

Thursday, 4 April 2024

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

*Kaupapataka*

# Appendix 1 Tracked Changes (Vol 2)

## (Plan Change 5 - Medium Density Housing)

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

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*Te Wā:*  
Time: **9.00am**

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

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ITEM	SUBJECT	PAGE
2.	<b>PLAN CHANGE 5 - "RIGHT HOMES, RIGHT PLACE" - MEDIUM DENSITY HOUSING</b>	
	<b><u>Document 2</u></b> Containing this attachment	
	<b>Attachment 6</b> Tracked Changes - Section 8.2 (21 Mar 2024)	<b>Pg 3</b>
	<b>Attachment 7</b> Tracked Changes - Section 9.2 (21 Mar 2024)	<b>Pg 99</b>



## 8.2 HAVELOCK NORTH RESIDENTIAL ENVIRONMENT

### 8.2.1 INTRODUCTION

Havelock North has a distinctive residential character due in large part to its built form and the natural environment. This character includes tree-lined streets, landscaped gardens, elevated and spacious sites and the established community, recreation and education facilities in the Village. Te Mata Peak forms a dramatic backdrop to the Village and the various residential environments range from the elevated ridges with panoramic views over the Heretaunga Plains and Hawke's Bay, to the sheltered valleys nestled in the hills, and to the lower and flatter areas on the perimeter of the Heretaunga Plains. The age of the settlement and its attractive natural setting give the town a special character unique to the region.

The attractiveness of Havelock North means that it has been subject to strong development demand for some time. Most of the District's recent residential growth has been channelled towards Havelock North because it is located generally off the fertile soils of the Heretaunga Plains, and a range of new urban and semi-urban subdivisions have occurred over the last ten years.

Havelock North's residential character is a result of its evolution over time and its community has a keen desire to maintain the village feel. There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it; at the same time there is concern that intensification may undermine much of the Village's established character. The purpose of the Havelock North Residential Environment section is to therefore provide for a more compact form whilst ensuring that higher density housing is of quality design and is located in appropriate areas. Havelock North residents have a strong connection with the area in which they live and are committed to protecting its character; it is understandable that high amenity levels are sought and there is a desire for them to be maintained throughout the Village. Controls over design and location of certain activities are therefore incorporated into the District Plan.

It is also important to recognise that the District's demographics are changing. In particular, the population is ageing, and sufficient variety in housing options needs to be considered. Further investigation is required into how housing for the elderly is to be provided for in Havelock North; such housing should be located close to services.

There is also recognition that some non-residential activities can be provided for in the Residential Zone. However, there is concern that such activities can be incompatible with the surrounding residential uses, and can therefore create negative effects such as noise, car parking congestion, and loss of visual amenity. The effects of non-residential activities must be made compatible with those of residential

activities. Some non-residential activities, such as schools, day care centres and churches, have a convenience role in a residential setting and the positive effects, such as reduction in travel time, should be recognised. These activities should be provided for but at the same time require controls to limit the extent of effects on surrounding properties.

Two distinct areas of residential character have been identified. These areas largely reflect changes in topography, but also vary in terms of architectural style, landscaping and subdivision pattern. Two Zones have therefore been established:

- Havelock North General Residential; and
- Havelock North Character Residential.

Further to these, part of Toop Street and Breadalbane Avenue have been identified as exhibiting special character warranting additional attention and protection. The Toop Street Special Character Area has been created as an overlay covering a number of properties fronting Toop Street as well as the streetscape. The Breadalbane Avenue Special Character Area has been created to recognise and protect the existing characteristics of the neighbourhood, while providing for a greater intensity of development. As a result, certain special Standards apply to development in these areas.

A separate Iona Special Character Zone is identified on the western side of Havelock North which recognises the newly created development area. While still residential, these neighbourhoods have been afforded their own section in the Plan due to the difference to existing residential zones and within the environment itself.

### 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 the planned urban built form environment of the relevant~~ Havelock North residential zone

Commented [AES1]: Topic 2, Key Issue 3, Kāinga Ora (050.37)

**HNRAO2** Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy ~~when considered in accordance with the planned urban built form environment of the relevant zone.~~

Commented [AES2]: Topic 2 Key Issue 2, Kāinga Ora (050.38)

**HNRAO3** A residential environment free from excessive noise, odour, dust, glare and vibration nuisance.

8.2 Havelock North Residential Environment

PC5 Tracked Changes as Recommended: 15-Mar-2024

- HNRAO4** Retirement village development at a scale and density that is consistent with the amenity of the surrounding and adjacent residential development.
- HNRAO5** The amenity of the residential areas of Havelock North is maintained through appropriate land use standards.
- HNRAO6** Non-residential activities are of a scale and design that is compatible with the surrounding residential environment.
- HNRAO7** New residential development is consistent with or enhances the amenity of the existing planned built form residential environment of the relevant zone and does not compromise the existing streetscape amenity characteristic of Havelock North.
- HNRAO8** Distinct areas of residential development with unique character which is protected from development incompatible with that character.
- HNRAO9** Residential or non-residential development that does not create adverse effects in terms of flooding or ponding

Commented [JM3]: Topic 2, Key Issue 3, KO 050.39

**8.2.3 OBJECTIVES AND POLICIES**

**ALL ZONES**

**OBJECTIVE HNRO1** New developments will be of a design, scale, layout and intensity that is consistent and compatible with the planned urban built form environment existing residential areas of the relevant Havelock North zone.

*Relates to Outcomes HNRAO1, HNRAO2, HNRAO4, HNRAO7, HNRAO8*

Commented [AES4]: Topic 2 Key Issue 3, Kāinga Ora (050.40)

**POLICY HNRP1** Use zones to protect and recognise the different form of residential development as a result of changes in topography and landscape character.

Explanation

The use of zones will assist in maintaining and enhancing the special character and amenity of the two distinctive residential areas within Havelock North, namely the flatter land between the Karamu Stream and

the foothills of Te Mata Peak, and the area of residential development in the Havelock Hills. The two zones are outlined below.

**Havelock North General Residential Zone**

This Zone demonstrates a regular pattern of subdivision leading from the central roundabout. The development pattern is largely blocks with good street connections between areas. Curvilinear streets and cul-de-sacs are a relatively minor aspect of the established residential areas of the Village, but are more significant in the new development areas on the periphery of Havelock North.

Much of the residential activity occurring in this Zone has evolved since the 1800s. The lot pattern for sites close to the Village Centre was uniform and topography was not a constraint at that time. The predominant pattern was for single-storey detached dwellings with varying styles, much of which would have been constructed during the post-war period. Since that time, a pattern of redevelopment and infill has occurred which includes single storey, multi-unit block developments with relatively high density and common driveways. This type of development often results in greater site and impervious surface coverage (buildings and paved areas) with small front and rear gardens. The sites close to the Village Centre have also experienced significant infill development, many of which involve the development of dwellings to the rear of existing dwellings.

The area covered by the General Residential Zone is largely the flat land radiating from the Village Centre, between the Karamu Stream and the foot of the Havelock Hills. This area is characterised by the dominance of built form and a sense of openness with established street trees, vistas along wide streets, and wide berms with footpaths on one or both sides of the street. Treatment of the street edge is varied from open lawns to trees, shrubs and gardens.

Fences have become more evident in recent times, with many designed to fit with the character of the house to which they relate (for example, low concrete walls in association with art deco houses), whilst others such as high, closely boarded fences are being designed to provide privacy. In some more recent developments (New Development Areas - NDAs) covenants to





















































































































































































































































































































































