

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

- 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.
- HNRAO3** A residential environment free from excessive noise, odour, dust, glare and vibration nuisance.
- 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 the amenity of the planned built form residential environment of the relevant zone and does not compromise the 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

8.2.3 OBJECTIVES AND POLICIES

ALL ZONES

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

HNRO1 *Relates to*

Outcomes

HNRAO1,

HNRAO2,

HNRAO4,

HNRAO7,

HNRAO8

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

HNRP1

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.

Havelock North is typically a low-rise (i.e. 1-2 storey), low to medium density suburban residential environment. The effects of development exceeding performance standards, including density standards, will be carefully considered against the outcomes sought for the zone.

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 prohibit fences on front boundaries ensure an open feel to the street edge, although the boundary between private property and the street boundary is well distinguished, visually, by landscaping. In general, close to the Village, the character is dominated by the built environment with the landscaping secondary to this. This is particularly so where infill or redevelopment of multi-units has occurred on sites. It is anticipated that this is the Zone in which comprehensive and multi-unit residential development will occur in terms of implementing the Heretaunga Plains Urban Development Strategy (HPUDS) intensification targets.

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

Havelock North Character Residential Zone

The area covered by this Zone is largely the area of the foothills of Te Mata Peak. This Zone demonstrates a subdivision pattern which is less regular when compared with that of the General Residential Zone. This is largely reflective of the change in topography and is also evident in the narrower roads which in many cases are landscaped. The roading pattern emphasises a number of key roads (such as Duart Road) which lead upwards and act as a spine for development to reach into the hills. In these areas, the landform tends to create a pattern of many properties backing onto gullies, vegetated areas or reserves.

Landscaping Character : This Zone is also characterised by trees and landscaping which are the dominant elements in defining the overall visual impression of the area. In many places the buildings disappear behind planting at the street edge and within the front yard of properties. Plantings or sloping berms to the edge of the carriageway blur the boundaries between private and public property and reinforce the dominance of landscaping, as well as visually reducing the width of the road reserve. The varied nature of the landscaping means that the streetscape is constantly changing as the observer's viewpoint changes, while the large number of exotic specimen trees means that the streetscape changes with the seasons.

Architectural Character : The development of the foothills of Te Mata Peak exhibits a very different architectural character to that of the flatter parts of Havelock North. This development resulted from the breakup of larger land holdings over a period of time. There remain a number of substantial houses on these original sites that have been surrounded by newer development. The gradual subdivision of these sites into more urban sizes has meant that the architecture of these areas is mixed, with no large concentrations of one style representative of an era in building design. Topography means a change from the predominance of single-storey houses found elsewhere in Havelock North and Hastings urban areas. The use of multi-level buildings means that designers are able to build to the constraints of sites.

Havelock North Deferred Residential Zone

The Deferred Residential Zone is applied to land which has been identified as appropriate for future residential use through the Future Development Strategy and where a structure plan has been prepared for residential development of the area, but which is not live zoned due to current unavailability of necessary infrastructure. Areas zoned Deferred Residential will require a plan change to be completed to be rezoned to Havelock North General Residential Zone.

POLICY HNRP2 *Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the character of the planned urban built form environment of the relevant zone.*

Explanation

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

OBJECTIVE HNRO2 **New non-residential activities will be of a scale and design that is compatible with the surrounding residential environment.**

Relates to Outcome HNRAO6

POLICY HNRP3 *Provide for non-residential activities which are compatible in scale, intensity and character with residential activity and which do not undermine the integrity of the Havelock North Village Centre Zone.*

Explanation

Non-residential activities provide local and convenient services within residential areas as well as home-based employment. Non-residential activities should be provided for in Havelock North; however they must be of an appropriate scale and intensity and be consistent with the overall character of the area. However, non-residential activities can produce effects which are incompatible with the surrounding residential environment and which can be a nuisance to residents. Such negative effects include increased traffic, noise, visual detracting, car parking and a loss of residential coherence. The Havelock North Strategic Management Area (SMA) therefore provides for such activities according to their anticipated effects and imposes certain specific requirements on the development of new activities as well as alterations to existing activities. To ensure the sustainability and vibrancy of the Havelock North Village Centre Zone, Commercial Activities (excepting Home Occupations) will be discouraged from locating in the Residential Zones.

