserves of the New Urban Development Areas subject to Structure Plan.

Howard Street Urban Development Area

a) No development of a site shall occur until public road frontage (excluding Havelock Road) to the Engineering Code of Practice Standards has been provided to the site.

b) No development of a site shall occur until Council's reticulated water, wastewater and stormwater network becomes available to the site.

Outcome

Development of Sites within the Howard Street Urban Development Area shall not precede the implementation of infrastructure to the SITE.

7.2.6I TEMPORARY MILITARY TRAINING ACTIVITIES

- a. The activity shall not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.
- b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military Training Activities.

Outcome

Potential adverse Effects on adjoining and adjacent activities will be avoided, remedied or mitigated.

7.2.6J RELOCATED BUILDINGS

Hastings General Residential Zone and Hastings City Living Zone

- a. No more than one unfinished relocated building shall be placed on a single site in existence at 7th December 2016. For the purposes of this standard 'unfinished' means that the external reinstatement work required for the relocated building is yet to be completed.

Commented [JT23]: PC5 Topic 4, Key Issue 4B, Bay Planning (007.30).

- b. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- c. A Building Pre-Inspection report shall accompany the application for a building consent for relocation to the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the relocated building in order to achieve a tidy and workmanlike external appearance. The Building PreInspection report shall be prepared by:
 - A. A Hastings District Council Building Compliance Officer (or equivalent);
 - B. A member of the New Zealand Institute of Building Surveyors;
 - C. A licensed building practitioner (carpenter or design category); or
 - D. A building inspector from the local authority where the building is being relocated from
- d. The landowner of the destination site for the relocated building must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the timeframes specified in standard g. A, B and C.
- e. The relocated building shall not be placed on the destination site until a building consent has been issued for the relocation, unless otherwise agreed in writing by the Hastings District Council.
- f. The Council shall be notified at least 48 hours before the building is relocated of the intended delivery date. This standard will be met provided the building is relocated within 5 days of the notified date.
- g. Reinstatement works shall be undertaken within the following timeframes:
 - A. The building shall be located on permanent foundations in accordance with the building consent and the roof made weathertight no later than 1 month of the building being moved to the site. For the purposes of this standard 'weathertight' means that the roof is completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - B. The remaining work to make the building 'weathertight' shall be completed within 4 months of the building being moved to the site. For clarification, this means that all windows, doors and exterior cladding are completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - C. All remaining reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site. Without limiting (c.) (above) reinstatement work is to include

connections to all infrastructure services and closing in and ventilation of the foundations and the repair of any damage to the exterior of the building that may occur during transit to the destination site.

- h. The landowner of the destination site must deposit a refundable monitoring fee of \$750 with the Council at the same time as submitting the Building Pre-Inspection Report with the Council.

Advice Notes:

- i. Photographs showing progress of reinstatement works may be provided to Council's Environmental Compliance Officer. A final site inspection will still be required to determine compliance on completion of reinstatement works
- ii. Council has a Building Pre-Inspection Report template available on request

7.2.6.1 Scheduled Activities

7.2.6.1A ~~SCHEDULED ACTIVITY S3 – VIDAL WINERY AND RESTAURANT~~

1. Concept Plan

~~All permitted scheduled activities shall comply with the Concept Plan in Appendix 26 Figure 1.~~

Outcomes

~~The general residential AMENITY of surrounding residential neighbours will be maintained.~~

2. Maximum Height For Residential Buildings

~~8 metres~~

3. Maximum Height For Buildings Associated With All Other Activities
~~11 metres.~~

~~Provided that on any boundary with a site zoned residential, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.~~

Outcome

~~The general AMENITY of the Residential Zone will be maintained whilst providing for the WINERY activity.~~

4. Minimum Front Yard For Residential Buildings

5 metres from St Aubyn St East,

3 metres from Avenue Rd East

5. Minimum Front Yard For Buildings Associated With All Other Activities in relation to St Aubyn Street East frontage

50 metres

6. Minimum Front Yard for buildings associated with all other activities in relation to Avenue Road East frontage

3 metres

7. All Other Yards for residential buildings

1 metre

8. All Other Yards for all other activities

3 metres

Outcome

~~There will be adequate separation between incompatible activities and the provision of generous Yards for planting and Screening.~~

9. Landscaping shall be in accordance with the Vidal Concept Plan in Appendix 26 Figure 1.

Outcome

~~Space will be provided for planting and Screening to maintain and enhance neighbourhood AMENITY.~~

10. Transport and Parking shall be in accordance with the Concept Plan in Appendix 26 Figure 1.

As a consequence of any changes in the activities shown on the Concept Plan in Appendix 26 Figure 1 on-site car parking will be determined by referring to the car parking space requirements Table 26.1.6.1 4 in Section 26.1.

11. Hours of Operation

- a. The winery bar, restaurant and function room shall operate during the following hours:

2. HEIGHT

- a. The maximum height of buildings shall be 12 metres
- b. Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession planes from points 2.75m above site boundaries adjoining residential zoned land. The angle of such recession planes shall be determined for each site by use of the recession lane indicator in Appendix 60 Figure 1.

Outcome

Buildings will be Setback from the Boundaries to mitigate their impact on the AMENITY of adjoining properties

3. BUILDING COVERAGE

Buildings accessory to the permitted activities listed in Schedule 1 shall be permitted to have a maximum building coverage of 40%.

Outcome

The scale and Coverage of Buildings associated with the Racing Centre will not be overly dominant in the surrounding residential ENVIRONMENT

4. SALE OF LIQUOR

The sale of liquor may take place within Scheduled Site S4

Outcome

The social activities associated with the HB Racing Centre will be able to continue, with the regulation of the sale of liquor being Controlled via the Council as a liquor licencing Authority which will protect the AMENITY of the adjacent Residential Zone.

7.2.6.1C SCHEDULED ACTIVITY S5 - ROYSTON HOSPITAL

1. YARDS

All buildings shall comply with the following minimum yard requirements:

- Front Yard - 3.0 metres access road
- Front Yard - 5.0 metres primary collector road
- All Other Yards - 1.5 metres

Outcome

The AMENITY of the surrounding residential area will be maintained by Buildings being Setback from Roads and property Boundaries. Buildings will be Setback from the Boundaries to mitigate their impact on the AMENITY of adjoining properties.

