

Tuesday, 4 October 2022

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Council Meeting

Kaupapataka

Open Attachments – Vol 3a (Agenda Item 10)

Te Rā Hui:
Meeting date: **Tuesday, 4 October 2022**

10.30am

Te Wā:
Time: **NB: It is proposed that the meeting will reconvene in open session to address items 4 to 14 at approximately 1.00pm**

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

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
10.	SUMMARY OF RECOMMENDATIONS OF THE DISTRICT PLANNING AND BYLAWS SUBCOMMITTEE MEETING HELD ON MONDAY, 5 SEPTEMBER 2022 - PROPOSED PLAN CHANGE 5	
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2.4 URBAN STRATEGY

2.4.3 OBJECTIVES AND POLICIES

OBJECTIVE To identify the housing bottom lines for Napier-Hastings Urban
UDO7 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:

- a. for the short-medium term (3-10 years), the sum of:
 - 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
 - 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
- 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.

OBJECTIVE 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:

UDO8

a. the area is in or near a commercial zone or an area with many employment opportunities;

b. the area is well-serviced by existing and planned public transport;

c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment.

POLICY 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.

UDP14

POLICY 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.

UDP15

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 amenity levels are not decreased. The Medium Density Housing Strategy forms an important component of the sustainability considerations for residential intensification within the existing urban boundaries.

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 Heretaunga 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)
- Specific sites around the edge of Cornwall Park

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.

All these sites listed above (excluding the CBD) have been zoned Medium Density Residential Zone

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 have been zoned Medium Density Residential Zone. 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:

- 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 therefore establishes carefully designed parameters 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 3 or more new or additional residential units buildings at a density of 20-40 residential buildings per hectare of land and that 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 include subdivision of the

proposed residential buildings, though it is not a requirement. However, subdivision prior to a Comprehensive Residential Development cannot occur.

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

2.6.3 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

MDSAO1 Medium density development that provides high levels of environmental amenity.

MDSAO2 A diverse range of housing typologies are available in providing residential choice.

MDSAO3 Medium density development that is integrated into existing neighbourhoods.

2.6.4 OBJECTIVES AND POLICIES

OBJECTIVE MDO1 Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, and Havelock North and Flaxmere.

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 high quality living environment for residents and the wider community.*

POLICY MDP2 *Provide for comprehensive residential development in areas with infrastructure capacity for higher housing yields by zoning the premium locations for such development 'City Living' 'Medium Density Residential' and identifying in the Plan other urban areas that are also suitable for comprehensive residential development.*

OBJECTIVE MDO2 Ensure that residential intensification provides high levels of environmental amenity.

POLICY MDP3 *Promote residential intensification in the form of comprehensive residential development to ensure that high yield residential development is designed in a highly integrated manner that will provide high levels of amenity and liveability avoiding the potential for adverse effects that can be created by compact building configurations.*

- 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.*
- 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.*
- POLICY MDP6** *Ensure that infill subdivision and development is undertaken in a manner that provides a good level of amenity for future residents, neighbouring residents and the streetscape.*

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 Urban Strategy (Section 2.4) : Provides the overall direction for the management of urban growth in Hastings District.

Residential Zones Overview Chapter – provides the overarching objectives and policies for the residential zones and houses common standards and assessment matters for activities that occur in most zones.

Medium Density Residential Zone – 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.

Hastings Residential Environment (Section 7.2): Provides the Objectives, Policies, Rules and performance standards relating to the residential zones of Hastings - Hastings City Living Zone, General Residential Zone, Hastings Character Residential Zone and urban areas suitable for residential intensification in the form of a 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.

Havelock North Residential Environment (Section 8.2): 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.

Transport and Parking DWA (Section 26.1) : Provides Policies and Rules relating to the provision of access to and from sites.

Subdivision and Land Development (Section 30.1): Provides Objectives, Policies and Rules relating to the subdivision of land.

Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide

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 Guide 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 for Comprehensive Residential Developments.

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

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.

Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on Monday, 5 September 2022 - Proposed Plan Change 5

Section 2.6 Medium Density Strategy - PC 5 Amendments - tracked changes - version 2.6 Medium Density Housing Strategy PC5 Proposed Amendments Attachment 2 date 23-9-22

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.

Proposed PC5 Amendments

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	Purpose of Residential Zones
	<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 environment and amenity values of the zone.</p>
RESZ – O2	Well Functioning Residential Environments
Objective 1 and Policy 1 NPS-UD	<p>Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ol style="list-style-type: none"> meet the needs of different households; enable Māori to express their cultural traditions and norms; have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; support reductions in greenhouse gas emissions; and are resistant to the likely current and future effects of climate change.
RESZ – O3	Planned Built Environments
Policy 6 NPS-UD	Development is in accordance with the planned residential built form 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.
RESZ – O5	Responsive Residential Environments
Objective 4 NPS-UD	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
POLICIES	
RESZ – P1	Housing Diversity

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Proposed PC5 Amendments

<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 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
<i>Relates to RESZ-O3</i>	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
<i>Relates to RESZ-O6</i>	Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular residential environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.
RESZ – P5	Infrastructure
<i>Relates to RESZ-O4</i>	Ensure that the 3 waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring.
RESZ – P6	Supporting Activities
<i>Relates to RESZ-O1</i>	Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment and planned built form 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	<ol style="list-style-type: none"> 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. 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.
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	<p>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). (i), (ii) and (iii).</p> <p>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.</p> <p>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.</p> <p>g. Reinstatement works shall be undertaken within the following timeframes:</p> <ol style="list-style-type: none"> 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. 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. All remaining 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 standard (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. <p>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.</p>
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MATTERS OF CONTROL OR DISCRETION

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

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<ol style="list-style-type: none"> 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, 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; 7. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects. 	
RESZ-MAT2	Buildings Ancillary to a Recreation Activity on Reserves Vested under the Reserves Act 1977 (and exceeding a gross floor area of 50m²)
<ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 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; 	

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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
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| <ol style="list-style-type: none"> 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; 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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Proposed PC5 Amendments

MRZ – Medium Density Residential Zone	
OVERVIEW	
<p>The purpose of the Medium Density Zone is to provide for a more compact form of residential development through the use of housing typologies such as detached townhouses, attached duplexes, terraced housing and low-rise apartments. Two and Three storey buildings are appropriate in this zone.</p> <p>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 transport are most accessible and that development is of a high quality and design that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework.</p> <p>It is recognised that the planned built environment for areas zoned Medium Density Residential will result in significant changes to existing densities and built form characteristics with a greater diversity in housing typologies. The zone will transform over time to achieve the planned built environment.</p> <p>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.</p>	
OBJECTIVES	
MRZ – O1	Purpose of the Zone
	The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the establishment of the planned built urban environment of the Zone while controlling other activities that support the health and wellbeing of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.
MRZ – O2	The Planned Urban Built Environment of the Zone
	<p>The planned urban built environment of the Zone is characterised by:</p> <ol style="list-style-type: none"> A diversity of housing typologies including townhouses, duplexes, terrace and low rise apartments; A built form of predominantly two and three storey buildings which are integrated with public and private open space; 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 Hastings Medium Density Design Framework; An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
MRZ – O3	Sustainable Design and Infrastructure
	Public health and environmental wellbeing is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.
POLICIES	
MRZ – P1	Comprehensive Residential Development
<i>Relates to MRZ – O1 MR-O2</i>	Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development.
MRZ – P2	Compact Development
<i>Relates to MRZ – O1</i>	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

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<i>Relates to MRZ – O2</i>	Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by: <ul style="list-style-type: none"> a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks, and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.
MRZ – P4	High Quality Living Environments
<i>Relates to MRZ – O2</i>	Manage development to achieve a healthy, safe, high amenity and comfortable living environment for residents and neighbours that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing: <ul style="list-style-type: none"> a. Useable and accessible outdoor living space appropriate for the orientation of the site and housing typology; b. Privacy c. Access to sunlight d. functional living spaces e. storage, including outdoor storage/ service areas f. safe pedestrian and/or vehicle access and carparking
MRZ – P5	High Amenity Streets and Neighbourhoods
<i>Relates to MRZ – O2</i>	Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by: <ul style="list-style-type: none"> a. requiring consistency with the Hastings Medium Density Design Framework principles and key design elements; b. requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance CPTED principles; c. requiring front yard setbacks, landscaping and permeable front fencing; d. minimising visual dominance of large, bulky buildings, garages, service and storage areas; e. requiring publicly accessible connections through large sites where practical and beneficial.
MRZ – P6	Sustainable Design and Infrastructure
<i>Relates to MRZ – O3</i>	Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by: <ul style="list-style-type: none"> 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; b. requiring low impact stormwater management where practicable; c. encouraging sustainable design in development including optimising solar orientation and passive ventilation; d. requiring sufficient infrastructure provision and / or mitigation measures to accommodate demand.
RULES – ACTIVITY TABLE	
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.	
MRZ-R1	Residential Activity including additions and/or alterations to an existing building

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	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with the relevant zone standards: <ol style="list-style-type: none"> MRZ-S1 – MRZ-S14 	<p>2. Activity status: Restricted Discretionary where compliance is not achieved with MRZ-R1.a</p> <p>Matters of Discretion</p> <ol style="list-style-type: none"> Where relevant the stated outcome of the infringed standard(s).
MRZ-R2	Residential Unit	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Not more than one principal residential unit shall occupy the site; Compliance is achieved with the relevant zone standards: <ol style="list-style-type: none"> MRZ-S1 – MRZ-S14 <p>Note: Where compliance is not achieved with MRZ-R2.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 MRZ-R2.b</p> <p>Matters of Discretion</p> <ol style="list-style-type: none"> Where relevant, the stated outcome of the infringed standard(s).
MRZ-R3	Seasonal Workers Accommodation	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Accommodation is provided for up to a maximum of 8 people. Compliance is achieved with the relevant zone standards: <ol style="list-style-type: none"> MRZ-S1 – MRZ-S14 	<p>2. Activity Status Discretionary where compliance is not achieved with MRZ-R3.1a</p> <p>3. Activity Status: Restricted Discretionary where compliance is not achieved with one or more of the standards MRZ-R3.1.b</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> Where relevant, stated outcome of the infringed standard(s).
MRZ-R4	Show Home	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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; The hours of operation are between: <ol style="list-style-type: none"> 7:00am and 9:00pm Monday to Friday 	<p>2. Activity Status Discretionary where compliance is not achieved with MRZ-R4.1.a, or MRZ-R4.1.b</p> <p>3. Activity Status: Restricted Discretionary where compliance is not achieved with one or more of the zone standards in MRZ-R4.1.c</p> <p>Matters of Discretion</p>

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	<ul style="list-style-type: none"> ii. 8:00am and 7:00pm Saturday , Sunday and public holidays c. Compliance is achieved with the relevant zone standards: <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<ul style="list-style-type: none"> 1. Where relevant, the stated outcome of the infringed standards(s).
MRZ-R5	Home Business (excluding catteries, kennels and industrial activities)	
	<ul style="list-style-type: none"> 1. Activity Status: Permitted Where <ul style="list-style-type: none"> a. The home business occupies not more than one third of the gross floor area of all buildings on the site; b. The hours of operation for the business including associated vehicle movements and deliveries/collection are between: <ul style="list-style-type: none"> i. 8:00am and 6:00pm Monday to Friday ii. 9:00am – 12:00pm Saturday c. 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. d. Compliance is achieved with the relevant zone standards: <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<ul style="list-style-type: none"> 2. Activity Status Restricted Discretionary where compliance is not achieved with one or more standards MRZ-R5.1.a - MRZ-R5.1.d Matters of Discretion <ul style="list-style-type: none"> 1. The extent to which the scale of the home business to compatible with the planned built for environment and character for the zone; 2. The extent to which the home business is carried out within existing buildings; 3. The method of retailing and the extent to which this will compromise the amenity of the area, including traffic movements, and noise. 4. The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration; 5. The location of buildings (other than the principal residential building) in relation to adjacent properties and the road; 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. 7. Where relevant, the stated outcome of the infringed standard(s).
MRZ-R6	Scheduled Activities – any activity listed in Appendix 26 in respect to the stated site	
	<ul style="list-style-type: none"> 1. Activity Status: Permitted Where: <ul style="list-style-type: none"> a. Compliance is achieved with the relevant zone standards: <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<ul style="list-style-type: none"> 2. Activity Status: Restricted Discretionary where compliance not achieved with one or more of the standards in MRZ-R6.1.a. Matters of Discretion <ul style="list-style-type: none"> 1. Where relevant stated outcome of the infringed standard(s).