POLICY HNRP4 *Early childhood centres, care facilities, homes for the aged, places of assembly and health care centres will be provided for in residential areas where their effects in terms of design, traffic generation, noise, and scale do not compromise the character of the residential environment.*

Explanation

These activities provide a service to the community and are necessary in terms of social and community wellbeing. They are most appropriately located in a residential environment, rather than commercial or industrial zones. However, these activities have the potential to produce adverse effects for the surrounding neighbourhood if they are not developed with the character of the neighbourhood in mind. To protect identified character and residential amenity, these activities require assessment via the resource consent process with specific standards around scale, intensity and design.

OBJECTIVE HNRO3 **To maintain and enhance residential amenity by ensuring adverse noise effects are avoided and mitigated.**

Relates to Outcome HNRAO3

POLICY HNRP5 *Ensure that residences are free from unreasonable and excessive noise.*

Explanation

It is necessary to enforce performance standards in relation to 'nuisance' effects such as noise in the Residential Area. Residents expect a certain standard of peace and quiet and general pleasant amenity. The Resource Management Act provides specific obligations with regard to mitigation of

nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of Performance Standards.

OBJECTIVE *to recognise and provide for activities that are an existing use or which provide a valuable service to the community or will satisfy a proven community need.*

HNRO4

*Relates to
Outcomes
HNRAO3,
HNRAO5,
and
HNRAO6*

POLICY *To schedule activities on certain sites that provide a valuable service to the community or satisfy a proven community need which may be used for the purpose stated in order to manage the adverse effects of these activities.*

HNRP6

Explanation

The Council recognises that there are some existing uses in Havelock North that provide a valuable service to the community. However, many of these existing uses may not qualify as being permitted under the Rules of the Zone in which they are located. Many land uses such as dairies and shops, and some educational facilities, provide for the social wellbeing of the community. These land uses need to be recognised in the Plan. The Council wishes to retain these types of facilities whilst ensuring any adverse effects these land uses may create are avoided, remedied or mitigated. Maintaining the character and scale of the respective Zones is important as the potential adverse effects from scheduled activities can significantly alter the character and amenity of an area. Also any changes to the scheduled activities should recognise the character and scale of the area. Sites containing scheduled activities are identified on the Planning Maps. The site may be used for the purpose stated in Appendix 26, and must comply with the rules in the Plan.

OBJECTIVE *to protect people, property and infrastructure of the community from flooding and ponding effects associated with stormwater runoff*

HNRO5

*Relates to
Outcome
HNRAO9*

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

HNRP7

Explanation

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

POLICY *Avoid residential or non-residential development which is unable to adequately mitigate the adverse effects of stormwater runoff.*

HNRP8

Explanation

Flooding and ponding are unacceptable effects of new development. If these effects cannot be adequately mitigated then development should not proceed.

HAVELOCK NORTH GENERAL RESIDENTIAL ZONE

OBJECTIVE *to ensure that intensification of housing in Havelock North is consistent in its design and location with the planned urban built form environment sought for the zone.*

HNRO6

*Relates to
Outcome
HNRAO1*

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

HNRP9

Explanation

HPUDS has identified that further development in Havelock North should occur as consolidation of

the existing urban environment. Higher density housing is provided for in the Medium Density Residential Zone close to the village centre and amenities. Infill development and consolidation will continue to occur in accordance with the general residential zone. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further redevelopment or infill must occur in accordance with urban design principles (outlined in the Medium Density Design Framework) that achieve high quality living environments consistent with the planned built form environment of the General Residential Zone. 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.