2. HEIGHT

- a. The maximum height of buildings shall be 10 metres.
- b. Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession plane from points 2.75m above internal boundaries. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60 Figure 1.

3. BUILDING COVERAGE

Buildings accessory to the permitted uses of the scheduled site shall be permitted to occupy the following maximum coverage of the site: 60%.

Outcome

The scale and Coverage of Buildings associated with the Royston HOSPITAL will not be overly dominant in the surrounding residential ENVIRONMENT.

4. LANDSCAPING

All road frontages of the site shall be landscaped to a minimum depth of 2 metres for the length of the site with exception to frontages on Knight Street and all accessways.

- a. The landscaped area shall include 1 tree per 10 metres of road boundary frontage (unless this area is wholly required for vehicle access under Rule 26.1.6A of Section 26.1 on Transport and Parking of this District Plan).
- b. The tree(s) required in a) must have a minimum height of 2 metres at the time of planting (minimum planter bag size of PB95).
- c. In general, the landscaped area can include grassed lawn, garden beds, trees and shrubs or a combination of the above.

Outcome

The Landscaped front Yards will contribute to the Maintenance and enhancement of the AMENITY of the SITE and area.

7.2.6.1D SCHEDULED ACTIVITY S27 - 1102-1106 KAIAPO ROAD (LOTS 2, 3, AND 4 DP 3400) & S28 - 1103 KAIAPO ROAD (LOTS 12, 13 AND 14 DP 3266)

1. YARDS

All buildings shall comply with the following minimum yard requirements:

Front Yard - 3.0 metres

All Other Yards - 7.5 metres

Outcome

The AMENITY of the surrounding residential area will be maintained by Buildings being Setback from Roads and property Boundaries.

2. HEIGHT

- a. The maximum height of buildings shall be 11 metres.
- b. On any boundary adjoining residentially zoned land buildings shall not project beyond a building envelope constructed by recession plane from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60 Figure 1.

Outcome

Buildings will be Setback from the Boundaries to mitigate their impact on the AMENITY of adjoining properties

3. LANDSCAPING

All road frontages of the site shall be landscaped to a minimum depth of 1.5 metres for the length of the site with exception to accessways.

- a. The landscaped area shall include 1 tree per 10 metres of road boundary frontage (unless this area is wholly required for vehicle access under Rule 26.1.6A of Section 26.1 on Transport and Parking of this District Plan).
- b. The tree(s) required in (a) must have a minimum height of 2 metres at the time of planting (minimum planter bag size of PB95).

Outcome

The Landscaped front Yards will contribute to the Maintenance and enhancement of the AMENITY of the SITE and area.

4. PARKING AND TRANSPORT

Activities shall comply with the provisions of Section 26.1 of the District Plan on Transport and Parking.

Outcome

The outcomes of the Transport and Parking Section of the DISTRICT PLAN on Transport and Parking will be achieved.

5. NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

The outcomes of the Noise Section of the DISTRICT PLAN will be achieved.

6. LIGHT AND GLARE

- i. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added luminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

(a) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

(b) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

- ii. Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

- iii. Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

Outcome

Adjoining Residential Activities will not be adversely affected by glare from lighting associated with Commercial Activities

7.2.6.1E **SCHEDULED ACTIVITY S36 - ADA STREET RETIREMENT VILLAGE
(APPENDIX 26 FIGURES 2 AND 3)**

1. Concept Plan

- a. All permitted scheduled activities shall comply with the Concept Plan in Appendix 26 Figures 2 and 3 and {Link,13836,Subdivision

Outcome

The general residential AMENITY of surrounding residential neighbours will be maintained and development will occur in a manner that effectively manages the interface of RESIDENTIAL ACTIVITY with Plains Zone LAND BASED PRIMARY PRODUCTION Activity.

2. Visual Amenity and Outlook Of Neighbours

- a. Those parts of any site which are or may be visible from any reserve, public road, public parking space, or Residential Zone(s), shall be maintained in a tidy condition.
- b. Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.8 metres.
- c. Where car parking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1m of frontage so occupied, and such landscaping shall be wholly visible from the street.
- d. Any activity, including car parking areas, which adjoins a site for a residential activity, and where buildings do not adjoin the site boundary, either a fully enclosed fence with a minimum height of 1.8m shall be erected, or a landscape strip with a minimum depth and height of 1.8m shall be provided, so as to fully screen adjoining residential activities

Outcome

Activities fronting public Roads, public reserves, parking areas or RESIDENTIAL ZONES will have a pleasant appearance. The visual AMENITY of adjacent Residential Activities will be maintained.

3. Special Screening Requirements

Screening shall be maintained in general accordance with the landscaping shown within Appendix 26 Figures 2 and 3.

Outcome

Landscaping will be appropriate to the retirement SITE and to the wider neighbourhood.

4. Landscaping

- a. Where the activity is located on land identified in Appendix 26 Figure 2, landscaping shall be maintained in general accordance with the landscaping shown within this Appendix 26 Figures 2 and 3.

Outcome

The built form of the Ada Street RETIREMENT VILLAGE SITE will be softened with landscaping and assist with improving the AMENITY of the area.

7.2.6.1F SCHEDULED ACTIVITY S8 - TAIKURA RUDOLF STEINER SCHOOL

1. Height in Relation to Boundary

On any boundary (excluding the road, front boundary or boundaries internal to the S8 site) buildings shall be contained within a building envelope constructed by recession planes from 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the Recession Plane Indicator in Appendix 60 Figure 1.

2. Building Setbacks

All buildings shall comply with the stated setback requirements:

- Front boundary: 3 metres (frontage to Access Roads)
- Front boundary: 5 metres (frontage to Arterial or Collector Roads)
- Other boundaries (excluding boundaries internal to the S8 site): 1 metre

Note: for all other standards refer to 7.2.5 and 7.2.6 where relevant.