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MRZ-R7	<p>Temporary Events</p> <p>1. Activity Status: Permitted Where:</p> <ol style="list-style-type: none"> Only two events shall take place on a site over a 12 month period; Each event shall be a maximum duration of 3 days; Maximum attendance at any one time shall be 300 persons; The Hastings District Council shall receive notification of the temporary event at least 10 days prior to the event taking place; No Parking associated with the temporary event shall be accommodated on any public road or road reserve; 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. <p>2. Activity Status: Restricted Discretionary where compliance is not achieved with one or more of the conditions in MRZ-R7.1.a - MRZ-R7.1.f</p> <p>Matters of Discretion</p> <ol style="list-style-type: none"> An assessment of the effects of the activity shall be made considering: <ol style="list-style-type: none"> 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; 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; 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. The outcome sought for this activity which states: <i>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.</i>
MRZ-R8	<p>Temporary Military Training Activity</p> <p>1. Activity Status: Permitted Where:</p> <ol style="list-style-type: none"> 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 Other than noise (see Section 25.1) and earthworks (see Section 27.1), the zone standards do not apply to Temporary Military Training Activities <p>2. Activity Status: Restricted Discretionary where compliance is not achieved with MRZ-R8.1.a and MRZ-R8.1.b</p> <p>Matters of Discretion</p> <ol style="list-style-type: none"> The outcome sought for this activity which states: <i>Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.</i>
MRZ-R9	Home-based education and care services

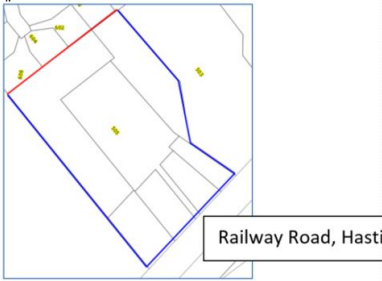
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	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity takes place within an existing residential unit; b. The maximum number of children being cared for on-site is four; and c. The hours of operation are between 7:00am and 7:00pm., Monday to Friday. <p>Except that MRZ-R96.1.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.</p>	<p>2. Activity status: Discretionary where compliance is not achieved with MRZ-R9.1.a, MRZ-R9.1.b or MRZ-R9.1.c</p> <p>Matters of Discretion</p> <ul style="list-style-type: none"> 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	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building has a maximum gross floor area of not more than 50m²; b. Compliance is achieved with the relevant zone standards: <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<p>2. Activity Status Restricted Discretionary where compliance is not achieved with MRZ-R11.1.a or MRZ-R11.1.b</p> <p>Matters of Discretion</p> <ul style="list-style-type: none"> 1. RESZ-MAT2 – Recreation Activity 2. Where relevant, the stated outcome of the infringed standard(s).
	Notification: An application under 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	Existing Recreation Activity including Extensions and Alterations	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. 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. b. Compliance is achieved with the relevant zone standards: <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<p>2. Activity Status Restricted Discretionary where compliance is not achieved with MRZ-R12.1.a or MRZ-R12.1.b</p> <p>Matters of Discretion</p> <ul style="list-style-type: none"> 1. RESZ-MAT3 – Recreation Activity 2. Where relevant the stated outcome of the infringed standard(s).
MRZ-R13	Relocated Buildings	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with <ul style="list-style-type: none"> i. RESZ-RBS.a ii. RESZ-RBS.b 	<p>2. Activity Status Restricted Discretionary where compliance is not achieved with one or more of the relocated</p>

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	<ul style="list-style-type: none"> iii. RESZ-RBS.c iv. RESZ-RBS.d v. RESZ-RBS.e vi. RESZ-RBS.f vii. RESZ-RBS.g viii. RESZ-RBS.h <p>b. Compliance is achieved with the relevant zone standards:</p> <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<p>building standards MRZ-R13.1.a. or MRZ-R13.1.b</p> <p>Matters of Discretion</p> <ul style="list-style-type: none"> 1. RESZ-MAT4 – Relocated Buildings 2. Where relevant the stated outcome of the infringed standard(s).
MRZ-R14	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.	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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.  <p>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.</p> <p>c. Compliance is achieved with the relevant zone standards:</p> <ul style="list-style-type: none"> i. MRZ-S1 – MRZ-S14 	<p>1. Activity Status Restricted Discretionary where compliance is not achieved with MRZ-R14.1.a, MRZ-R14.1.b or MRZ-R14.1.c</p> <p>Matters of Discretion</p> <ul style="list-style-type: none"> 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 2. Where relevant the noise assessment matters outlined in Section 25.1.8 3. Where relevant, the outcome of the infringed Standard(s).
MRZ-R15	Key Development Site: 401 Eastbourne Street East, Lot 1 DP6739	
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. One or more of the following activities are proposed: <ul style="list-style-type: none"> i. Offices; ii. Cafes and restaurants (unlicensed); iii. Visitor Accommodation; 	<p>2. Activity Status Restricted Discretionary where compliance is not achieved with one or more of the standards MRZ-R15.1.a - MRZ-R15.1.h.</p> <p>Matters of Discretion</p>

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	<p>iv. Mixed Use Development with commercial activities limited to offices, cafes and restaurants (unlicensed).</p> <p>b. Residential activities are located above ground level;</p> <p>c. Each residential unit shall have a minimum gross floor area of 50m²</p> <p>d. Each residential unit shall be provided with a lockable external store of waterproof and durable construction and of a minimum volume of 6m³.</p> <p>e. Compliance is achieved with Section 25.1 Noise of the District Plan and in particular standard 25.1.7C Noise Sensitive Activities in Industrial and Commercial Zones.</p> <p>f. For any visitor accommodation activities on this site there shall be no limit to the number of persons able to be accommodated.</p> <p>g. Compliance is achieved with the specific controls for the site in MRZ-S15</p> <p>h. Compliance is achieved with the relevant zone standards:</p> <p>i. MRZ-S1 – MRZ-S14</p>	<p>1. Consideration and assessment in respect of the stated outcomes for the site as follows: 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> 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> 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 outcome of the infringed Standard(s).</p>
MRZ – R16	Comprehensive Residential Development	
	<p>1. Activity Status: Controlled Where: a. compliance is achieved with the relevant zone standards: i. MRZ-S1 – MRZ-S14</p>	<p>2. Activity Status Restricted Discretionary where compliance is not achieved with one or more of the following standards MRZ-R16.1.a.i Matters of Control and Discretion: 1. The Hastings Medium Density Design Framework Assess the proposal against the following key design elements: a. <i>2.1 House types, sizes and adaptability</i> – 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>

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		<p><i>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.</i></p> <p><i>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></p> <ul style="list-style-type: none"> a. varied building height; b. roof form variations; c. modulating building frontages (ie stepping parts of the building back or forward); d. use of pitched roofs to reduce overall perceived height; <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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></p>
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		<ul style="list-style-type: none"> a. buildings and windows are orientated to the street or public or communal open spaces; b. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas or outdoor living spaces to increase separation distances. c. window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered; d. Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvres or screens. <p>External lighting enhances safety and legibility. Manage light spill away from neighbouring properties.</p> <p><i>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.</i></p> <p><i>2.8 Access, carparking and manoeuvring</i> 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 location charging points for electric cars and bikes.</p> <p><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</i></p>
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		<p>are easily accessible for residents and to property frontages.</p> <p><i>2.10 Site coverage and low impact design</i> – 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.</p> <p><i>2.11 Building materials and environmental sustainability</i> – 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.</p> <p>Site Layout - 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>Building Form, Visual Quality and Streetscape Amenity - Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does that development contribute to the planned built form character for the Zone and surrounding area.</p> <p>Infrastructure servicing</p> <ol style="list-style-type: none"> 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); Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or
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		<p>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.</p> <p>Cumulative Effects - whether there are any cumulative impacts of non-compliance with more than one zone standard.</p>
	<p>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 and 95B of the RMA.</p>	
MRZ – R17	Rest Home Care	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. The maximum number of persons being cared for at the facility at any one time shall not exceed 10 persons.</p>	<p>1. Activity Status: Discretionary where compliance not achieved with MRZ-R17.1.a.</p> <p>Assessment Matters / Matters of Discretion</p> <p>2. RESZ-MAT1 –Rest Home Care</p> <p>3. 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;</p> <p>4. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</p> <p>5. Whether the proposed activity would support a well-functioning urban environment</p>
MRZ-R18	Visitor Accommodation (excluding camping grounds)	
	<p>1. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Accommodation is not provided to specific occupant(s) for more than 50 days in any twelve month period.</p>	<p>Assessment Matters / Matters of Discretion</p> <p>1. RESZ-MAT1 – Visitor Accommodation</p> <p>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;</p> <p>3. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</p> <p>4. Whether the proposed activity would support a well-functioning urban environment</p>

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MRZ – R19	Emergency Services facility		Assessment Matters / Matters of Discretion 1. RESZ-MAT1 – Emergency Services Facilities 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			
	1. Activity Status: Discretionary					
MRZ – R20	Places of Assembly		Assessment Matters / Matters of Discretion 1. RESZ-MAT1 – Places of Assembly; and 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 5. Where relevant, the stated outcome of the infringed standard.			
	1. Activity Status: Discretionary Where: a. All buildings comply with the following minimum setback distances:					
	<table><tr><td>i. Front boundary: 5m</td><td rowspan="3"><u>Outcome</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i></td></tr><tr><td>ii. Side boundary: 5m</td></tr><tr><td>iii. Rear boundary: 5m</td></tr></table>	i. Front boundary: 5m		<u>Outcome</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>	ii. Side boundary: 5m	iii. Rear boundary: 5m
	i. Front boundary: 5m	<u>Outcome</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>				
ii. Side boundary: 5m						
iii. Rear boundary: 5m						
b. Accessory buildings comply with the following minimum setback distances:						
	<table><tr><td>i. Front boundary: 7.5m</td><td rowspan="3"><u>Outcome:</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i></td></tr><tr><td>ii. Side boundary: 5m</td></tr><tr><td>iii. Rear boundary: 5m</td></tr></table>	i. Front boundary: 7.5m	<u>Outcome:</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>	ii. Side boundary: 5m	iii. Rear boundary: 5m	
	i. Front boundary: 7.5m	<u>Outcome:</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>				
	ii. Side boundary: 5m					
iii. Rear boundary: 5m						
	c. The maximum building coverage is 35% of the net site area or	<u>Outcome:</u> <i>Places of Assembly will be compatible with the scale of buildings and</i>				

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	200m ² whichever is the greater.	<i>amenity of the Residential Zone</i>	
	d. A minimum of 25% of the net site area shall be landscaped;	<u>Outcome:</u> <i>Visual appearance of Places of Assembly will integrate with the adjoining properties and the streetscape</i>	
	e. A minimum of 50% of the front boundary setback area (excluding any area required for vehicle access) shall be landscaped.		
MRZ – R21	Commercial Activity		
	1. Activity Status: Discretionary	Assessment Matters / Matters of Discretion 1. 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 2. The extent to which the activity is essential to support the health and wellbeing of the immediate community; 3. Whether the proposed activity would support a well-functioning urban environment	
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		

STANDARDS TABLE

MRZ-S1	Height – Buildings and Structures (excluding fences and standalone walls)	
<i>Outcome Dominant and out of scale</i>	1. Buildings and structures (excluding fences and standalone	Matters of Discretion <ol style="list-style-type: none"> The outcome of the Standard

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<i>buildings and structures will not reduce access to daylight and sunlight for adjoining properties</i>	<p>walls) must not exceed a height above ground level of 11m.</p> <p>Except that buildings that have a pitched or gable roof may have a maximum height above ground level of up to 12m.</p> <p>2. This standard does not apply to:</p> <ol style="list-style-type: none"> Solar panels provided these do not exceed the maximum height by more than 500mm; Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the maximum height by more than 1 metres; Antennas, aerials, and flues provided these do not exceed the maximum height by more than 1 metre; 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; Lift overruns provided these do not exceed the height by more than 1m; Any scaffolding used in the construction process; or Emergency service facilities and hose drying towers up to 15 metres in the Medium Density Residential Zone, associated with emergency service facilities. 	
MRZ-S2	Fences and Standalone walls	
<i>Outcome Lower front fence heights enable clear visibility providing for passive surveillance and visual connections between the residential unit and the street improving safety</i>	<ol style="list-style-type: none"> All fences and standalone walls must not exceed a maximum height above ground level of: <ol style="list-style-type: none"> 1.2m where the fence is located 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 1.2m where a site boundary adjoins an open space zone <p>Except that the following maximum height applies in these circumstances:</p> <ol style="list-style-type: none"> 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> The outcome of the Standard; 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; The streetscape amenity of the area; Whether topographical or other site constraints make compliance with the standard impractical.