POLICY HNRP10 *Provide for medium density residential development within new urban development areas where structure plans provide accessibility to amenities including commercial areas, public parks and active and public transport networks.*

Explanation

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

POLICY HNRP10A *Ensure that the open character and amenity of the Crombie Drainage Reserve is maintained, by limiting the height and appearance of any fences adjoining the reserve.*

Explanation

For the Brookvale Structure Plan area (Appendix 13B, Figure 1), it is important that the relationship of all sections to the Crombie Drainage Reserve is appropriately managed so that an open space feel and strong connectivity is achieved. Any fencing will therefore be required to be limited in height and of open style construction so that the open feel is maintained.

OBJECTIVE HNRO6A *o ensure that potential conflicts over zone boundaries are addressed, in advance of any new residential development occurring within the Brookvale Romanes Urban Development Area.*

POLICY HNRP10B *Along the urban/rural interface, separate potentially incompatible activities such as residential activities and productive rural uses through interface buffers or special yard requirements to minimise nuisance or conflicts.*

Explanation

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

OBJECTIVE HNRO6B *Recognise and enable the housing and care needs of the ageing population*

POLICY HNRP10C *Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Havelock North General Residential Zone, such as retirement villages. Recognise the functional and operational needs of retirement villages.*

Explanation

The aging of the population is a significant factor for housing considerations and the Housing Development Capacity Assessment 2021 predicts that over the next 30 years one person and couple only households will make up about 80% of future demand. While the smaller household size will not necessarily comprise entirely of older age cohorts the rate of increase of older persons in our community is significant and will be higher than the national average. Retirement villages play an important role in meeting the housing needs. Intensification in close proximity to amenities such as shopping areas public transport routes and public parks, can be appropriate in the Havelock North Residential Zone and this also applies to retirement village development. However, the infrastructure that is required to service these developments is also of major concern and this is reflected in the activity status of the development. The exceptions to this are the new development areas, such as Brookvale where provision has been made for an element of more intensive development.

HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE

OBJECTIVE *o ensure that the amenity and special character of the Havelock North Character*

HNRO7 Residential Zone is maintained and the landscape character of the Zone is retained.

*Relates to
Outcomes
HNRAO5
and
HNRAO7*

POLICY HNRP11 *Encourage the design and appearance of buildings and fencing in the Havelock North Character Residential Zone to be in keeping with the character of the existing streetscape.*

Explanation

The identification of the Character Residential Zone enables the management of different areas within the Zone through zone-specific amenity standards. This will enable the existing streetscape character to be retained, in particular the open space feel and the landscaped nature of this area of the Residential Environment. Street trees in combination with plantings on private properties are fundamental to the character of this Zone. Development is generally low scale, with large front yards and low or no fencing in many cases. There is a need to ensure that the design of any new development is consistent with the surrounding area in terms of building and fencing appearance and compatibility when viewed individually and cumulatively within the urban landscape.

POLICY HNRP12 *Maintain and enhance an attractive landscape character for the Havelock North Character Residential Zone by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and tree planting.*

Explanation

The Havelock North Residential Environment is characterised by the balance between natural and built character. This is of importance to the Havelock North community. Throughout the Residential Area, the treed landscape, both in streets and private gardens, contribute to a predominance of vegetation over built form. Houses frequently nestle within this treed environment and are either glimpsed in part or screened from view completely. Where houses are more in view, gardens still play a part in defining the landscape setting. This unique character needs to be retained, whilst allowing for additional development where appropriate. This issue is of particular concern in the Havelock North Character Residential Zone, and as such standards for landscaping and building balance are higher in this Zone. This unique character is threatened by the felling of existing vegetation to make way for new development.

OBJECTIVE HNRO8 **To ensure that the special character of Toop Street is maintained and protected from development which is incompatible with this established character.**

*Relates to
Outcome
HNRAO8*

POLICY HNRP13 *Assess new building development to ensure the special amenity of the Toop Street Special Character Area is maintained and protected.*

Explanation

Toop Street is located in the Havelock Hills and demonstrates a subdivision that has been designed in terms of an overall concept considering the landform and existing vegetation and the way in which the buildings relate to this. The lot sizes are generally large creating an open and park-like feel.