Outcome

The AMENITY of the local area will be maintained by preventing Buildings or Structures that are out of scale, and which could dominate surrounding Buildings and reduce access to daylight on adjoining properties.

7.2.6.1G Retirement Villages

1. Building Height – as per medium density residential zone standard

2. Height in relation to boundary –

- a) buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance

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strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site of pedestrian access way.

b) For buildings adjacent to the boundary of an adjoining residential zoned site the medium density residential zone standards shall apply.

c) The 4m 60 degree standard does not apply to

i a boundary with a road

ii existing or proposed internal boundaries within a site

iii site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

iv Boundaries adjoining open space and recreation zones, commercial and commercial service zones, industrial.

3. Setbacks

a) Buildings to be set back from the relevant boundary by the minimum depth in the yards table below:

Yard

Front 1.5 metres minimum depth

Side 1 metre minimum depth

Rear 1 metre minimum depth (Excluded on corner sites)

b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

4. Building coverage

The maximum building coverage must not exceed 50% of the net site area.

5. Outdoor Living Space

a) A residential unit at ground floor level must have an outdoor living space that is at least 30m² with a minimum 4m dimension. Up to 10m² of the component can be part of a communal open space.

- b) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that;
 - i is at least 8 m² and has a minimum dimension of 1.8 metres; and
 - ii is accessible from the residential unit; and
 - iii may be;
 - grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - located directly adjacent to the unit.

6. Outlook Space

The provisions of Clause 16 of Schedule 3A of the Resource Management Act shall apply.

7. Windows to Street

The provisions of Clause 17 of Schedule 3A of the Resource Management Act shall apply.

8. Landscaped Area

The provisions of Clause 18 of Schedule 3A of the Resource Management Act shall apply.

7.2.7 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above.

An assessment of the effects of the activity shall be made considering the following:

7.2.7A CONTROLLED ACTIVITY - REMOVAL OF SHELTERBELTS ON DEFERRED RESIDENTIAL ZONED LAND ADJOINING ANY LAND ZONED GENERAL RESIDENTIAL

- (a) Prior to the removal of any, or part of any shelterbelt (not including general maintenance activities) the applicant will demonstrate what replacement shelter is planning to protect adjoining residential land from agrichemical sprays.

(b) Where no replacement shelterbelt is proposed the Council will need to be satisfied that the proposed activities on the site will not be subject the adjoining residentially zoned site to the effects of agrichemicals.

7.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITIES, DISCRETIONARY ACTIVITIES

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications. For Discretionary Activities, Council's assessment is not restricted to these matters, but may consider them.

Council may assess Residential Activities that do not comply with density provisions in General Performance Standard 7.2.5A for the Hastings General Residential Zone with the Matters of Control in MDZ-MAT1, and the Hastings Medium Density Design Framework, however Council's assessment is not restricted to these matters.

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7.2.8A ANY ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN SECTION 7.2.5 AND IN 7.2.6

An assessment of the effects of the activity shall be made considering the following:

1. Outcomes of the Standards

The ability of the activity to achieve the particular stated outcome of the general or specific performance standard(s) and terms which the activity fails to meet.

2. Site Constraints

Whether the physical constraints of the site are such that any of the general or specific performance standards in 7.2.5 and/or 7.2.6 cannot be met.

The following matters will be considered:

Site size, site contours, site shape, waterway, pond, vegetation and / or trees on the site.

3. Building Height and Height in Relation to Boundary

The extent to which the height or height in relation to boundary of the building will be adversely affect the amenity of adjoining sites and/or the streetscape.

The following matters will be considered:

- Access of sunlight and daylight to adjoining sites;
- Whether the building will adversely affect the residential privacy of adjoining sites;
- Compatibility with the height of other buildings in the neighbourhood;

4. Garages and Accessory Buildings not complying with 7.2.5F and/or 7.2.5H

Whether the garage or accessory building dominates the frontage of the site and is visually intrusive in the streetscape. The following matter will be considered:

- Whether the garage door(s) or entrance are at a right angle to the street;
- The extent (lineal metres) of blank walls facing the street;
- The compatibility of materials with the existing residential building on the site;
- The extent to which the garage or accessory building will dominate the frontage of the site when viewed from the adjacent street or public space.
- The extent to which existing or proposed landscaping will mitigate the visual appearance of the garage or accessory building.

With respect to the Character Residential Zoned sites the following additional criteria will be considered:

- Whether the elevation of the garage or accessory building facing the street includes windows of a domestic scale that match or complement the style of the existing residential building on the site;
- Whether the exterior cladding and roofing materials of the garage or accessory building match or complement those of the existing residential building on the property;
- Whether the size and scale of the garage or accessory building is subordinate to the existing residential building when viewed from the street front of the site;
- Whether the garage or accessory building obscures more than 25% of the residential building from the public road or street and to what extent this

impacts on the special character features of the property frontage and the streetscape of the character area in general.

5. Front Yard setback, excluding garages and accessory buildings

Whether the residential building or other principal building dominates the frontage of the site and / or is visually intrusive when viewed from the street or adjoining public space. The following matters will be considered:

- The extent of the front yard setback reduction and the compatibility with front yard setbacks of existing residential buildings in the immediate vicinity;
- The extent to which existing or proposed landscaping will mitigate the visual appearance of the building;
- Whether the front yard retains capacity for a front lawn and vegetation; and
- The extent (lineal metres) of any proposed blank walls facing the street;

6 . Side and Rear Yard Setback

Whether the reduction in the side and/or rear yard setback of the residential building or other buildings will adversely affect the amenity of adjoining sites. The following matters will be considered

- Whether the building will adversely affect the residential privacy of adjoining sites; and
- The extent to which existing or proposed landscaping or other screening will mitigate the visual appearance of the building along the shared boundary.

7. Building Coverage

The extent to which the bulk of the building(s) will dominate the site and adversely affect the appearance of spaciousness in the neighbourhood. The following matters will be considered:

- The extent which existing or proposed landscaping or other screening will mitigate the visual appearance of the building;

- The extent to which the design and placement of the building on the site mitigates the impacts of the additional building coverage;
- The amount of permeable surface coverage remaining on-site (i.e. lawn cover); and
- The percentage of the site covered by buildings or impermeable surfaces relative to other residential sites in the vicinity.