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	d. 1.8m for all other site boundaries	
MRZ-S3	Height in relation to boundary	
<i>Outcome</i> <i>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</i>	<ol style="list-style-type: none"> 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 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). Except that: <ol style="list-style-type: none"> 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. 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. 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. 	Matters of Discretion <ol style="list-style-type: none"> The outcome of the Standard
MRZ-S4	Garages and Accessory Buildings	
<i>Outcome</i> <i>Garages, carports or accessory buildings will not dominate the street. The residential unit will be the</i>	<ol style="list-style-type: none"> Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building. Garages, carports or accessory buildings shall occupy no more than 50% of the width of the front 	Matters of Discretion <ol style="list-style-type: none"> The Outcome of the Standard The extent (lineal metres) of blank walls facing the street Consider whether existing or proposed landscaping would mitigate the impacts of the building on the streetscape and property frontage;

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<i>primary built feature of the property frontage and streetscape.</i>	elevation of a building that fronts the road, or legal access.	<ol style="list-style-type: none"> 4. Consider whether an alteration to the design and/or the construction materials of the building could reduce dominance effects of the building on the streetscape 5. Consider whether topographical or other site constraints make compliance with the standard impractical.
MRZ-S5	Setbacks	
<i>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.</i>	<ol style="list-style-type: none"> 1. Buildings must be setback from the relevant boundary by the minimum depth listed below: Front boundary: 3m Side boundary: 1m Rear boundary: 1m 2. This standard does not apply where two adjacent buildings have an existing or proposed common wall. 3. All buildings shall be setback 2m from any boundary adjoining a Character Residential Zone 	Matters of Discretion <ol style="list-style-type: none"> 1. The Outcome of the Standard 2. The extent (lineal metres of any proposed blank walls facing the road; 3. The design (including fenestration) and exterior cladding materials proposed for the front building façade facing the road; 4. Whether sufficient space is retained to allow for landscaping of the front yard area; 5. 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.
MRZ-S6	Building Coverage	
<i>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.</i>	<ol style="list-style-type: none"> 1. The maximum building coverage must not exceed 50% of net site area 2. This standard does not apply to: <ol style="list-style-type: none"> a. That part of eaves and/or spouting or bay windows projecting 600mm or less horizontally from any exterior wall; b. Pergola structures that are not covered by a roof; c. Underground carparking with landscaping above; d. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage; e. Uncovered decks that are no more than 1m in height above ground level. f. Uncovered outdoor swimming pools or tanks: 	Matters of Discretion <ol style="list-style-type: none"> 1. The Outcome of the Standard 2. The extent to which the excess building coverage creates a scale and dominance of built form that is not consistent with the planned built environment; 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.

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	<ul style="list-style-type: none"> 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 Satellite dishes; or Artificial crop protection structures and crop support structures. 	
MRZ-S7	Outdoor Living Space	
<p><i>Outcome</i> 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.</p>	<ol style="list-style-type: none"> A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension All outdoor living spaces must be accessible from the main living area of the residential unit; and All outdoor living spaces must be north facing i.e. orientated north of east or west. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> The Outcome of the Standard. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play; How the outdoor living space is accessed from the residential unit; The location of the outdoor living space in terms of winter and summer access to sunlight; The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.
MRZ-S8	Landscaped Area	
<p><i>Outcome</i> Every unit has views to vegetation or garden areas that improves outlook, privacy, softens building form and contributes to streetscape amenity</p>	<ol style="list-style-type: none"> 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; The landscaped area must be located within the specific site or exclusive use area associated with each residential unit. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> The Outcome of the Standard The extent to which existing vegetation is retained over the whole site Whether the specific landscaping / plant species proposed adequately softens and screens the built form; The extent to which landscaping will contribute positively to the streetscape
MRZ-S9	Windows & Connection to Street / Road	
<p><i>Outcome</i> A clear visual connection between the street and each residential unit adds visual</p>	<ol style="list-style-type: none"> 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. Any residential unit facing the front boundary must incorporate at ground 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> The outcome of the Standard

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<i>interest and improves passive surveillance which contributes to the safety of people and property.</i>	<p>level facing the front boundary or legal access:</p> <ol style="list-style-type: none"> a visible front door and main pedestrian entrance that is visible and accessible from the front boundary or legal access; and a kitchen, living or dining room with glazing facing the front boundary or legal access; 	
MRZ-S10	Outlook Space	
<i>Outcome To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.</i>	<ol style="list-style-type: none"> An outlook space must be provided for each residential unit as follows: <ol style="list-style-type: none"> 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. 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 Outlook spaces must be clear and unobstructed by buildings, structures, or vehicles. <p>{Diagram to come}</p> 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> The outcome of the standard
MRZ-S11	Variety in Building Design & Visual Appearance	

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<p>Outcome</p> <p>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.</p>	<p>1. 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.</p>	<p>Matters of Discretion</p> <p>1. The Outcome of the standard</p> <p>2. The extent to which the building design demonstrates use of a range of design features 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 shrouds, louvres, pergolas, chimneys, verandah, porch or balcony details</p>																
<p>MRZ-S12</p> <p><i>Outcome</i></p> <p><i>The potential for effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.</i></p>	<p>Stormwater Management</p> <p>The peak stormwater runoff from the site shall not exceed the following standards:</p> <table><tr><th>Average Recurrence Internal (ARI)</th><th>Runoff Coefficient</th></tr><tr><td>5 year</td><td>0.65</td></tr><tr><td>50 year</td><td>0.75</td></tr></table> <p>The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient that takes into account the topography of the subject site.</p> <table><tr><th>Ground Slope</th><th>Coefficient Adjustment</th></tr><tr><td>0-0.5%</td><td>-0.05</td></tr><tr><td>5-10%</td><td>N/A</td></tr><tr><td>10-20%</td><td>+0.05</td></tr><tr><td>20% and greater</td><td>+0.10</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> <p>See Hastings District Council website to assist with calculations</p>	Average Recurrence Internal (ARI)	Runoff Coefficient	5 year	0.65	50 year	0.75	Ground Slope	Coefficient Adjustment	0-0.5%	-0.05	5-10%	N/A	10-20%	+0.05	20% and greater	+0.10	<p>Matters of Discretion</p> <p>1. The outcome of the Standard</p> <p>2. Consideration of alternatives as to how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded;</p> <p>3. The extent to which the development proposal exceeds the standard and the impacts of the exceedance on the existing stormwater network the particular catchment area;</p> <p>4. 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 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 and the Subdivision and Infrastructure Development in Hastings District Best Practice</i></p>
Average Recurrence Internal (ARI)	Runoff Coefficient																	
5 year	0.65																	
50 year	0.75																	
Ground Slope	Coefficient Adjustment																	
0-0.5%	-0.05																	
5-10%	N/A																	
10-20%	+0.05																	
20% and greater	+0.10																	

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		<i>Design Guide and the Hastings Medium Density Design Framework.</i>
MRZ-R13	Roading Infrastructure / Vehicle Access	
<i>Outcome The outcomes of section 26.1 of the District Plan on transport and parking will be achieved.</i>	Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.	Matters of Discretion 1. The Outcome of the standard 2. Any relevant matters of discretion or assessment matters outlined in Section 26.1.
MRZ-S14	Infrastructure – Water, Wastewater and Stormwater	
<i>Outcome Public health and environmental wellbeing is maintained.</i>	1. 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.	Matters of Discretion 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.
MRZ-S15	Specific Controls Key Development Site 401 Eastbourne Street East	
	1. Building Design and 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	Matters of Discretion 1. Consideration and assessment of the following outcomes sought: a. <i>The building and activities within this site will be the feature of the street frontage.</i> b. <i>The amenity of the area will be maintained by providing an attractive and interesting street frontage.</i> c. <i>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> d. <i>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> e. <i>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</i>

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	<p>Street and Eastbourne Street by using one or more of the following methods:</p> <ul style="list-style-type: none"> 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 MRZ-S1 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. <p>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:</p> <ul style="list-style-type: none"> i. Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade; <p><i><u>Note:</u> 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.</i></p> <ul style="list-style-type: none"> 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. 	<p><i>developed in a commercial manner which complements the surrounding commercial environment.</i></p> <ul style="list-style-type: none"> f. <i>The provision of a buffer or yard separation between existing residential housing and any new building will ensure existing residential amenity is maintained.</i>
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	<i>Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.</i>	
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7.2 HASTINGS RESIDENTIAL ENVIRONMENT

7.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

HRA07 Comprehensive Residential Development that **is compatible in character with, and** contributes positively to, the existing neighbourhoods of Hastings.

HRA08 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.

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.**

POLICY RP1 *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.*

Explanation

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.

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.

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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.

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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.

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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.

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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.

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. 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.

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

POLICY
RP4 Maintain and enhance a high quality standard of amenity in the residential environment while enabling development innovation and building variety.

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).

OBJECTIVE
E 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

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.

7.2.3.2 General Residential Zone

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

POLICY GRP3 *Provide for comprehensive residential development in locations on sites that are located in close proximity within walking distance (400m-600m) of 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.

**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 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 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.

7.2.3.3 City Living Zone

OBJECTIVE 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 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
E-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
E-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.

7.2.4 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
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
GR12	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	P
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

Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on Monday, 5 September 2022 - Proposed Plan Change 5

Summarised section 7.2 Hastings Residential Environment - tracked change PC5 amendments - version date 23-9-22

Attachment 5
Proposed PC5 Amendments

GR1 8	Comprehensive Residential Developments complying with specific performance standard 7.2.6E, on land identified in Appendix 27 Figures 1-3 and Appendix 80 – Figure 1	RD-NN
GR1 9	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
GR2 0	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
GR2 1	Places of Assembly and Emergency Services	RD
GR2 2	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
GR2 3	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
GR2 4	Comprehensive Residential Developments that do not meet one or more of the specific performance standards and terms in Section 7.2.6E outside land identified in Appendix 27 Figures 1-3	RD
GR2 5	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
GR2 6	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
GR2 7	Health Care Services	D

GR28	Residential Activities not meeting General Performance Standard and Term 7.2.5A (Density)	D
GR29	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C.	NC
GR30	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC
<p>Note 1: Rule GR23 above does not apply to Supplementary Residential Buildings that exceed 80m²; instead Rule GR29 applies</p> <p>Note 2: Rule GR23 above does not apply to Residential Activities that exceed density standard 7.2.5A, instead Rule GR28 applies</p>		

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
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 50m ²	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

Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on Monday, 5 September 2022 - Proposed Plan Change 5

Summarised section 7.2 Hastings Residential Environment - tracked change PC5
7.2 Hastings Residential Environment
amendments - version date 23-9-22

Attachment 5
Proposed PC5 Amendments

CL1 0	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))	I P
CL1 1	Temporary Military Training Activity	P
CL1 2	Relocated Buildings	P
CL1 3	Comprehensive Residential Developments that comply with the Specific Standards set out in 7.2.6E	C
CL1 4	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
CL1 5	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
CL1 6	Early Childhood Centres	RD
CL1 7	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
CL1 8	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
CL1 9	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	I D
CL2 0	Homes for the Aged	D

Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on Monday, 5 September 2022 - Proposed Plan Change 5

Summarised section 7.2 Hastings Residential Environment - tracked change PC5 **Attachment 5**
7.2 Hastings Residential Environment Proposed PC5 Amendments
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CL2 1	Comprehensive Residential Developments that do not comply with the Specific Performance Standard and Terms 7.2.6E(2) (Density)	D
CL2 2	Visitor Accommodation	D
CL2 3	Places of Assembly / Emergency Services/ Education Facilities	D
CL2 4	Infill Residential Development	NC
CL2 5	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C(b)	NC
CL2 6	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).		

7.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

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.

Note: 'All Hastings Residential Zones' means Hastings General Residential, Hastings Character Residential and City Living Zones.

7.2.5A DENSITY

The following density limits shall apply in the:

1. Hastings General Residential Zone and City Living Zone

(a) One residential building 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

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.

(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

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~~

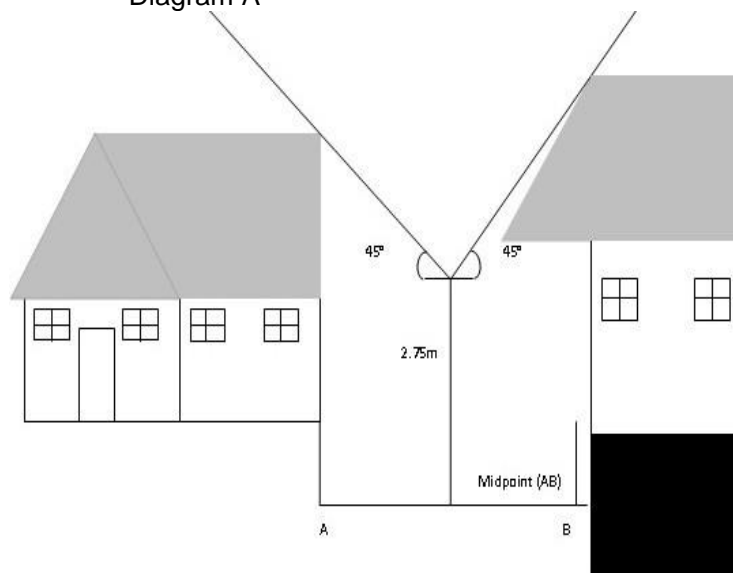
- a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained with a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the Recession Plane indicator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

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.

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

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).

7.2.5E MAXIMUM BUILDING COVERAGE

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

Outcomes

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.

ZONES	MAXIMUM BUILDING COVERAGE
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) 2 (Southampton St) 11 (Heathcote Avenue) and 13 (Willowpark Road)	45% of net site area 45% of net site area 45% of net site area 45% of net site area

Limiting building coverage allows more open space is available for planting. This may improve the site's appearance cumulatively maintain amenity values and character of a neighbourhood

Note:

Maps of Hastings Residential Character Areas are shown in the /

7.2.5F BUILDING SETBACKS

Hastings General Residential Zone and City Living Zone

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

Outcome
The amenity of the residential area will be maintained by buildings being setback from roads and from neighbouring buildings.