The area has a character which is unique within the District. This unique character of the area is not only due to the vegetation, but also due to the cluster of John Scott designed, or Scott-influenced, dwellings in the area. The design of the buildings, together with subsequent landscaping, has produced a residential area with a unique character. John Scott's hand is evident in the way that the buildings sit in the landscape, following the contours of the sites, framing views, the form of the buildings, roofing and fenestration, and the materials chosen. The houses vary in scale with many being multi-level structures to suit the contours of the site. Other architects who have work included in the subdivision include Jane Bishop, Roger Walker and Graham Linwood.

The landscaping demonstrates an overall form which appears to cross site boundaries, providing a park-like feeling to residential gardens, closed vistas along the street edge, terracing, and naturalised gardens showcasing large established trees including gums. The design also builds on the past use of the site (for example retaining the apricot trees from the former orchard area).

Subsequently the standards associated with this character area are specifically targeted to ensure that new buildings remain sympathetic to the form of the land and the established landscaping. New

dwellings will be required to provide a site plan that demonstrates landscaping that blends in with the adjoining sites. This will include appropriate species selection as well as scale of the landscaping. Additionally, the minimum site size in this area is 1000m² ensuring future subdivision does not compromise the amenity and special character of the area.

The Toop Street Special Character Area is shown in Appendix 37

OBJECTIVE Provide for intensification of the Breadalbane Special Character Area while ensuring that its unique characteristics, history and high level of amenity is maintained

HNRO9

Relates to

Outcome

HNRA08

POLICY *Maintain character and amenity in the Breadalbane Avenue Special Character Area, such as the open and spacious feel through minimum allotment sizes which are large enough to accommodate development while protecting existing neighbourhood characteristics.*

HNRP14

Explanation

One of the defining characteristics of the Breadalbane Avenue is the openness and spacious feel. It has a rural feel to the neighbourhood which was developed from the land around the historic Chamber's homestead. The avenue itself was historically the track access to the homestead.

As a result of the development happening over a number of years, the dwellings within the area are all of different character, style and size. Further to this only six dwellings have been constructed over a 6.5 hectare area, ensuring a neighbourhood which is dominated by its landscape and mature trees rather than buildings. Finally the timing and density of development of the Avenue has meant that there was never a requirement for footpaths or urban style fencing requirements, adding to the open and rural feel of the area.

While the intensification of the special character area will change the rural feel of the development, where possible the key characteristics of the area shall be retained. Such measures will include a reduction of the width of the road carriageway, reduced levels of footpaths, low fencing and the encouragement of protection of existing trees. New developments which aims to protect these key characteristics shall be encouraged.

The Breadalbane Avenue Special Character Area is shown in Appendix 37A.

POLICY *Encouragement of protection of existing mature trees in the Breadalbane Avenue Special Character Area through requiring larger sites, low building coverage and by allowing minor flexibility in allowing sites to be subdivided under the minimum site size, provided the average site size is no lower than 1000m².*

HNRP15

Explanation

One of the defining characteristics of the Breadalbane Avenue Special Character Area is the existing trees and other flora. The District Plan has no provisions to actively protect specific trees within the character area. However some flexibility shall be afforded to property owners at subdivision for the relocation of proposed boundaries if by doing so it can ensure the protection of existing trees. Any reduction of minimum site sizes for any section should be balanced by having larger sites throughout the remainder of the proposal to ensure a 1000² average site size. Any level of non-compliance shall also be determined against the value of any flora being protected.

POLICY *Ensure that the existing Breadalbane Avenue road corridor and its rural character are maintained through the preservation of a narrow carriageway with a wide berm area, which will have rural berm treatments such as swales and reduced levels footpaths and street lighting, as well as lower fence heights to maintain a rural feel.*

HNRP16

Explanation

The existing Breadalbane Avenue road corridor was formed over the original vehicle access to the original Chambers Homestead. This has resulted in the unique kinking road design that is a key characteristic to the Breadalbane Avenue Special Character Area. Further to this, the road has retained an existing rural feel by having a narrow carriageway, wide grass berms and low or no fencing to the existing properties.