8. Fence Height

- The extent to which the fence will be visually dominant to the detriment of the visual amenity of the streetscape. The following matters will be considered:
 - Height, design, materials and degree of transparency (if any);
- The extent to which there is a visual connection between the site and the adjoining street to enable natural surveillance;
- Whether the fence is necessary for residential privacy or to mitigate traffic noise when the principal outdoor living space for the site is adjacent to the street.

9. Outdoor Living Space

- Whether there will be an outdoor living space of a useable shape and size able to accommodate the intended use of that outdoor space.
- Location and privacy of the Outdoor Living Space on the site: the following matters will be considered:
 - Whether the outdoor living space is located to the rear and/or side of the residential building.
 - The extent to which the appearance of spaciousness in the neighbourhood will be adversely affected by the non-compliance of the outdoor living space.

10. Landscaping

- The extent to which existing vegetation is retained;
- The extent to which new landscaping is proposed and whether this adequately softens and / or screens the built form. This may include an assessment of the species selection and whether replacement plantings

adequately replace the lost of existing vegetation;

- The extent to which the landscaping will contribute to the maintenance and enhancement of the street appeal and consistency with front yard landscaping on other sites in the immediate vicinity of the Character Residential Zone;
- The extent to which the front yard retains capacity for a front lawn and vegetation (i.e. not covered with a hardstanding surface).
- A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will be maintained.

7.2.8B STORMWATER ATTENUATION

The following matters shall be considered in assessing proposals that do not meet the stormwater attenuation standard 7.2.5B:

- (a) Proposals that do not meet the terms of 7.2.5B shall demonstrate how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded.
- (b) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 7.2.5B and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area;
- (c) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 7.2.5B as at the date the Plan was amended by decisions on submissions, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is an practicable opportunity to reduce the level of discharges from the site below existing levels.
- (d) Where an activity cannot practicable meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

Note:

Where it can be demonstrated that a public benefit will arise from a proposed upgrade, Council may consider making a proportional contribution (along with the developer) to construct upgrades to the stormwater network. Consideration of such a solution would also include the extent and significance of the stormwater network

upgrades required, and any wider benefit of these upgrades to facilitate development intensification that would in turn assist with the Councils long term HPUDS intensification goals.

For information about this refer to the Hastings District Council Engineering Code of Practice 2020 and the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide.

7.2.8C HOME OCCUPATIONS

- (a) The extent to which the scale of the home occupation is compatible with the amenity values and character of the residential area.
- (b) The extent to which the home occupation is carried out within existing buildings.
- (c) The method of retailing and the extent to which this will compromise the amenity of the area, including traffic movements, and noise.
- (d) The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration.
- (e) The location of buildings (other than the principal residential building) in relation to adjacent properties and the road.
- (f) The extent to which activities occur outdoors and the scale and character of outdoor activity and the extent to which these activities may compromise the amenity of the residential area.

7.2.8D TEMPORARY EVENTS

An assessment of the effects of the activity shall be made considering the following:

- (a) Traffic and car parking effects - the extent to which vehicular traffic and related need for car parking generated by the event is accommodated without loss of amenity, safety or causing significant traffic congestion.
- (b) Noise effects - the extent to which the activity and hours of operation for the event would detrimentally affect the amenity of surrounding area.

(c) Disturbance effects - whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative effects on the amenity of the surrounding area.

**7.2.8E EARLY CHILDHOOD CENTRES, EDUCATIONAL FACILITIES,
HOMES FOR THE AGED, HEALTHCARE SERVICES AND PLACES
OF ASSEMBLY AND OTHER NON-RESIDENTIAL ACTIVITIES AND
EMERGENCY SERVICE FACILITIES**

1. Outcomes of the Standards

The ability of the activity to achieve the particular stated outcome of the General or Specific performance standard(s) and terms which the activity fails to meet.

2. Design and Appearance

(a) Whether the development will integrate with the surrounding area. Particular regard is given to the following:

- the density of buildings in the vicinity;
- how well the proposed building(s) relate to existing buildings, including building width, height, mass and position on the site;
- Whether the activity will occur within existing buildings.

(b) Height, bulk, form and scale

The extent to which the design of proposed buildings(s) will manage the height, bulk, form and mass of the building(s) to integrate with the character of the surrounding area.

(c) Connection to the street

Whether buildings 'front' onto the street, including main pedestrian entrances to buildings to promote safer and active street frontage.

3. Infrastructure Servicing

Whether the site is subject to infrastructural constraints relating to water supply, disposal of wastewater or stormwater. The following matters will be considered:

(a) Whether the resource consent application demonstrates how many infrastructural constraints can be remedied or mitigated so that the activities can be adequately serviced.

(b) Integrates the use of *low impact stormwater design methods (or alternative stormwater management methods where necessary).

(* Refer to the HDC Subdivision and Infrastructure Development in Hastings District - Best Practice Design Guide 2011).

4. Traffic Generation and Access

The extent to which the development provides safe and adequate access to both vehicles and pedestrians in the vicinity of the activity. Particular regard is given to the following:

(a) Whether the location and design of vehicle access to and from the site is safe for all road users;

(b) Whether the number of vehicle movements generated by the activity will adversely affect the activity will adversely affect the functioning of the road network and /or the safety of pedestrians, cyclists and vehicles using the network.

(c) The extent to which carparking is provided on site and whether any shortfall will have to be accommodated on the street.

5. Carparking and Hardstanding

(a) Whether the on-site car parking layout enables a safe area for the setting down or picking up of persons using the facility.

(b) Whether hardstanding areas are kept to a minimum to allow for better amenity to be created from landscaping and/or incorporate low impact urban design stormwater solutions.

6. Amenity

Whether the amenity of the residential environment will be adversely affected by the scale and/or intensity of the activity. The following matters will be considered:

- (a) The number of patrons and/or staff on the site at any one time;
- (b) Whether the hours of operation are appropriate to maintain the residential amenity of the area. In particular, whether an activity will operate outside usual office hours (8am - 5pm).
- (c) The proximity of the activity to adjacent residential activities and anticipated number of transportation movements (including pedestrians and vehicular traffic).
- (d) Whether the proposed activity is located in an area where there is already one or more non-residential activities in close proximity and the effect on residential amenity.