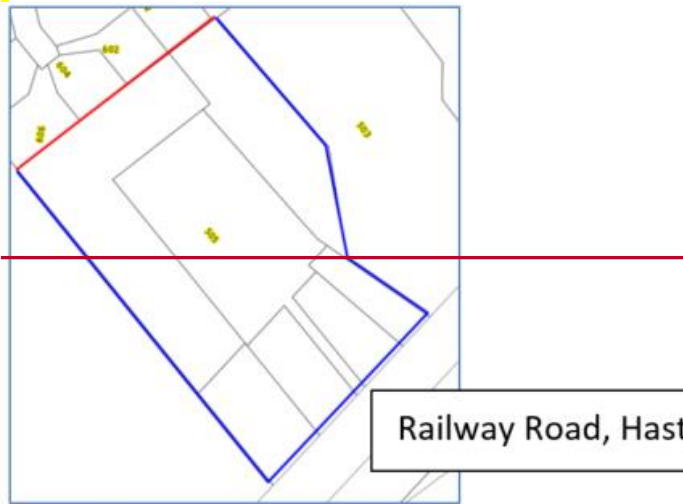
FRONT BOUNDARY SETBACK	SETBACK FROM ALL OTHER S BOUNDARIES
3 metres <u>Access Roads</u> 5 metres (Collector & Arterial roads)	1 metre

7.2.5G SPECIAL BUILDING SETBACKS

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.

Outcome
The amenity of the residential area will be maintained by buildings being setback from roads and from neighbouring buildings.



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.

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.

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.

7.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

7.2.6E COMPREHENSIVE RESIDENTIAL DEVELOPMENT

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.

Outcome

The size and shape of a site are key attributes in achieving a development layout that ensures good urban design and a quality living environment for both occupants and neighbours of a comprehensive residential development.

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.

Outcome - Density 2(a)

To enable Comprehensive Residential Development in the General Residential Zone in areas specifically identified as being suitable for this purpose while ensuring that the density does not detract from the character of surrounding residential properties.

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).

Outcome - Density 2(b)

In the locations that comprehensive residential development (CRD) is provided for within the Character Zone, a higher density of housing can occur, subject to meeting assessment criteria which consider the relationship of the CRD to the existing character of the surrounding area.

c. Hastings City Living Zone

- 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:

Outcomes

Density 2(c)(i) - To ensure the limited land resource of this Zone is developed primarily with Density 2(c)(ii) - Comprehensive Residential Development does not, over time, become overly dense and therefore remains compatible with the Hastings context.

Exceptions to 7.2.6E 2 (c) above		Outcome
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.

Outcome

The land resource within the City Living Zone is not further fragmented, helping to facilitate sites large enough for comprehensive residential development.

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

Outcomes

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.

There will be a buffer between more intensive residential activities and residential zones that accommodate generally

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.

lower density residential activities in order to accommodate the different characteristics of the zones.

Access to sunlight and daylight will be maintained for occupants of residential units within the development or parent site by preventing tall obtrusive structures.

The exception is where buildings share a common wall, recession planes can be dispensed with. This encourages an efficient use of land with benefits of allowing greater flexibility and the ability to create open space to compensate the increase in building bulk, in other parts of the site.

Where the parent site boundary abuts the City Living Zone, access to sunlight and daylight will be maintained through applying the rules applicable to this zone.

Access to sunlight and daylight for residential properties in the neighbouring general residential or character residential zone will be maintained by requiring compliance with the recession plane rules applicable to these lower density residential zones.

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.

Outcome

To ensure that building bulk is compatible with the existing and proposed new compact character of the Hastings Residential Environments.

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:

Outcome

To ensure residents have adequate outdoor living space for their recreation and amenity and that this space is private, sunny and has direct access from internal living areas.

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).

Outcome

To ensure that the ratio of open permeable space to covered (paved/built) space is balanced with the ability of the site to provide vegetation that improves the public road frontage of the site will improve streetscape amenity.

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

Outcomes

7(a) - To ensure that the front public space between the dwelling and the street is defined and there is adequate space to ensure the amenity of the residential area is maintained.

A clear visual connection between each unit and the street or main entrance to the development is provided to add visual interest to the streetscape and improve pedestrian and residential amenity.

area window that faces the public street, private road or main pedestrian access or driveway of the residential building.

Clear visual connections enable passive surveillance which improves the safety of people and property.

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.

7(b) - Enable passive surveillance by having a visual connection between the dwelling and the street. Streetscape amenity is enhanced by low and/or permeable fencing.

- 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.

7(c) - Where garages or carports are not accessed via rear lanes or courtyards, they shall be setback from the street and front dwelling facade so that they do not dominate the street.

7(d) The dwelling, not the garage, will be the primary feature of the development on the streetscape.

- 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.

Outcomes

To ensure that an adequate service area that is separate and screened from outdoor recreation space is provided for clotheslines, rubbish and recycling storage.

- b. Outdoor service and storage spaces shall not be located between the residential

Locating and screening storage

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.

~~and service areas away from the public street and private recreation areas will ensure that the residential amenity of the area will be maintained.~~

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.

Outcome

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.

Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties

3. Fences and Standalone walls

Outcome

Lower front fence heights enable clear visibility providing for

1. All fences and standalone walls must not exceed a maximum height above ground level of:
 - a. 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
 - b. 1.2m where a site boundary adjoins a public reserve vested to the Hastings District Council under the Reserves Management Act
Except that:
 - c. 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction.
 - d. 1.8m for all other site boundaries

passive surveillance and visual connections between the residential unit and the street improving safety

4. Height in relation to Boundary

1. 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).
2. Except that:
 - a. 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.
 - b. 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.
 - c. 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

Outcome

Garages or carports will not dominate the street. The residential unit will be the

1. Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building.

primary built feature of the property frontage and streetscape

2. 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.

6. Setbacks

1. Buildings must be setback from the relevant boundary by the minimum depth listed below:

Front boundary: 3m

Side boundary: 1m

Rear boundary: 1m

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.

2. This standard does not apply where two adjacent buildings have an existing or proposed common wall.

3. All buildings must be setback 2m from any boundary with a Character Residential Zone.

7. Building Coverage

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

2. This standard does not apply to:

- a. Eaves up to a maximum of 600mm in width and external gutters and downpipes (including their brackets) up to an additional width of 150mm;
- b. Pergola structures that are not covered by a roof;
- c. Uncovered decks that are no more than 1m in height above ground level.
- d. 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
- e. Underground carparking with landscaping above;
- f. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;
- g. Satellite dishes
- h. 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

1. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension
2. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension
3. All outdoor living spaces must be accessible from the main living area of the residential unit; and
4. All outdoor living spaces must be north facing i.e. north of east or west.
5. All outdoor living spaces 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 an internal living area

9. Landscaped Area

1. 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;
2. 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. Windows & Connection to Street / Road

1. 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.
2. Any residential unit facing the front boundary or legal access must incorporate at ground level facing the front boundary or legal access:
 - a. a visible front door and main pedestrian entrance that is visible and accessible from the road / legal access; and
 - b. 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

To ensure habitable room windows have sufficient outlook space to ensure

1. An outlook space must be provided for each residential unit as follows: *privacy and amenity of the living environment.*

- 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.
- 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
- c. Outlook spaces must be clear and unobstructed by buildings, structures or vehicles.
[Diagram to come]

12. Variety in Building Design & Visual Appearance

1. 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.

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 Internal (ARI)	Runoff Coefficient
5 year	0.65
50 year	0.75

Outcome

The potential for effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated

The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient 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.

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

1. 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.

9.15 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

Outcomes

The amenity of the local area will be maintained by preventing out of scale structures which could dominate surrounding buildings and reduce access to daylight on adjoining properties.

The frontage of the site will be pedestrian focussed retaining the existing commercial environment features of the surrounding area.

Carparking, vehicle access and manoeuvring and any residential garaging will not dominate the street frontage of the site.

The building and activities within this will be the feature of the street frontage.

The amenity of the area will be maintained by providing an attractive and interesting street frontage.

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.

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

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.

~~character of this area~~

~~The Council wish to encourage the commercial development of this site. However the City Living Zoning restricts building coverage to 45%. Therefore a specific site 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.~~

~~The provision of a buffer or yard existing residential amenity is maintained.~~

~~Locating commercial activities at ground floor level will ensure an active street frontage that generates interaction and vibrancy in the area.~~

~~Occupants of residential units will be provided with a good quality internal living environment, access to storage and an outdoor living space for recreation and general residential amenity.~~

~~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.~~

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.

7.2.6.1 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

The general amenity of the Residential Zone will be maintained whilst providing for the winery activity.

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.

There will be adequate separation between incompatible activities and the provision of generous yards for planting and screening.

4. Minimum Front Yard For Residential Buildings

5 metres from St Aubyn St East,
3 metres from Avenue Rd East

Space will be provided for planting and screening to maintain and enhance neighbourhood amenity.

5. Minimum Front Yard For Buildings Associated With All Other Activities

in relation to St Aubyn Street East frontage
50 metres

The amenity of industrial sites will be maintained without detracting from the visual environment.

6. Minimum Front Yard for buildings associated with all other activities

in relation to Avenue Road East frontage
3 metres

The outcomes of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

7. All Other Yards for residential buildings

1 metre

8. All Other Yards for all other activities

3 metres

Protection of neighbouring residents from night time noise

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

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:

Sunday to Wednesday inclusive 8.30am – 11.30pm.

Thursday to Saturday inclusive following day 8.30am – 1.00am.

b. The Restaurant Outdoor Area illustrated in Appendix 26 Figure 1 shall only be permitted to operate during the following hours:

Sunday to Wednesday inclusive 8.30am – 11.30pm

Thursday to Saturday inclusive the following day 8.30am – 1.00am.

c. Bar facilities shall cease sales by 12 midnight on Thursday, Friday or Saturday nights.

d. Live bands within the restaurant and function area shall cease playing at 12 midnight.

e. The winery bar, restaurant and function area are permitted to operate to 1.00am the following day 12 times a year for special functions.

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.

7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT

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 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. 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, community or 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;
- b. Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment;
- c. 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:
- varied building height;
 - roof form variations;
 - modulating building frontages (ie stepping parts of the building back or forward);
 - use of pitched roofs to reduce overall perceived height;
- d. *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.
- 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:
- buildings and windows are orientated to the street or public or communal open spaces;
 - 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 location 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.

- l. Site Layout** - 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.
- m. Building Form, Visual Quality and Streetscape Amenity** - Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does that development contribute to the planned built form character for the Zone and surrounding area.
- n. 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.
- o. Cumulative Effects** - whether there are any cumulative impacts of non-compliance with more than one zone standard.

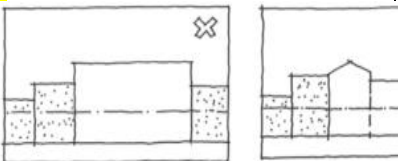
TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT	
A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
1. Site Context Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:	
a) Sunlight	a) Principal habitable rooms and outdoor living spaces are oriented to maximise access to sunlight, whilst having the ability to manage the negative aspects of the sun. The design should include principles of 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 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.
f) Materials	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.
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	Physical and visual separation between the public realm (street/park) and private property should ensure 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: <ul style="list-style-type: none"> ○ A principal living room should be located on the ground floor enable overlooking of the street (a deterrent for crime) ○ Low front fences, walls and hedges which enable good views of the street from dwellings. ○ At the same time, to protect residents privacy, the main garden/outdoor


	<ul style="list-style-type: none"> ○ Private outdoor living space should not locate between a dwelling and the street; ○ Environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property. <p>The development should also enhance the streetscape. This could be done in the following ways:</p> <ul style="list-style-type: none"> ○ Low fences ○ Avoid large garage doors (recess garages behind the main front of the dwelling); ○ High quality design. ○ Building entrances should be visible from the public street in order to connect are development with the street and avoid confusion about how dwellings are laid out relative to the public realm.
3. Relationship of the development to the Parent Site	
<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>The arrangement of buildings should consider the following:</p> <ul style="list-style-type: none"> ○ Minimise overshadowing of other dwellings and outdoor living spaces; ○ Privacy for residents both within and adjacent to the site ○ A clear distinction between public and private space for privacy, security and legibility. ○ Each dwelling should have sufficient and quality private outdoor space.