The existing shape and design shall be retained so that further intensification should adapt to the

existing design. Further, the road shall retain a rural feel through a reduced carriageway width where possible, while ensuring a level of safety is maintained, reduced levels of footpaths and minimal rural style lighting along Breadalbane Avenue. Wide berms will also be maintained where possible, with the use of low impact urban design principles such as swales rather than kerb and channel. Fencing of front yards will be required at a lower minimum height to ensure the open rural feel is retained.

POLICY HNRP17 *Encouragement of the retention of existing heritage features and the existing haphazard building and lot design within the Breadalbane Avenue Special Character Area.*

Explanation

There is an inconsistent design to the sections and dwellings within the Breadalbane Avenue Special Character Area. The dwellings vary in sizes and styles, and are setback at various distances from existing boundaries and each other. This haphazard design has created a character which is distinctive to the neighbourhood. As intensification occurs, a continuation of this haphazard nature is encouraged through varying building setbacks, distances between buildings and varying allotment design.

There is also a John Scott designed dwelling built on the former location of the original Chamber Homestead location. This house is considered of important heritage value and has been protected as a category II building in Section 18.1 of the Plan.

OBJECTIVE HNR010 To identify the opportunity for the expansion of the residential development in planned locations in accordance with a structure plan.

POLICY HNRP18 Identify land intended to be developed for residential purposes within the 10 year life of the District Plan by including a Havelock North Deferred Residential Zone in accordance with the Napier-Hastings Future Development Strategy 2025-2054.

POLICY HNRP19 To ensure that any development that occurs in the Havelock North Deferred Residential Zone does not compromise the future residential growth in accordance with an approved structure plan and that in the meantime this land resource remains available for land based primary production.

Explanation

Areas zoned Havelock North Deferred Residential Zone may be rezoned to a full Residential Zone as demand for residential land occurs, or as initiated by a Private Plan Change request. Amongst other environmental and economic assessments, further investigation and servicing of areas will be required, which may include investigations into natural hazard susceptibility, land use compatibility and impacts on landscape quality. Measures to ensure that new development will respect and be compatible with the existing character of the community will need to be incorporated. The Deferred Residential Zone is located in accordance with the Brookvale Structure Plan. This structure plan has been prepared in accordance with the requirements of the Hawke’s Bay Regional Policy Statement in order to ensure the orderly and efficient development of the growth node and to identify, where necessary, key structure roads and utilities, public open spaces and reserves and how new infrastructure and resources may interrelate or connect into the existing network and/or environment. In the meantime, the deferred status provides for the continued use of the site for a wide range of rural activities.

8.2.4 RULES

- (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 on land identified in Appendix 13B Figure 1 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

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
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
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 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
HNGR15A	Retirement Villages within the Brookvale Structure Plan Area	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
HNGR23	Relocated Buildings not meeting one or more of the General	RD

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
	Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J.	
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.	RD
HNGR27	Health Care Services	D
HNGR28	<i>Removed as a result of Plan Change 5</i>	
HNGR29	Any Permitted, Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6.	D
HNGR30	Residential Activities not meeting General Performance Standard 8.2.5A (Density)	D
HNGR31	Retirement Villages	D
HNGR32	<i>Removed as a result of Plan Change 5</i>	
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

8.2.4.2 Havelock North Character Residential Zone

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNCR1	Residential Activities (EXCEPT construction of new buildings in the Toop Street Special Character Area (in which case Rule HNCR8 shall apply) and Comprehensive Residential Development)	P
HNCR2	Home Occupations	P
HNCR3	Temporary Events	P
HNCR4	Scheduled Activities - any activity	P