7. Noise

Whether noise arising from the activity including the congregation of people and movement and parking of vehicles, will have adverse effects on the amenity of the surrounding residential area and whether solutions to mitigate noise are proposed.

8. Utility Areas

Whether the layout of utilities associated with the activity are considerate of adjoining residential activities. The following matters will be considered:

- Location of units/ buildings/parking areas
- on-site communal facilities
- Clothes drying areas
- Play areas
- Screening of rubbish collection areas from the street and / or adjoining properties.

9. Landscaping

Whether a landscaping plan is provided with the application demonstrating how:

- Landscaping enhances the visual appearance of the development, including around parking area, utility areas and site boundaries.
- Landscaping 'softens' the appearance of larger buildings and / or particular elevations of buildings;

7.2 Hastings Residential Environment

PC5 Tracked Changes as Recommended: 15-Mar-2024

- existing trees and mature Landscaping will be retained where practicable.

10. Natural Hazards

(a) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.

(b) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan.

7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN URBAN DEVELOPMENT AREAS (APPENDIX 80 HOWARD STREET)

Hastings District Council is a signatory to the New Zealand Urban Design Protocol. As such, the following assessment criteria are based on principles of best practice urban design. The criteria are applicable for all comprehensive residential development within Appendix 80 Howard Street Urban Development Area in the Hastings Residential Environment - including the City Living, General Residential, and Character Residential Zones and Mixed Use Development within the Hastings Suburban Commercial Zone.

In assessing Resource Consent applications for comprehensive residential or mixed use developments, the matters over which the Council will have control or will restrict the exercise of its discretion are outlined in the following assessment criteria below.

1. Comprehensive Residential Development activities shall comply with the Matters of Discretion in MRZ-MAT1 (Medium Density Residential Zone) in addition to any Urban Development Area and or Structure Plan specific provisions and Site Context below:

2. Site Context

- a. Whether the site for the proposed development is suitable for medium density housing. Consider whether the site is located within a walkable distance (400m ~~—600m~~) of:
 - i. public parks, recreational facilities and opportunities, or on-site communal open space or playground;
 - ii. commercial centres that provide a range of services and facilities
 - iii. public transport services, stops and routes;

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b. Whether the site is located in proximity to places of employment or close to accessible travel routes or active and/or public transport routes that link to areas of employment;

a. Consider whether the development will integrate into the planned built environment context of the Zone in this location.

2. Hastings Medium Density Design Framework

Assess the proposal against the following key design elements:

a. ~~2.1 House types, sizes and adaptability — Consider whether a varied range of house typologies (townhouses, duplex, terraces etc) and sizes (studio, 1 brm, 2brm, 3brm) commensurate with the scale of the development are provided. The house type and size of the residential units should work well for the size and shape of the site.~~

b. ~~2.2 Entrances, detailing and colour — Consider whether the proposal has as many houses fronting the street as possible with clearly defined entrances connecting directly to the street or main access. Provide a sense of individuality by varying architectural detailing of building frontages (including windows, doors, varied roof lines, porches, balconies, chimneys, pergolas, louvres, screens and variation of exterior cladding materials). Use the surrounding built and natural environment for cues on appropriate colours, subtle differences in colour are best to distinguish individual houses.~~

c. ~~2.3 Building height, dominance and sunlight — Consider whether the following attributes have been used in the design to create visual interest and reduce building dominance:~~

i. ~~varied building height;~~

ii. ~~roof form variations;~~

iii. ~~modulating building frontages (ie stepping parts of the building back or forward);~~

iv. ~~use of pitched roofs to reduce overall perceived height;~~

d. ~~2.4 Connections to open space — Consider whether public or communal open spaces are integrated into the development and are provided with a high level of natural surveillance to ensure safety and usability.~~

e. ~~2.5 Landscape design — Whether landscape design is suitable for the size of the site and building typologies proposed, retains existing mature trees or other vegetation, retains visibility to the street, and is appropriate for its function (for example: boundary or use delineation, amenity or to create privacy). Planting proposed should be appropriate for the particular soil / climate and provided with irrigation to ensure the landscaping is maintained.~~

Commented [MG29]: PC5, Key Issue 3, Bike Hawkes Bay 008.12

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~~f. 2.6 Private and safe environments — Consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours:~~

~~i. buildings and windows are orientated to the street or public or communal open spaces;~~

~~ii. buildings are separated including from buildings on neighbouring sites — use driveways, carparking areas or outdoor living spaces to increase separation distances;~~

~~iii. window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered;~~

~~iv. Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvres or screens;~~

~~v. External lighting enhances safety and legibility. Manage light spill away from neighbouring properties.~~

~~g. 2.7 Outdoor living space — Consider whether the outdoor spaces proposed for each unit are private, sunny (preferably northerly or westerly direction) and accessible to main living areas. Try to avoid outdoor spaces within the front yard where screening is needed to achieve privacy. Locate these to the side of the unit where possible.~~

~~h. 2.8 Access, carparking and manoeuvring Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located away from the street further within the site. Minimise vehicle crossings and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes. Consider the location of charging points for electric cars and bikes.~~

~~i. 2.9 Waste and service areas — Consider whether sufficient space has been provided for waste and service areas to accommodate washing lines, waste bins/recycling as well as storage for bikes, scooters and prams etc. Waste storage and service areas should be screened from the street and neighbouring residences. For large scale developments or rear sites accessed via 50m plus driveways consider communal enclosed and screened storage areas that are easily accessible for residents and to property frontages.~~

~~j. 2.10 Site coverage and low impact design — Whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact design techniques.~~

~~k. 2.11 Building materials and environmental sustainability — Consider whether the proposed exterior cladding or building materials will create a visually appealing development. Use building materials that are robust, sustainably sourced and will maintain their appearance over time. Materials that can be easily and cost effectively maintained are preferable. As a general rule use one main building material with two or three supporting materials to emphasise features and create variety and interest.~~

Consider whether the unit layout and configuration of vehicle and pedestrian access to the site and each unit achieves an overall quality living environment for residents and neighbours including space and privacy between units, maximising site attributes such as access to sunlight, and outlook.

Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does the development contribute to the planned built form character for the Zone and surrounding area.

a. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network);

~~e. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.~~

~~Whether there are any cumulative impacts of non-compliance with more than one zone standard.~~

A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
1. Site Context Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:	
a) Sunlight	<i>a) Principal habitable rooms and outdoor living spaces are oriented to maximise access to sunlight, whilst having the ability to manage the negative aspects of the sun.</i> <i>The design should include principles of</i>

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	passive solar design.
b) Wind	b) Where relevant, the design should ensure that key outdoor living spaces are sheltered against negative effects of wind by taking into account the prevailing wind directions.
c) Views	c) Where relevant, the design should maximise opportunities for views to public and shared spaces. Opportunities include overlooking public parks or the distant hills and ranges.
d) Vegetation	d) Where possible, existing valuable landscaping and trees should be retained and integrated into the site design.
e) Heritage Buildings	e) Where possible, heritage buildings that existing on the site should be retained and celebrated as

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	<i>features that provide character to the development. At the same time where heritage buildings are found within the immediate context of the site and in terms of bulk and location and should consider replicating the heritage building design in terms of the use of materials and other architectural elements.</i>
f) Materials	<i>f) Where there is a predominant trend of building materials present within the proximity of the site, the development should, if possible look to follow this lead.</i>
2. Streetscape Amenity Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:	
a) Street boundary treatment b) Public safety c) Appearance d) Legibility (how easy it is to find your way) e) Connection to the street	<i>Physical and visual separation between the public realm (street/park) and private property should ensure</i>

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<div><input checked="" type="checkbox"/></div> 	<p><i>the protection residents privacy. Streets are generally safer when they are easily visible from nearby houses and well-lit. To contribute to the safety and perceived safety of the neighbourhood in the development design should integrate the following design attributes:</i></p> <ul style="list-style-type: none"><i>○ A principal living room should be located on the ground floor enable overlooking of the street (a deterrent for crime)</i><i>○ Low front fences, walls and hedges which enable good views of the street from dwellings.</i><i>○ At the same time, to protect residents privacy, the main garden/outdo or</i><i>○ Private outdoor living</i>
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	<p><i>space should not locate between a dwelling and the street;</i></p> <ul style="list-style-type: none"><i>o Environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property.</i> <p><i>The development should also enhance the streetscape. This could be done in the following ways:</i></p> <ul style="list-style-type: none"><i>o Low fences</i><i>o Avoid large garage doors (recess garages behind the main front of the dwelling).</i><i>o High quality design.</i><i>o Building entrances should be visible from the public street in order to connect are development</i>
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	<p>with the street and avoid confusion about how dwellings are laid-out relative to the public realm.</p>
<p>3. Relationship of the development to the Parent Site</p> <p>(a) Whether the proposal relates well to the characteristics of the site on which it is to be located.</p> <p>(b) Whether the size and shape of development is in proportion to the size, shape and topography of the site and located within the site to take account of existing features and aspect.</p>	<p><u>Bulk and Location</u></p> <p><i>The arrangement of buildings should consider the following:</i></p> <ul style="list-style-type: none"> ○ <i>Minimise overshadowing of other dwellings and outdoor living spaces;</i> ○ <i>Privacy for residents both within and adjacent to the site</i> ○ <i>A clear distinction between public and private space for privacy, security and legibility.</i> ○ <i>Each dwelling should have sufficient and quality private outdoor space.</i> ○ <i>Shared outdoor</i>

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	<p><i>spaces should have enough room to allow for landscaping, a veggie patch and trees.</i></p> <ul style="list-style-type: none"> ○ <i>Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space.</i>
<p><i>(c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings; and</i></p> <p><i>(d) Whether the setting of each building respects that of any other buildings on the site;</i></p>	<p><u><i>Private Outdoor Space & Landscaping</i></u></p> <p><i>For wellbeing of residents outdoor spaces should:</i></p> <ul style="list-style-type: none"> ○ <i>Have a sunny, sheltered, private area and enable good indoor-outdoor flow; have wide and high openings to maximise this flow;</i> ○ <i>Provide opportunities for gardening, even small areas of landscaping</i>

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	<p>downstream properties.</p> <p>This can be resolved with On Site Attenuation and/or Low Impact Design solutions to slow the rate of discharge to the public stormwater system and reduce the potential for flooding or ponding.</p> <p>Solutions include:</p> <ul style="list-style-type: none"> ○ Minimising impervious surfaces such as concrete or asphalt, instead use pavers with open joints, pea gravel, limestone. ○ Collect rainwater from roofs in a tank and use to water the garden, or flush toilets. ○ Create a raingarden or a swale ○ Stormwater Attenuation methods.
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	<p>another type of building. In Hastings residential area, where most house are single storey, new comprehensive dwellings should be no higher than two storey and if building are joined, there should be no more than three in a row and appear as separate entities.</p> <ul style="list-style-type: none">o Reduce the bulk of terraced housing with variations in height and roof form, have vertical breaks and recesses in the façade.o A collection of smaller individual buildings is less intrusive than one large single building.o Look at the height and width of the neighbouring houses and use this to guide the bulk and form of the development.o To help fit in with the adjoining buildings, transition the height of the buildings with the neighbouring ones in the following ways:<ul style="list-style-type: none">–physical separation between the new and old;–introducing boundary setbacks at the upper level/s; and–creating secondary forms with dimensions that mediate between the height/scale of new and old.
<p>b) Diversity Whether the development has a range of</p>	<p><u>Diversity</u> This will provide greater housing choice and provide for a more diverse population. If this is not possible minor architectural variations (e.g. form, secondary design elements, colour and materials).</p>