	<ul style="list-style-type: none"> Shared outdoor spaces should have enough room to allow for landscaping, a veggie patch and trees. Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space.
<p>(c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings; and</p> <p>(d) Whether the setting of each building respects that of any other buildings on the site;</p>	<p><u>Private Outdoor Space & Landscaping</u> For wellbeing of residents outdoor spaces should:</p> <ul style="list-style-type: none"> Have a sunny, sheltered, private area and enable good indoor-outdoor flow, have wide and high openings to maximise this flow; Provide opportunities for gardening, even small areas of landscaping add value, interest enhance outlook and privacy. Balconies that maximise exposure to sunlight, whilst remembering that shade is important too for those hot Hawke's Bay days.
<p>(e) Whether stormwater runoff will be appropriately managed.</p>	<p><u>Stormwater</u> Increasing housing density also increases the area of a site that is covered by hard surfaces and thus decreases the ability of the site to absorb rainwater, this then 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.</p>

	<p><i>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. Solutions include:</i></p> <ul style="list-style-type: none"> ○ <i>Minimising impervious surfaces such as concrete or asphalt, instead use pavers with open joints, pea gravel, limestone.</i> ○ <i>Collect rainwater from roofs in a tank and use to water the garden, or flush toilets.</i> ○ <i>Create a raingarden or a swale</i> ○ <i>Stormwater Attenuation methods.</i> <p><i>For more information refer to the current Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide 2010.</i></p>
<p>a) Parking and Access Whether the development is designed to enable safe and practical car parking and access. Pedestrian and cyclists should also be considered when designing a development.</p> <p><u><i>Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities.</i></u></p>	<p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> ○ <i>Have a clear distinction between residents and visitor parking.</i> ○ <i>Locate visitor parking close to site entrances</i> ○ <i>Car parking areas and garages that do not visually dominate the site.</i> ○ <i>Minimise the number of vehicle access points.</i> ○ <i>Vehicle crossings should be as narrow as is operationally possible and demarcate space for pedestrians and cyclists.</i> ○ <i>Provide safe and secure storage for bicycles.</i> ○ <i>Lane ways</i>

<p>b) Service Areas and Utilities</p> <p>Development should consider the practical and/or discreet location of facilities including:</p> <ul style="list-style-type: none"> ○ Washing lines ○ Rubbish Bins ○ Visibility of utilities ○ Heat pump boxes etc. ○ Letter Boxes 	<p><u>Service Areas and Utilities</u></p> <p>Consider servicing needs early in the design process. We all need these services, but they are not elements that need to be seen, so locate them in places that are easily accessible, but also screened from public view where possible (letter boxes excluded). Ideas to this include the use of building recesses, fences, landscaping and side yards.</p>
<p>4. Building Form, Performance and Appearance</p> <p>Whether the development is an appropriate architectural quality is aesthetically pleasing and contributes positively to the surrounding area. Specific regard will be given to the following design attributes:</p>	
<p>a) Mass and proportions</p> <p>Whether the development can assimilate with the surroundings.</p> 	<p><u>Mass and Proportions</u></p> <p>A comprehensive residential development site within an area of single dwellings should be able to assimilate with the surroundings.</p> <p>Ideas to achieve this are:</p> <ul style="list-style-type: none"> ○ The buildings need to appear as houses, not 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. ○ Reduce the bulk of terraced housing with variations in height and roof form, have vertical

	<p>breaks and recesses in the façade.</p> <ul style="list-style-type: none"> ○ A collection of smaller individual buildings is less intrusive than one large single building. ○ Look at the height and width of the neighbouring houses and use this to guide the bulk and form of the development. ○ 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 dwelling types and sizes for create variation and interest.</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>
<p>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.</p>	<p><u>Repetition</u> This is to be avoided as it results in poor design outcomes.</p>

	
<p>d) Roofs</p> <p>Should be high quality and fitting with the rest of the dwelling and development.</p>	<p><u>Roof form</u></p> <p>Design the slope of eaves with shadowing in mind of private outdoor space and neighbours properties.</p> <p>Provide quality ceiling and floor insulation – no gaps, holes or tucks visible.</p> <p>Damp Proof Traditional wooden floors</p>
<p>e) Windows and doors</p>	<p><u>Windows and Doors</u></p> <p>Proportions and sizes of façade openings should add to the visual character, be logical and reflective of their function.</p> <p>Double glazing with thermally broken timber or PVC frames</p> <p>Secure locks and catches.</p>
<p>f) Façade detailing and materials</p>	<p><u>Façade detailing and materials</u></p> <p>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.</p>

	<p><i>Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins.</i></p> <p><i>Ensure access for maintenance is considered at design stage.</i></p> <p><i>Use materials with a long life, require minimal maintenance and contribute to energy efficiency.</i></p> <p><i>Materials like concrete and brick have high mass and absorb and store heat energy, and release it gradually.</i></p>
<p>5. Visual Quality Whether the development contributes to the visual quality of the site and neighbourhood.</p>	<p><i>For pedestrian and cycle travel to become viable for many users, there is a need for routes to offer stimulation and interest.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.;</i> <i>• Seek to use eaves and recesses to create shadow lines and more visual</i>

	<p><u>interest;</u></p> <ul style="list-style-type: none"> ▪ 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>	
a) Internal/external relationship	<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>
b) Size of rooms	<p><u>Size of rooms</u></p> <ul style="list-style-type: none"> ○ Design rooms for a range of uses e.g. a bedroom

	<p>could be an office, media room, playroom or library to support a range of lifestyles</p> <ul style="list-style-type: none"> ○ Open plan living areas that accommodates a range of layouts. ○ Ensure the dwelling has sufficient storage space for the likely household. ○ 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.
<p>e) Visual and aural privacy both within the dwelling and between neighbouring dwellings.</p>	<p><u>Aural Privacy</u></p> <p>- 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.

	<ul style="list-style-type: none"> ○ Locate heat pumps, extractors away from neighbours bedrooms ○ Use storage areas and wardrobes and the like as noise buffers <p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> – 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>7. On-Site Car Parking</p> <p>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.</p> <p><u>Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities.</u></p>	
<p>8. Orientation & Passive Solar Energy</p> <p>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>	
<p>a) Sunlight and Daylight</p>	<ul style="list-style-type: none"> 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 ii) That sufficient sunlight and daylight reaches into, between and around proposed buildings

	<i>and additions to existing buildings.</i>
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 ACTIVITIES OTHER THAN COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITHIN THE CITY LIVING ZONE

(a) Future Proofing for Comprehensive Residential Development	<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;</p> <p>(ii) Whether the activity is to be established within an existing or relocatable building.</p>
(b) Cohesion with the surrounding Residential Environment	<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.</p> <p>(ii) Height, bulk, form and scale – The extent to which the building(s) associated with the activity achieves a positive scale relationship to surrounding residential buildings and public spaces.</p>
(c) Access and Parking	(i) The extent to which the development provides

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Summarised section 7.2 Hastings Residential Environment - tracked change PC5
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Attachment 5
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<u>Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities.</u>	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.
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8.2 HAVELOCK NORTH RESIDENTIAL ENVIRONMENT

8.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

HNRAO1 Intensification and infill development compatible in character with contribute positively to existing neighbourhood development in Havelock North.

8.2.3 OBJECTIVES AND POLICIES

HAVELOCK NORTH GENERAL RESIDENTIAL ZONE

OBJECTIVE To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its designed to create a high quality living environment for residents and neighbours and is location.
HNRO6 *Relates to Outcome HNRAO1*

POLICY HNRP9 *Manage the scale and intensity of consolidation and infill development to avoid adverse effects on local neighbourhood amenity.*

Explanation

HPUDS has identified that further development in Havelock North should occur as consolidation of the existing urban environment. This will mean that higher density housing is required in some locations, and some infill will also occur. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further infill must occur in accordance with quality urban design principles that achieves high quality living environments. is 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

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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.

POLICY HNRP10

Provide for comprehensive development on a limited basis and in appropriate locations on sites that are located within walking distance (400m-600m) of public parks, or commercial centres and are located on public transport routes.

Explanation

Comprehensive residential development (medium density housing) has been identified as an appropriate way of providing for new housing development in existing urban areas. This type of housing is provided for specifically in the Medium Density Residential Zone in Havelock North; however it may also be is only appropriate in the General Residential Zone in certain locations, typically in close proximity to the Village Centre where amenities are a short walking distance and parks and reserves are close by. Vacant greenfield land within new development areas provides a unique opportunity to develop land for compact house types without the constraints that exist within an existing residential area. This type of development also serves to provide for a variety of housing choice within these new residential areas. Appropriate locations for comprehensive residential development within new development areas are described and/or shown within the respective structure plans for each particular area. While comprehensive residential development is envisaged in the General Residential Zone, it would not be encouraged in the Character Residential Zone. 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. its compatibility with the existing residential environment. Of particular concern is provision for adequate site size and street frontage, outdoor living areas, and a quality living environment and a positive contribution to the public streetscape and neighbourhood in general.

8.2.4

RULES

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- (a) For the purpose of the Activity Status Table, the description of the Activity Statuses is in Section 1.1 of the District Plan.
- (b) All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. **Except that Comprehensive Residential Developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.**

8.2.4.1 Havelock North General Residential Zone

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNGR1	Residential Activities	P
HNGR2	Supplementary Residential Buildings	P
HNGR3	Home Occupations	P
HNGR4	Temporary Events	P
HNGR5	Scheduled Activities - any activity listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
HNGR6	Visitor Accommodation for up to 5 people	P
HNGR7	Non-Residential Care Facilities	P
HNGR8	Show Homes	P
HNGR9	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P

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HNGR10	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
HNGR11	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of the site area, as at 12/09/2015	P
HNGR12	Temporary Military Training Activity	P
HNGR13	Relocated Buildings	P
HNGR14	Comprehensive Residential Development complying with the specific performance standards and terms in 8.2.6F on land identified in Appendix 29 or within the Brookvale Structure Plan area identified in Appendix 13B, Figure 1.	RDNN
HNGR15	Any building ancillary to a Recreation Activity on reserves vested or gazetted under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNGR16	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	RD
HNGR17	Visitor Accommodation for more than 5 people	RD
HNGR18	Educational Facilities	RD
HNGR19	Places of Assembly	RD
HNGR20	Early Childhood Centres	RD
HNGR21	Homes for the Aged	RD
HNGR22	Emergency Service Facilities	RD

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HNGR23	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J.	RD
HNGR24	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNGR25	Fences within the Brookvale Structure Plan Area (Appendix 13B, Figure 1) and adjoining the Crombie Drainage Reserve which do not meet General Performance Standard 8.2.5K(4)(a).	RD
HNGR26	Comprehensive Residential Development not meeting one or more of the specific performance standards and terms in 8.2.6F on land identified in Appendix 13B, Figure 1 not meeting one or more of the general or specific performance standards in 8.2.5 or 8.2.6 (except 8.2.6L(1) parent site area or 8.2.6L(2) exclusive use area standards refer Rule HNGR31 below).	D
HNGR27	Health Care Services	D
HNGR28	Comprehensive Residential Development on sites outside of the areas shown in Appendix 29 or Appendix 13B, Figure 1.	D
HNGR29	Any Permitted, Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b).	D
HNGR30	Residential Activities not meeting General Performance Standard 8.2.5A (Density)	D

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HNGR31	Comprehensive Residential Development on land identified in Appendix 13B, Figure 1 not meeting standard 8.2.6L(1) parent site size or exclusive use area standard 8.2.6L(2).	D
HNGR32	Supplementary Residential Buildings not meeting Specific Performance Standard 8.2.6D (b).	NC
HNGR33	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	NC
HNGR34	Residential Activities within the Development Restriction Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan'.	NC

8.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities.

Comprehensive residential developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.

8.2.5A DENSITY

- a. **Havelock North General Residential Zone (Except in the Arataki Urban Development Area, the Goddard Lane Urban Development Area, the Brookvale Urban Development Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan' and Comprehensive Residential Development)**
One principal residential building per 350m² net site area
- b. **Urban Development Areas (Appendices 12 and 13) and 13B, Figure 1 'Brookvale Structure Plan' (Except**

Outcomes

Development intensity which is compatible with surrounding activity and takes account of amenity, sense of place and infrastructural capacity. More dense development closer to the Village Centre will provide convenience and reduced travel.

The amenity of existing Goddard Lane residents will be protected by limiting the number of residential units that can utilise Goddard Lane (which is narrow with limited capacity) for access.

Development density will not compromise the visual amenity of the Breadalbane Avenue Special Character Area and will ensure that

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for sites accessed from Goddard Lane in the Goddard Lane Urban Development Area)

One residential building per site

c. Goddard Lane Urban Development Area on sites accessed from Goddard Lane (Appendix 12)

One principal residential building per 700m² net site area (provided that where the dwelling is the only dwelling on the site the requirement shall be 400m²).

d. Havelock North Character Residential Zone (Except the Toop Street Special Character Area)

One principal residential building per 700m² net site area.

e. Toop Street Special Character Area (Shown in Appendix 37) and Beadlabane Avenue Special Character Area (Shown in Appendix 37A)

One principal residential building per 1,000m² net site area.

f. Exceptions to (a), (d) and (e) above

The following density standard shall apply **for sites less than 350m² net site area** under these circumstances below:

Exceptions to 8.2.5A (a), (d) and (e) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building

open space and vegetation on individual sites that is consistent with the character of the Zone is provided.

Development in the Toop Street Special Character Area will be consistent with the existing subdivision pattern in the Area, which has contributed to the balance between built and natural form. The special character of the Area will not be compromised by small lots leading to loss of vegetation and open space character.