dwelling types and sizes for create variation and interest.	
c) Repetition Whether repeated built form is avoided. Dwellings in long rows are not part of the With Hastings vernacular; dwellings should generally be adjoined together in groups of no more than 3.	<u>Repetition</u> <i>This is to be avoided as it results in poor design outcomes.</i> 
d) Roofs Should be high quality and fitting with the rest of the dwelling and development.	<u>Roof form</u> <i>Design the slope of eaves with shadowing in mind – of private outdoor space and neighbours properties.</i> <i>Provide quality ceiling and floor insulation – no gaps, holes or tucks visible.</i> <i>Damp Proof Traditional wooden floors</i>
e) Windows and doors	<u>Windows and Doors</u> <i>Proportions and sizes of façade openings should add to the visual character, be logical and reflective of their function.</i> <i>Double glazing with thermally broken timber or PVC frames</i> <i>Secure locks and catches.</i>
f) Façade detailing and materials	<u>Façade detailing and materials</u> <i>Careful consideration of the materials should be given. The visual appearances and overall success of the development relies on the care and attention to building design at this level.</i> <i>Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins.</i> <i>Ensure access for maintenance is considered at design stage.</i>

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	<p>Use materials with a long life, require minimal maintenance and contribute to energy efficiency.</p> <p>Materials like concrete and brick have high mass and absorb and store heat energy, and release it gradually.</p>
<p>5. Visual Quality</p> <p>Whether the development contributes to the visual quality of the site and neighbourhood.</p>	<p>For pedestrian and cycle travel to become viable for many users, there is a need for routes to offer stimulation and interest.</p> <p>While frontage and connection help to ensure a coherent, functional and safe environment, attention to visual quality is additionally necessary. This can be achieved with the following solutions:</p> <ul style="list-style-type: none">▪ Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.;▪ Seek to use eaves and recesses to create shadow lines and more visual interest;▪ Continuation of house style to fencing and walls (not just plain timber palings that detract from a well detailed house);▪ A variety of colours and materials in the front façade of units;▪ Consider how materials and finishes will weather over time;▪ In the context of streets, treatments such as landscaping, differentiated surface treatments, and calming measures (speed tables, chicanes etc.) not only add visual amenity but can help to prompt appropriate driver behaviour and speed.
<p>6. Internal configuration</p> <p>Whether the internal arrangements of spaces and functions in the dwellings of the development is useable, efficient and pleasant. Specific regard will be given to the following design attributes:</p>	
<p>a) Internal/external relationship</p>	<p><u>Internal / external flow</u></p> <p>For wellbeing of residents units should have good indoor-outdoor flow, wide and high openings to maximise this connection e.g. have double doors opening from a lounge to the garden. If there is a balcony, think about how this flows from the upstairs living space.</p>
<p>b) Size of rooms</p>	<p><u>Size of rooms</u></p> <ul style="list-style-type: none">o Design rooms for a range of uses e.g. – a bedroom could be an office, media room, playroom or library to support a range of lifestyleso Open plan living areas that accommodates a range of layouts.o Ensure the dwelling has sufficient storage space for the likely household.

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	<ul style="list-style-type: none">Size and proportions of rooms useable and easy to get from one part of the dwelling to another.Don't put the bathroom or toilet next to the kitchen.
e) Visual and aural privacy both within the dwelling and between neighbouring dwellings.	<p><u>Aural Privacy</u> Address noise control at the early stages of a project. In designing building layouts, the following may be considered:</p> <ul style="list-style-type: none">locate noise tolerant areas (kitchens, bathrooms, storage, laundries) towards noise sources and noise sensitive areas to quiet areas;locate vehicle/pedestrian entrances and exits, roller doors and lifts as far away as possible from bedrooms;in residential spaces, locate living rooms of one apartment adjacent to the living rooms of another, and bedrooms next to bedrooms.Use specialised building methods and materials—these can help to reduce or eliminate sources of disturbance (dust, odour, noise, vibrations) e.g. Insulation and double glazing that have noise reduction properties.Locate heat pumps, extractors away from neighbours bedroomsUse storage areas and wardrobes and the like as noise buffers <p><u>Visual Privacy</u> Offset window placements by a 1 metre where dwellings face each other so they are not looking directly into each other's dwellings or private outdoor living space (e.g. the place a person sits to have a coffee or quietly read in the garden, usually close to the dwelling).</p>
<p>7. On-Site Car Parking Whether the development is laid out with consideration of the safety and practicality of car parking and vehicle access. This includes visibility around garages and car ports. There should also be a clear distinction between resident and visitor parking if the latter is accommodated on the site. Note: National Policy Statement on Urban Development—parking effects are only considered for Discretionary and Non-Complying activities.</p>	
<p>8. Orientation & Passive Solar Energy Whether the residential units have access to sunlight and daylight, both within the Comprehensive Residential Development and those external to the parent site. Specific regard will be given to the following design attributes:</p>	
a) Sunlight and Daylight	<p>i) The design and layout of proposed buildings and additions to existing buildings enables adjoining land or buildings to be protected from significant loss of sunlight and daylight; and</p> <p>ii) That sufficient sunlight and daylight reaches into, between and around proposed buildings and additions to existing buildings.</p>

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b) Orientation / passive solar energy	<i>Maximise the energy from the sun to warm the dwelling</i>
c) Natural ventilation	<i>With sufficient opening windows in each dwelling</i>
d) Views – Visual Outlook	<i>Design the dwelling so that principal living areas (lounge, kitchen) benefit from the longest outlook. (e.g. overlook the garden, open space or distant landscape features).</i>

7.2.8G

<p>(a) Future Proofing for Comprehensive Residential Development</p>	<p>(i) The extent to which the activity is required for the social wellbeing of the immediate community to be located within the City Living zone; (ii) Whether the activity is to be established within an existing or relocatable building.</p>
<p>(b) Cohesion with the surrounding Residential Environment</p>	<p>(i) The extent to which the building(s) associated with the activity is legible, has a coherent architectural style that integrates well into the streetscape and contributes to its quality. (ii) Height, bulk, form and scale – The extent to which the building(s) associated with the activity achieves a positive scale relationship to surrounding</p>

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	residential buildings and public spaces.
(c) Access and Parking Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities.	(i) The extent to which the development provides adequate and safe access to both vehicles and pedestrians and whether the vehicle access and car parking areas dominate the street frontage; and (ii) The potential for the activity to generate adverse effects in terms of noise, dust, glare, vibration, traffic and parking and to which mitigation options have been considered and evaluated.