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.

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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

8.2.5B BUILDING HEIGHT (EXCEPT COMPREHENSIVE RESIDENTIAL DEVELOPMENT)

a. All Zones

The maximum height for all buildings shall be 8 metres

Outcome(s)
The general amenity of the Zone will be maintained by preventing tall obtrusive structures or building; and access to daylight on adjoining properties will be protected. In the Havelock North Character Residential Zone, built form will blend in with the landscape and in particular buildings will not tower over

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	<i>existing vegetation or dominate streetscapes, and will fit in with elevation and topography.</i>

8.2.5C

HEIGHT IN RELATION TO BOUNDARY

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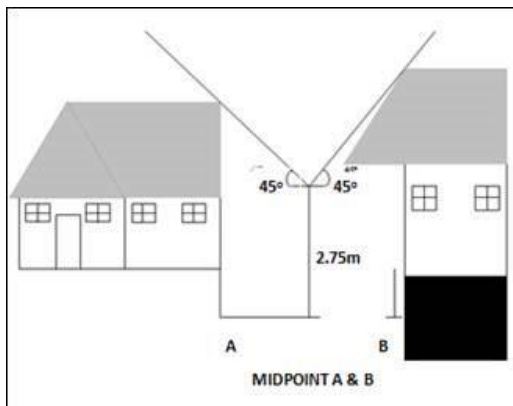
a. All Zones ~~(Except Comprehensive Residential Development on sites identified in Appendix 29)~~

- i. On any side or rear 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.

Except that: Where two or more detached 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 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, as shown in the diagram below.

Note: In respect of comprehensive residential development activities on sites within Appendix 13B, Figure 1 the above standard only applies to the external boundaries of the parent site.



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.

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8.2.5D BUILDING SETBACKS

a. Havelock North General Residential Zone (Except for Comprehensive Residential Development on sites identified in Appendix 29)

i. Front boundary:

3 metres (with frontage to Access Roads).

5 metres (with frontage to Arterial or Collector Roads).

Except that:

Sites within the Brookvale Structure Plan Area as identified in Appendix 13B, Figure 1 and located opposite the Plains Production Zone on Thompson Road shall have a front yard of 10m.

Other boundaries

1 metre

iii. No building shall be erected within 30 metres of the top of the bank of that part of the Karituwhenua Stream that flows between Te Mata Road and the confluence with School Stream.

Outcome

The amenity of the residential area will be maintained by buildings being set back from roads.

This setback will ensure that a 30m buffer is maintained between the Plains Production zoned properties and new residential development.

8.2.5F BUILDING COVERAGE

a. Havelock North General Residential Zone

Maximum Building Coverage:

45% of net site area except that for comprehensive residential development activities on sites within Appendix 13B, Figure 1 a maximum building coverage of 50% applies over the total area of the parent site.

Outcome

Retention of the open character of Residential Areas and management of any increase in stormwater runoff from sites.

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8.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

8.2.6F COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON SITES IDENTIFIED WITHIN APPENDIX 29

1. Site Context

1. Comprehensive Residential Developments that propose a density of development greater than 1:350m² 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. An existing public park or proposed public open space reserve or a proposed on-site communal playground or open space area; and
- c. A commercial zone.

Outcome
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 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

Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties

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- f. Any scaffolding used in the construction process.

3. Fences and Standalone walls

1. All fences and standalone walls must not exceed a maximum height above ground level of:
 - a. 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
 - b. 1.2m where a site boundary adjoins a public reserve vested to the Hastings District Council under the Reserves Management Act
Except that:
 - c. 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction.
 - d. 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

1. 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).
2. Except that:
 - a. 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.
 - b. 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.
 - c. 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
Dewill be provided restricting overly tall obtrusive structures or buildings close to boundary.*

5. Garages and Accessory Buildings

1. Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building.

*Outcome
Garages or carports will not dominate the street. The residential unit will*

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2. 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.

6. Setbacks

1. Buildings must be setback from the relevant boundary by the minimum depth listed below:

Front boundary: 3m

Side boundary: 1m

Rear boundary: 1m

2. This standard does not apply where two adjacent buildings have an existing or proposed common wall.

3. All buildings must be setback 2m from any boundary with a Character Residential Zone

7. Building Coverage

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

2. This standard does not apply to:

- a. Eaves up to a maximum of 600mm in width and external gutters and downpipes (including their brackets) up to an additional width of 150mm;
- b. Pergola structures that are not covered by a roof;
- c. Uncovered decks that are no more than 1m in height above ground level.
- d. 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
- e. Underground carparking with landscaping above;
- f. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;
- g. Satellite dishes
- h. Artificial crop protection structures and crop support structures;

be the primary built feature of the property frontage and streetscape
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.
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.

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8. Outdoor Living Space

1. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension
2. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension
3. All outdoor living spaces must be accessible from the main living area of the residential unit; and
4. All outdoor living spaces must be north facing i.e. north of east or west.
5. All outdoor living spaces 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 an internal living area

9. Landscaped Area

1. 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;
2. 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. Windows & Connection to Street / Road

1. 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.
2. Any residential unit facing the front boundary or legal access must incorporate at ground level facing the front boundary or legal access:
 - a. a visible front door and main pedestrian entrance that is visible and accessible from the road / legal access; and
 - b. a kitchen, living or dining room with glazing facing the road 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.

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11. Outlook Space

1. An outlook space must be provided for each residential unit as follows:

- 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.
- 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
- c. Outlook spaces must be clear and unobstructed by buildings, structure and vehicles.

[diagram to come]

To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.

12. Variety in Building Design & Visual Appearance

1. 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.

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

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with the same floor
plan design.
Design or
architectural
features include
roof form,
fenestration,
window shrouds,
louvres, pergolas,
chimneys,
verandah, porch or
balcony details.

1. Stormwater Management

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

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.65
50 year	0.75

The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient 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

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

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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

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.

2. Roading / Vehicle Access

1. 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.

3. Infrastructure – Water, Wastewater and Stormwater

1. 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.

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 to 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

Outcomes

The size and shape of a site are key attributes in

8.2 Havelock North Residential Environment

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a. The parent or development site shall have a minimum area of 1,400m² and shall have a minimum continuous frontage to a public street of 30 metres; or

b. The parent or development site shall be a rear site with a minimum total area of 2,000m² and shall have a minimum dimension of 30 metres in width.

2. Exclusive Use Area per Dwelling

a. An average net site area of not more than 350m² per residential dwelling.

b. A minimum net site area of 250m² per residential dwelling.

3. Building Size and Scale

a. Height of Buildings

Buildings shall have a maximum height of 10m

b. Zone Setbacks for Comprehensive Residential Development

i. Setback from the Havelock North Character Residential Zone boundary:
2 metres

ii. Setback from the Havelock North General Residential Zone Boundary:
1 metre

c. Building Bulk

Comprehensive residential developments shall not include more than 3 residential units in a terraced or row configuration (any number of units may be attached if connected by a single level garage).

achieving a development layout that ensures good urban design and a quality living environment for both occupants and neighbours of a comprehensive residential development

To enable Comprehensive Residential Development in the General Residential Zone in areas specifically identified as being suitable for this purpose while ensuring that the density does not detract from the character of surrounding residential properties.

The general amenity of the zone will be maintained by

8.2 Havelock North Residential Environment

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4. Outdoor Living Space

At least 30m² of Outdoor Living Space shall be provided for each unit. This can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:

a. Each unit shall have a minimum of 20m² of ground-level private Outdoor Living Space that is directly accessible from a principal living area of that unit.

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.

c. Private Outdoor Living Space shall be north facing, that is north of east or west.

Except that:

a. Where the principal living area of a unit 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.

b. Any communal outdoor living space provided shall be accessible for use by all units 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 units on the site.

5. Landscaping

A minimum of 20% of each individual unit site shall be landscaped with vegetation cover and must include the planting of 1 specimen tree of size PB95 for every 5 metres of road frontage of the parent site. In

preventing tall
obtrusive structures
or buildings, and
access to daylight
on adjoining
properties will be
protected.

There will be a
buffer between more
intensive residential
activities and
residential zones
that accommodate
generally lower
density residential
activities in order to
accommodate the
different
characteristics of the
zone.

To ensure that
building bulk is
compatible with the
existing and
proposed new
compact character
of the Havelock
North Residential
Environment

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general, landscaping can be in the form of grassed lawn, garden beds, trees and shrubs or a combination of the above.

4. Relationship of Building to Street

- a. Where the parent site adjoins a 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, verandah/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 unit 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 unit.

- 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 50% visually transparent. Solid fences or walls 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 and carports shall be set back at least 1 metre from the front elevation of the residential unit and 5 metres 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.

7. Service/Utility Area/Deliveries

To ensure residents have adequate outdoor living space for their recreation and amenity and that this space is private, sunny and has direct access from internal living areas.

The ratio of open permeable space to covered (paved/built) space will be balanced with the ability of the site to provide vegetation that improves outlook, privacy and softens building forms and to provide a minimum area for stormwater soakage to reduce runoff. The planting of specimen trees along the public road frontage of the site will improve streetscape amenity.

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a. Each residential unit 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 unit and the road boundary and shall be screened from the unit's outdoor living space, any adjoining unit or adjoining Public Open Space or Residential Zone.

The front public space between the dwelling and the street will be defined and there will be adequate space to ensure the amenity of the Residential Area is maintained.

A clear visual connection between each unit and the street or main entrance to the development is provided. This adds visual interest to the streetscape and improves pedestrian and residential amenity. Clear visual connections enable passive surveillance which improves the safety of people and property.

The visual connection between the dwelling frontage and the street is

8.2 Havelock North Residential Environment

Proposed PC5 Amendments

~~maintained to enable passive surveillance. The amenity of the streetscape is enhanced by low and/or permeable fencing.~~

~~Where garages or carports are not accessed via rear lanes or courtyards, they shall be set back from the street and front dwelling façade so that they do not dominate the street.~~

~~An adequate service area that is separate and screened from outdoor recreation space shall be provided for clotheslines, rubbish and recycling storage.~~

~~Locating and screening storage and service areas~~

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~~away from the public street and private recreation areas will ensure that the residential amenity of the area will be maintained.~~

8.2.6L

COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON SITES IDENTIFIED WITHIN APPENDIX 13B, FIGURE 1

~~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 to allow the individual residential units to be sold separately the parent site will be subdivided to allow for this.~~

Outcomes
The size and position of a site are key attributes in achieving a development layout that ensures good urban design and a quality living environment for both occupants and neighbours of a comprehensive residential development.

1. Parent Site Area and Position

- ~~a. The parent or development site shall have a minimum area of 500m² and shall be a front site.~~

2. Exclusive Use Area per Dwelling

- ~~a. A minimum net site area of 250m² per residential dwelling.~~

To provide an option for house typologies that suit compact living environments.

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3. Building Bulk

a. Comprehensive residential developments shall not include more than 4 residential units in a terraced or row configuration.

To ensure that building bulk is appropriate and contributes to the creation of a high quality compact living environment in this new urban development area.

4. Yards

The following yards apply to the external boundaries of the parent site on which the comprehensive residential development activity is proposed:

Front Yard All residential buildings	3 metres
Front Yard Integral or standalone garages, carports or accessory buildings	5 metres
All other yards	1.5 metres Except that comprehensive residential development proposals that comprise no more than two residential buildings may reduce these yards to 1 metre.

The front yard standard will ensure garages and accessory buildings are set back from dwellings along the street frontage creating a more pleasant streetscape. All other yards will ensure there is a buffer between this more compact development type and the remainder of the urban development area.

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5. Building Height in Relation to Boundary

- a. On all proposed boundaries between residential buildings (ie within the parent site), buildings shall be contained within a building envelope constructed by recession planes from points 3 metres above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of the compass and 55° for all boundaries facing the northern half of the compass.
- b. Except that: 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.
- c. The height in relation boundary recession planes are not applicable from the front road boundary of a site.
- d. 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.

Outcomes

Access to sunlight and daylight will be maintained for occupants of residential units within the development by preventing tall obtrusive structures or buildings being located on boundaries.

This exception encourages an efficient use of land with benefits of allowing greater flexibility and the ability to create open space to compensate the increase in building bulk in other parts of the site.

6. Outdoor Living Space

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

Outcome

To ensure residents have adequate outdoor living space for their recreation and amenity and

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- b. 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.
- c. 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 8.2.5M.6(e) below).
- d. Private outdoor living space shall be north facing, that is north of east or west.
- except that:
- e. 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.

that this space is private, sunny and has direct access from internal living areas.

7. Landscaping

- a. A minimum of 20% of each individual unit site within the comprehensive residential development shall be landscaped with grassed lawn, garden beds, trees and shrubs or a combination of these.
- b. Each comprehensive residential development proposal shall include the planting of 1 specimen tree of the size PB95 for every 5 metres of road frontage of the parent site.