7.2.8H ACTIVITIES WITHIN THE HASTINGS CHARACTER RESIDENTIAL ZONE

1. All Activities within the Zone

(a) Compatibility with Context	The extent to which the new dwelling or building, addition or alteration is compatible with any existing dwelling on site and those in the surrounding character area.
(b) Effect on the Character of the Zone <i>Explanation</i> <i>Character areas are an important part of the District's original architectural history and provide high quality residential environments. As recognised in the objectives and policies, the</i>	1. The extent to which the proposed work adversely affects the existing character of the area

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<i>character or appearance of a character area should be preserved or enhanced. This does not mean that old styles must be copied, but the emphasis must be on compatibility with the existing character or appearance of an area and ensuring that both new dwellings and buildings within this Zone as well as more intensive housing developments in identified character areas maintain the intrinsic qualities of the area.</i>	<p>in which it is located and what measures have been taken to avoid, remedy or mitigate any potential adverse effects. Specific regard will be given to the following:</p> <p>(a) Location and form of new construction relative to any existing buildings retained on site and any nearby buildings in terms of scale, balance and proportion:</p> <ul style="list-style-type: none">• Whether the scale of any new building is the same or similar in character to those residential buildings existing in the specific character area;• Whether the proportions of window and door openings in the front façade of the new building are similar in character to those residential buildings existing in the specific character area; and• Whether the balance of glazing or openings to wall space in the front façade is similar to those residential
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	<p>buildings existing within the specific character area.</p> <p>(b) Architectural style and quality of new construction.</p> <p>(c) Construction materials and detailing.</p> <p>(d) Whether the proposal is sympathetic to the early subdivision and original building setback patterns of the area, including consideration of the following in respect of comprehensive residential developments on identified sites:</p> <ul style="list-style-type: none">the larger sites within a comprehensive residential development should be located adjacent to the street frontage to maintain a sense of spaciousness (being a characteristic of the Zone). <p>(e) Whether any significant existing building features would be removed, obscured or otherwise compromised.</p> <p>(f) Design elements such as parapets, roofs, walls,</p>
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	<p>columns, windows and decorative elements.</p> <p>(g) Location and design of services, such as heat pump external units, gas bottles, utility access points.</p> <p>2. Landscaping - A landscaping plan is submitted with the application (for comprehensive residential development on identified sites in the Character Residential Zone), showing how the character and amenity of the neighbourhood will continue to be maintained. The landscaping plan shall consider the following matters:</p> <p>(a) The extent to which existing vegetation is retained.</p> <p>(b) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately</p>
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	<p>reference to its architectural style, whether as an exemplar of the type or as being representative of type.</p> <p>(c) The integrity of the front façade of the dwelling in its current state, having regard to its architectural form and style and authenticity of its component parts.</p> <p>(d) Its relationship to other adjacent dwellings and buildings, whether it contributes to a group in such a way that its loss would result in the loss of a character value attributable to the group.</p> <p>(e) Its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or relationships to open space shared with adjacent buildings.</p> <p>(f) The practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable</p>
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	<p>compliance with any requirement of the Building Act.</p> <p>(g) Whether alternatives to removal, total or substantial demolition have been considered including partial demolition (retaining the front façade in its entirety but demolishing the rear of the dwelling not visible from the street) or relocation of the dwelling within the site (i.e. further toward the street front or closer to the side boundary) to allow development to the rear of the site.</p>
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An assessment of effects of the activity shall be made considering the following:

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) Design against crime - CPTED considerations including the design and location of buildings, parking areas and landscaping.
- (c) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.

- (d) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (e) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (f) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- (g) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (h) Whether the activity can be adequately serviced.

**7.2.8J THE ALTERATION OF EXISTING RECREATION ACTIVITY
EXCEEDING 15% OF THE GROSS FLOOR AREA, AND / OR
EXCEEDING 15% OF THE SITE AREA, AS AT 12/09/2015**

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.
- (c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.

(f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.

(g) Whether the activity can be adequately serviced.

**7.2.8K RELOCATED BUILDING ACTIVITIES THAT FAIL TO MEET SPECIFIC
PERFORMANCE STANDARD 7.2.6J**

In considering applications for relocated buildings as restricted discretionary activities, Council has limited its discretion to those particular matters outlined below and retains the discretion to grant or refuse consent and to impose conditions in relation to those matters only. As a restricted discretionary activity, applications may be notified under the Act.

- a. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished building being relocated onto the site at any one time; consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- b. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- c. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- d. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the building, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- e. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- f. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, and any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given

- the length of time the building will remain on the site in an unfinished state.
- g. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.
- h. The matters outlined in (f) and (g) above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

7.2.8L Retirement Villages

1. The scale, bulk and location of buildings on the site particularly in regards to height, dominance, and sunlight.
2. Private and safe environments – consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites;
 - i. buildings and windows are orientated to the street or public or communal spaces.
 - ii. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas, or outdoor living spaces to increase separation distances.
 - iii. window and balcony placement type and size (particularly for upper floors) has been carefully planned and considered.
 - iv use of architectural elements to redirect views such as high window sills, opaque glass, fins, louvres, or screens.
 - v. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties
3. Access, carparking and manoeuvring – consider whether access parking and manoeuvring dominates the front of the site.
4. Waste storage and service areas should be screened from the street and neighbouring residences.
5. Site coverage and low impact design – whether stormwater runoff can be reduced through the use of permeable paving water retention and re-use, rain gardens, or other low impact urban design techniques.
6. The effects of the retirement village on the safety of adjacent streets or public open spaces.

Commented [RW31]: Consequential change for Retirement Village Assn of NZ (S081) Topic 3 Key Issue 4

7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.
8. Infrastructure Servicing
- i. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater, and roading network)
 - ii. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or
 - iii. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.
9. Cumulative effects – whether there are any cumulative impacts of non-compliance with more than one zone standard.
10. The positive effects of the construction, development and use of the retirement village.