*Outcome
On-site landscaping contributes to the improvement of outlook, privacy and softens building forms. The planting of specimen trees along the public road frontage of the site will maintain and enhance streetscape amenity.*

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;

*Outcome
To ensure that an adequate service area that is separate and screened from outdoor recreation*

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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 open space or residential zone.

space is provided for clotheslines, rubbish and recycling storage.

Locating and screening storage and service areas away from the public street and private recreation areas will ensure that the residential amenity of the area will be maintained.

9. Urban Design Assessment

a. An assessment of the proposal by a qualified urban design specialist shall be provided with any application for comprehensive residential development. This assessment shall demonstrate how the proposal meets general urban design principles including the 7C's of the New Zealand Urban Design Protocol:

- Context
- Character
- Choice
- Connections
- Creativity
- Custodianship
- Collaboration

*Outcome
Comprehensive Residential development proposal will meet urban design principles of the New Zealand Urban Design Protocol.*

8.2.7 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

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This section is intentionally blank.

8.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND 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, the following criteria identify those matters which Council may assess the activity against. However, for Discretionary Activities, Council's assessment is not restricted to these matters.

8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

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 the Havelock North Residential Environment - including the Havelock North General Residential Zone and the Havelock North Character Residential Zone as well as the Toop Street Special Character Area.

In assessing Resource Consent applications for comprehensive residential or comprehensive 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.

Council reserves the right to engage an Urban Design Specialist in order to assess or peer review Resource Consent applications for Comprehensive Residential Developments.

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TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)

1. 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;
- b. Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment;
- c. 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

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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. 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

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and provided with irrigation to ensure the landscaping is maintained.

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

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using rear lanes. Consider location 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.
- l. **Site Layout** - 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

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units, maximising site attributes such as access to sunlight, and outlook.

m. Building Form, Visual Quality and Streetscape Amenity -

Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does that development contribute to the planned built form character for the Zone and surrounding area.

n. 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.

o. Cumulative Effects - whether there are any cumulative impacts of non-compliance with more than one zone standard.

A. CRD ASSESSMENT CRITERIA	
1. Site Context	EXPLANATION / GUIDE
	(a) Principal habitable rooms and outdoor living spaces are oriented to maximise access to sunlight, whilst having the

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Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:	ability to manage the negative aspects of the sun.
(a) Sunlight	(b) The design should include principles of passive solar design.
(b) Wind	(c) 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	(d) 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) Landform	(e) Where relevant, the design should both address the challenges resulting from a sloping site, whilst also endeavouring to utilise it to its advantage. Examples include minimisation of large retaining walls and creation of open spaces that are useable. I.e. use the slope for semi-basement parking.
(e) Vegetation	(f) Where possible, existing valuable landscaping and trees should be retained and integrated into the site design.
(f) Heritage Buildings	(g) Where possible, heritage buildings that exist on the site should be retained and celebrated as features that provide character to the development. At the same time where heritage buildings are found within the immediate context of the site, in terms of bulk and location development should consider replicating the heritage building design in terms of
(g) Materials	


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	<p>the use of materials and other architectural elements.</p> <p>(h) 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.</p>
<p>2. Streetscape Amenity</p> <p>Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:</p> <p>(a) Street boundary treatment</p> <p>(b) Public safety</p> <p>(c) Appearance</p> <p>(d) Legibility (how easy it is to find your way)</p> <p>(e) Connection to the street</p>	<p>Physical and visual separation between the public realm (street/park) and private property should ensure the protection of residents' privacy.</p> <p>Streets are generally safer when they are easily visible from nearby houses and are well lit. To contribute to the safety and perceived safety of the neighbourhood in the development design should integrate the following design attributes:</p> <ul style="list-style-type: none"> ○ A principal living room should be located on the ground floor to enable overlooking of the street (a deterrent for crime ○ Low front fences, walls and hedges which enable good views of the street from dwellings. ○ Private outdoor living space should not locate between a dwelling and the street; ○ Environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property. <p>The development should also enhance the streetscape. This could be done in the following ways:</p>

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	<ul style="list-style-type: none"> ○ Low fences ○ Avoid large garage doors (recess garages behind the main front of the dwelling) ○ High quality design ○ Building entrances should be visible from the public street in order to connect are development with the street and avoid confusion about how dwellings are laid out relative to the public realm.
<p>3. Site Layout</p> <p>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>Bulk and Location</p> <p>The arrangement of buildings should consider the following:</p> <ul style="list-style-type: none"> ○ Minimisation of overshadowing of other dwellings and outdoor living spaces ○ Privacy for residents both within and adjacent to the sit ○ A clear distinction between public and private space for privacy, security and legibility ○ Each dwelling should have sufficient and quality private outdoor space

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<p>(c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings; and</p> <p>(d) Whether the setting of each building respects that of any other buildings on the site.</p> <p>(e) Whether stormwater runoff will be appropriately managed.</p>	<ul style="list-style-type: none"> ○ Shared outdoor spaces should have enough room to allow for landscaping, a veggie patch and trees ○ Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space. <p><u>Private Outdoor Space & Landscaping</u></p> <p>For wellbeing of residents outdoor spaces should:</p> <ul style="list-style-type: none"> ○ Have a sunny, sheltered, private area and enable good indoor-outdoor flow, have wide and high openings to maximise this flow; ○ Provide opportunities for gardening, even small areas of landscaping add value, interest enhance outlook and privacy ○ Balconies that maximise exposure to sunlight, whilst remembering that shade is important during hot weather. <p><u>Stormwater</u></p> <p>Increasing housing density also increases the area of a site that is covered by hard surfaces and thus decreases the ability of the site to absorb rainwater, this then 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.</p> <p>—</p> <p>This can be resolved with On Site Attenuation and/or Low Impact Design solutions to slow the rate of discharge to the</p>
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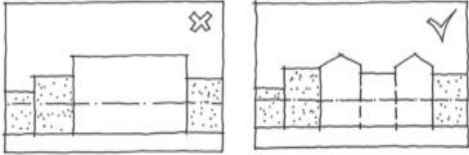
8.2 Havelock North Residential Environment

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<p>-</p> <p>a) Car Parking and Access Whether the development is designed to enable safe and practical car parking and access. Pedestrians and cyclists should also be considered during development design.</p> <p>-</p> <p>b) Service Areas and Utilities Development should consider the practical and/or discreet location of facilities including:</p> <p>- Washing lines</p>	<p>public stormwater system and reduce the potential for flooding or ponding. 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 rain garden or a swale ○ Stormwater Attenuation methods. <p>For more information refer to the current Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide 2010.</p> <p>Car Parking and Access</p> <ul style="list-style-type: none"> ○ Have a clear distinction between residents and visitor parking. ○ Locate visitor parking close to site entrance ○ Car parking areas and garages that do not visually dominate the site ○ Minimise the number of vehicle access points ○ Vehicle crossings should be as narrow as is operationally possible and demarcate space for pedestrians and cyclists ○ Provide safe and secure storage for bicycles ○ Lane ways <p>Service Areas and Utilities Consider servicing needs early in the design process. We all need these services, but they are not elements that need to be seen, so locate them in places that are easily accessible,</p>
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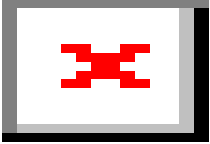
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<p>Rubbish Bins</p> <p>Visibility of utilities</p> <p>Heat pump boxes etc.</p> <p>Letter Boxes</p> <p>-</p>	<p>but screened from public view where possible (letter boxes excluded). Ideas to this include the use of building recesses, fences, landscaping and side yards.</p>
<p>4. Building Form, Performance and Appearance</p> <p>Whether the development is an appropriate architectural quality is aesthetically pleasing and contributes positively to the surrounding area. Specific regard will be given to the following design attributes:</p> <p>-</p> <p>a) Mass and proportions</p> <p>Whether the development can assimilate with the surroundings.</p> 	<p>Mass and Proportions</p> <p>-</p> <p>A comprehensive residential development site within an area of single dwellings should be able to assimilate with the surroundings.</p> <p>Ideas to achieve this are:</p> <ul style="list-style-type: none"> ○ The buildings need to appear as houses, not another type of building. In the Havelock North residential area, where most house are single storey, new comprehensive dwellings should be no higher than two storey and if buildings are joined, there should be no more than three in a row and should appear as separate entities. ○ Reduce the bulk of terraced housing with variations in height and roof form, have vertical breaks and recesses in the façade. ○ A collection of smaller individual buildings is less intrusive than one large single building.

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 <p>b) Diversity Whether the development has a range of dwelling types and sizes for create variation and interest.</p> <p>c) Repetition</p>	<ul style="list-style-type: none"> Look at the height and width of the neighbouring houses and use this to guide the bulk and form of the development. 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><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> <p><u>Repetition</u> This is to be avoided as it results in poor design outcomes.</p>
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Whether repeated built form is avoided. Dwellings in long rows are not part of the Havelock North vernacular; dwellings should generally be adjoined together in groups of no more than 3.

d) Roofs

Should be high quality and fitting with the rest of the dwelling and development.

e) Windows and doors

f) Façade detailing and materials



Roof form

Design the slope of eaves with shadowing in mind – of private outdoor space and neighbouring properties.

Provide quality ceiling and floor insulation – no gaps, holes or tucks visible.

Damp Proof Traditional wooden floors.

Windows and Doors

Proportions and sizes of façade openings should add to the visual character, be logical and reflective of their function. Double glazing with thermally broken timber or PVC frames,

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	<p>secure locks and catches.</p> <p>-</p> <p>-</p> <p>Facade detailing and materials</p> <p>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.</p> <p>-</p> <p>Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins.</p> <p>-</p> <p>Ensure access for maintenance is considered at design stage.</p> <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>-</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</p>

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	<p><i>following solutions:</i></p> <ul style="list-style-type: none"><i>- A variety of colours and materials in the front façade of units;</i><i>- Continuation of house style to fencing and walls (not just plain timber pailings that detract from a well-detailed house);</i><i>- Seek to use eaves and recesses to create shadow lines and more visual interest;</i><i>- Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.;</i><i>- Consider how materials and finishes will weather over time;</i><i>- 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.</i>
<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>	

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<p>a) Internal/external relationship</p>	<p><u>Internal / external flow</u> 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>
<p>c) Visual and aural privacy both within the dwelling and between neighbouring dwellings.</p>	<p>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 lifestyles</p>
	<p>Open plan living areas that accommodates a range of layouts</p>
	<p>Ensure the dwelling has sufficient storage space for the likely household</p>
	<p>Size and proportions of rooms useable and easy to get from one part of the dwelling to another</p>
	<p>Don't put the bathroom or toilet next to the kitchen.</p>
	<p><u>Aural Privacy</u></p>
	<p>Address noise control at the early stages of a project. In designing building layouts, the following may be considered:</p>
	<p>locate noise tolerant areas (kitchens, bathrooms, storage, laundries) towards noise sources and noise sensitive</p>

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	<p>areas to quiet areas</p> <ul style="list-style-type: none"> 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' bedroom Use storage areas and wardrobes and the like as noise buffers <p>Visual Privacy</p> <ul style="list-style-type: none"> Offset window placements by 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).
7. On-Site Car Parking	

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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 car parking if the latter is accommodated on the site.

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:

a) Sunlight and Daylight

(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

(ii) That sufficient sunlight and daylight reaches into, between and around proposed buildings and additions to existing buildings.

b) Orientation / passive solar energy - maximise the energy from the sun to warm the dwelling

c) Natural ventilation - with sufficient opening windows in each dwelling

d) Views - Visual Outlook - 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).

8.2.9B COMPREHENSIVE RESIDENTIAL DEVELOPMENTS WITHIN APPENDIX 13B, FIGURE 1

As well as considering the CRD assessment criteria in 8.2.9 above, the following specific matters need to be considered:

- a. Consider how the proposed development integrates to the overall suburban development of the relevant stage or area shown on the Brookvale Structure Plan (areas A, B or C) within which the proposal is to be located. In particular the following specific matters are relevant to any assessment:

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- i. Whether the comprehensive residential development(s) take advantage of the higher levels of amenity associated open space reserves (i.e. so that the houses face the reserve) or some amenity feature (existing or proposed);
- ii. Whether comprehensive residential developments are located mid-block in a street separated by sites for standard residential development to ensure that the smaller sites that make up a comprehensive residential development do not dominate the streetscape;
- iii. Whether the proposal will avoid monotonous concentrations of uniform house and lot type;
- iv. Whether the proposal will contribute to the creation of a variety of house types enabling the creation of a mixed community and a sense of character within the particular street or area within which it is located; and
- v. Consider how the arrangement of lots within the proposed development site, along with any lots already subdivided within adjoining sites, will contribute to the creation of a pleasant streetscape amenity.

8.2.9C

COMPREHENSIVE RESIDENTIAL DEVELOPMENTS NOT MEETING THE PARENT SITE SIZE AND POSITION OR EXCLUSIVE USE AREA STANDARDS 8.2.5M(1) AND 8.2.5M(2) WITHIN APPENDIX 13B, FIGURE 1

- a. Consideration of the size, shape and position (including the length of street frontage) of the parent site as these are considered key attributes of ensuring good urban design outcomes and a quality living environment for both occupants and neighbours of a comprehensive residential development;
- b. Whether the proposed parent site size and shape will enable a dwelling layout that creates a sense of privacy within each proposed dwelling and outdoor living space area;
- c. Whether the increased density resulting from not meeting the exclusive use area requirements for each dwelling can be absorbed within the comprehensive residential development site;
- d. Whether additional communal open space areas and/or landscaping are proposed to offset the increased density proposed;
- e. Whether the increase in density will assist in the creation of a variety of site sizes and/or housing typologies within the site, street or neighbourhood area; and
- f. Whether the increase in density will detract from the high quality residential amenity that is sought in this residential area.

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9.2 FLAXMERE RESIDENTIAL ZONE

9.2.1 INTRODUCTION

9.2.3 OBJECTIVES AND POLICIES

OBJECTIVE 2 To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents.

POLICY FRP5 Enable and provide for the development of a range of housing types through subdivision, comprehensive **residential development** provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles.

Explanation

This Policy recognises the need to attract a variety of housing types to Flaxmere to better cater for the differing household compositions of the community. Council can encourage developers and facilitate dialogue with community representatives to promote a variety of housing types that are appropriate and desired to meet community needs. The minimum site size is amended to better suit the family preferences of the residents which in Flaxmere tends to be a greater number of people per household than in other areas. Comprehensive Residential Development is provided for as a **Restricted Discretionary activity (non-notified)**. This would provide the opportunity, via the Consent process, for developers to provide housing at greater densities in a comprehensive and designed way. **While, Comprehensive Residential Development has been specifically provided for in the Medium Density Residential Zone, it may also be appropriate in the Flaxmere Residential Zone provided that comprehensive residential developments are located within walking distance (400-600m) of amenities such as parks and playgrounds, shopping areas and**

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public transport services and routes. 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. Developments are subject to design requirements via assessment criteria to ensure visual surveillance and consideration of the facilities and public spaces in the proximity. Building design and layout for such development needs to consider connections to the street, relationships with adjoining sites, on-site access as well as landscaping and visual amenity. A number of strategic documents completed for Flaxmere, such as the Urban Design Framework and the Health Impact Assessments, can be the basis for dialogue with key developers regarding housing options and accommodation alternatives suitable for Flaxmere.

9.2.4 RULES

Any activity must comply with the District Wide provisions, before applying the following rules of the Residential Environment. With regard to the rules of the activities tables, all activities are subject to General and Specific Performance Standards and Terms in Sections 9.2.5 and 9.2.6 and where relevant assessment criteria in Sections 9.2.7 and 9.2.8.

Except that comprehensive residential developments need only comply with the specific performance standards in 9.2.6J and assessment criteria 9.2.8I

RULE TABLE 9.2.4 FLAXMERE RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
FR1	Residential activities (<i>except comprehensive developments</i>)	P
FR2	Supplementary residential dwellings	P
FR3	Home Occupations (<i>excluding industrial activities, catteries and kennels</i>)	P
FR4	Temporary Events	P

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FR5	Non-Residential Care Facilities	P
FR6	Early Childhood Centres	P
FR7	Visitor Accommodation	P
FR8	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
FR9	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
FR10	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
FR11	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
FR12	Temporary Military Training Activity	P
FR13	Relocated buildings where the building was constructed after (or during) 1970	P
FR14	Places of Assembly	RDNN
FR15	Emergency Service Facilities	RDNN
FR16	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
FR17	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
FR18	Relocated buildings where the building was constructed prior to 1 January 1970	RD
FR19	Education Facilities	RD
FR20	Rest Homes	RD
FR21	Relocated buildings where the building was constructed after (or during) 1970 not meeting one or more of the General Performance Standards and Terms in	RD

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	Section 9.2.5 and/or Specific Performance Standards and Terms in Section 9.2.6	
FR22	Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in section 9.2.5 EXCEPT activities not complying with General Performance Standard 9.2.5A Density and activities not complying with Specific Performance Standard 9.2.6B.1 Supplementary Residential Buildings	RD
FR23	Health Care Services	D
FR24	Comprehensive Residential Developments and Retirement Villages complying with the specific performance standards and terms in 9.2.6J	RDNN
FR25	Comprehensive Residential Developments not meeting one or more of the specific performance standards and terms in 9.2.6J	RD
FR256	Any Restricted Discretionary activity not meeting one or more of the relevant General Performance Standards in Section 9.2.5 or the relevant Specific Performance Standards and Terms in Section 9.2.6	D
FR267	Supplementary Residential Buildings not complying with Specific Performance Standard in Section 9.2.6B.1	D
FR278	Residential activities (except comprehensive residential developments) not complying with density provision in General Performance Standard 9.2.5A	NC
FR289	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary activity.	NC

RULE TABLE 9.2.4A - HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY

FR29	The Storage, Handling or Use of Hazardous Substances (except Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	P
FR30	Permitted activities under Rule FR29 not meeting the Specific Performance Standards and Terms in Section 9.2.6I	RD

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FR31	The Storage, Handling or Use of Arsenic (As) within the Heretaunga Plains Unconfined Aquifer Overlay refer Appendix 59:	Prohibited
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Note: For users affected by the rules that apply specifically to the Heretaunga Plains Aquifer, attention is drawn to the National Environmental Standard for Sources of Human Drinking Water which may also be relevant to the activity.

9.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

9.2.5A DENSITY

a. One principal residential building per 500m² 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 9.2.5A (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 Development intensity which is compatible with surrounding activity and takes account of amenity, sense of place and infrastructural capacity. 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

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intended use, which is, one residential building per site.

9.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

9.2.6J COMPREHENSIVE RESIDENTIAL DEVELOPMENT

1. Site Context

Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 500m² 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

Outcome
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 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;

Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties

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- 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.

3. Fences and standalone walls

- 1. All fences and standalone walls must not exceed a maximum height above ground level of:
 - a. 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
 - b. 1.2m where a site boundary adjoins a public reserve vested to the Hastings District Council under the Reserves Management Act
Except that:
 - c. 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction.

Outcome
Lower front
fence heights
enable clear
visibility
providing for
passive
surveillance
and visual
connections
between the
residential unit
and the street
improving
safety

1.8m for all other site boundaries

4. Height in relation to Boundary

- 1. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained with 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).
- 2. Except that:
 - a. 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.
 - b. Where a boundary adjoins an entrance strip, access lot or private road, recession planes can be constructed from the side of the entrance strip.

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.

access lot or private road furthest from the site boundary.

5. Garages and Accessory Buildings

1. Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building.

2. 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
Outcome*

6. Setbacks

1. Buildings must be setback from the relevant boundary by the minimum depth listed below:

Front boundary: 3m

Side boundary: 1m

Rear boundary: 1m

2. This standard does not apply where two adjacent buildings have an existing or proposed common wall.

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

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

2. This standard does not apply to:

- a. Eaves up to a maximum of 600mm in width and external gutters and downpipes (including their brackets) up to an additional width of 150mm;
- b. Pergola structures that are not covered by a roof;
- c. Uncovered decks that are no more than 1m in height above ground level.
- d. 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
- e. Underground carparking with landscaping above;

*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*

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- f. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;
- g. Satellite dishes
- h. Artificial crop protection structures and crop support structures;

8. Outdoor Living Space

1. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension
2. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension
3. All outdoor living spaces must be accessible from the main living area of the residential unit; and
4. All outdoor living spaces must be north facing i.e. north of east or west.
5. All outdoor living spaces 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 an internal living area

9. Landscaped Area

1. 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;
2. 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

10. Windows and Connections to Street / Road

1. 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.
2. Any residential unit facing the front boundary or legal access must incorporate at ground level facing the front boundary or legal access:
 - a. a visible front door and main pedestrian entrance that is visible and accessible from the road / legal access; and

Outcome

A clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to

- b. a kitchen, living or dining room with glazing facing the front boundary or legal access:

the safety of people and property

11. Outlook Space

1. An outlook space must be provided for each residential unit as follows:

- 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.
- 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
- c. Outlook spaces must be clear and unobstructed by buildings, structures or vehicles.

To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.

[diagram to come]

12. Variety in Building Design & Visual Appearance

1. 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.

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

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e 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	0.65
50 year	0.75

The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient 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

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

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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 Hastings Medium Density Design Framework.

14. Rooding and Vehicle Access

1. 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

1. 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.

9.2.8 ASSESSMENT CRITERIA - FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

This part of the Plan sets out the assessment criteria to guide the assessment of Restricted Discretionary Activities. These criteria are also relevant to consider in the assessment of Discretionary Activities. Additional specific assessment criteria are also provided for individual Discretionary activities.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing Resource Consent applications.

For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is however not restricted to these matters.

9.2.8I COMPREHENSIVE RESIDENTIAL DEVELOPMENTS INCLUDING RESIDENTIAL

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DEVELOPMENT AREA IN PERFORMANCE STANDARD 9.2.5Q & RETIREMENT VILLAGES

The assessment of comprehensive residential development will have regard to the following matters:

1. 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;
- b. Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment;
- c. 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

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- 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. *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.
- 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

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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 location 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.

l. Site Layout - 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.

m. Building Form, Visual Quality and Streetscape Amenity - Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does that development contribute to the planned built form character for the Zone and surrounding area.

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n. 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.
- o. Cumulative Effects - whether there are any cumulative impacts of non-compliance with more than one zone standard.**

a) Whether the proposal is designed in accordance with good urban design principles (HDC Infrastructure Design Guide 2011) including the suitability of the site and the context of the surrounding neighbourhood, and the extent alternative sites, locations or zones have been considered:

1. Neighbourhood context

Whether the development is in the appropriate location to meet residents' needs; specific regard given to:

- (i) Proximity to community facilities – within walkable distance to schools, community halls, churches
- (ii) Proximity to places of employment – close to accessible travel routes and connections and/or close to public transport options with areas of employment
- (iii) Proximity to commercial facilities – well-connected in terms of walking distance to commercial facilities that will provide the daily needs of residents such as dairy
- (iv) Proximity to recreational facilities such as parks & reserves, and other recreational facilities

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(v) Proximity to public transport

2. Site context

Whether the development is well integrated into the existing local context; with particular regard to the following design attributes where integration means both responding appropriately to the conditions as well as capitalising on opportunities offered by the location.

(i) Sunlight - buildings and /or developments to be sited to maximise passive solar sunlight exposure

(ii) Wind - 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

(iii) Views - where relevant, the design should maximise opportunities for view to public and shared spaces. Opportunities include overlooking public parks or the distant hills and ranges

(iv) Landform and vegetation - the design of the development should take into account topography, retain existing trees where possible and/or have them integrated into the design

(v) Heritage Buildings - where possible, there are some architectural and historical building features that are attractive and tell a story that should be retained and celebrated to accentuate the character of the locality and the area

(vi) Materials - where possible, design of homes /development should involve the use of durable quality building materials that

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contribute to healthy families and sustainable living

3. Streetscape Amenity

Whether the development makes a positive contribution to the public streetscape; particular consideration focuses on the relationship between the development and the streetscape immediately surrounding the site. Specific regard is given to the following key design factors:

(i) Street boundary treatment - streets are generally safer when they are easily visible from nearby houses and well-lit

(ii) Public safety - the safety and perceived safety of the neighbourhood in the development design should integrate the design of the house, the living room locating on the ground floor overlooking the street and having low front fences and hedges

(iii) Attractiveness for walking - environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property

(iv) Legibility (how easy it is to find your way) - buildings entrances should be visible from the public street in order to connect development with the street and avoid confusion about how dwellings are laid out relative to the public realm

4. Site Layout

Whether the development is well integrated into the existing local context in relation to:

(i) Building bulk and location - site relationship with adjoining or adjacent public space in the vicinity such as road and/or reserves

(ii) Public versus private

(iii) Private outdoor open space

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(iv) On-site landscaping

(v) Stormwater management

(vi) Car parking and access

(vii) Service areas and utilities

5. Building form and appearance

Whether the development is of an appropriate architectural quality and aesthetically pleasing

(i) Mass and proportions

(ii) Diversity and repetition

(iii) Roofs and floors

(iv) Windows and doors

(v) Façade detailing and materials

(vi) Energy efficiency

(vii) Water efficiency

6. Internal configuration

Whether the internal arrangement of spaces and functions in the dwellings of the development take into account urban design principles to it is useable, efficient and pleasant and provide an adequate level of living space and amenity for their intended use:

(i) Indoor /outdoor flow or relationship

(ii) Size of rooms and spaces

(iii) Layout

(iv) Visual & aural privacy both within the dwelling and between neighbouring dwellings

(v) Orientation – passive solar energy

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(vi) Natural ventilation

(vii) Views

(viii) Parking and garaging

7. Natural Hazards

(i) 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.

(ii) 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

b) Whether the activity can be serviced adequately including whether low impact stormwater design techniques and solutions are incorporated into the proposal. The site must be capable of sustaining the infrastructural servicing needs of the development

e) Whether alternative solutions have been considered and taken into account in ensuring that any adverse effects from the activity can be adequately avoided, reduced or mitigated

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