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
	listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	
HNCR5	Non-Residential Care Facilities	P
HNCR6	Visitor accommodation for up to 5 people	P
HNCR7	Recreation Activity that occurs on reserves vested the Reserves Act 1977.	P
HNCR8	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
HNCR9	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
HNCR10	Temporary Military Training Activity	P
HNCR11	Relocated Buildings EXCEPT in the Toop Street Special Character Area (Appendix 37).	P
HNCR12	Construction of new buildings and additions that exceed 20m ² in area in the Toop Street Special Character Area (Appendix 37).	RDNN
HNCR13	Relocated Buildings in the Toop Street Special Character Area (Appendix 37)	RDNN
HNCR14	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
HNCR15	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
HNCR16	Homes for the Aged	RD
HNCR17	Emergency Service Facilities	RD
HNCR18	Relocated Buildings outside the Toop Street Special Character Area (Appendix 37) 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
HNCR19	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT activities not complying with General Performance Standard 8.2.5A (Density).	RD

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNCR20	Early Childhood Centres	D
HNCR21	Places of Assembly	D
HNCR22	Educational Facilities (EXCEPT for those existing Educational Facilities listed in Appendix 26)	D
HNCR23	Health Care Services	D
HNCR24	Any Permitted or Controlled Activity not meeting one or more of the relevant Specific Performance Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6C.	D
HNCR25	Residential Activities not meeting General Performance Standard 8.2.5A (Density).	D
HNCR26	Supplementary Residential Buildings not complying with Specific Performance Standard 8.2.6C.	NC
HNCR27	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC

8.2.4.3 Havelock North Deferred Residential Zone (Removed as a result of uplifting of deferment 13 January 2025)

8.2.4.3 Havelock North Deferred Residential Zone

The Havelock North Deferred Residential Zone will cease to have effect when it is either rezoned to a full Residential Zone as a result of a Plan Change or rezoned back to Plains Production Zone as a result of a Plan Change.

RULE TABLE 8.2.4.3 DEFERRED RESIDENTIAL ZONE ACTIVITY STATUS		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNDRR1	The activities that are Permitted in the Havelock North Deferred Residential Zone shall be those provided as Permitted Activities in the Plains Production Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.6 and the relevant Specific Performance Standards and Terms in Section 6.2.7 and Specific Performance Standard 8.2.6G.	P
HNDRR2	The activities that are controlled in Havelock North Deferred Residential Zone shall be those provided for in the Plains Production Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.6 and the relevant	C

RULE TABLE 8.2.4.3 DEFERRED RESIDENTIAL ZONE ACTIVITY STATUS		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
	Specific Performance Standard(s) and Terms in Section 6.2.7 and Specific Performance Standard 8.2.6G.	
HNDRR3	Any activity which is not provided for as a Permitted or Controlled Activity. (for the avoidance of doubt, this includes activities which do not comply with Specific Performance Standard 8.2.6G).	NC

8.2.4.4 Havelock North Deferred Residential Zone (Removed as a result of uplifting of deferment 13 January 2025)

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 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 Beadalbane 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:

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.

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
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

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

8.2.5B BUILDING HEIGHT

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 existing vegetation or dominate streetscapes, and will fit in with elevation and topography.*

8.2.5C HEIGHT IN RELATION TO BOUNDARY

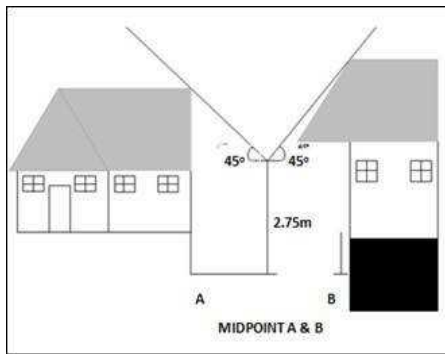
a. All Zones

- 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.

8.2.5D BUILDING SETBACKS

a. Havelock North General Residential Zone

- 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 Karituhenua 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.

b. Havelock North Character Residential and Toop Street Special Character Area

- i. Front boundary:

Site Size	Minimum Building Setback
Sites with a net site area of less than 700m ²	3 metres
All other sites with a net site area of 700m ² or greater	5 metres

- ii. Other boundaries:

1.5 metres

Outcome
The unique amenity of the area will be maintained such that adequate yards within properties will be provided to accommodate sufficient landscaping, screening and space between buildings.

c. Breadalbane Avenue Special Character Area (Appendix 37A)

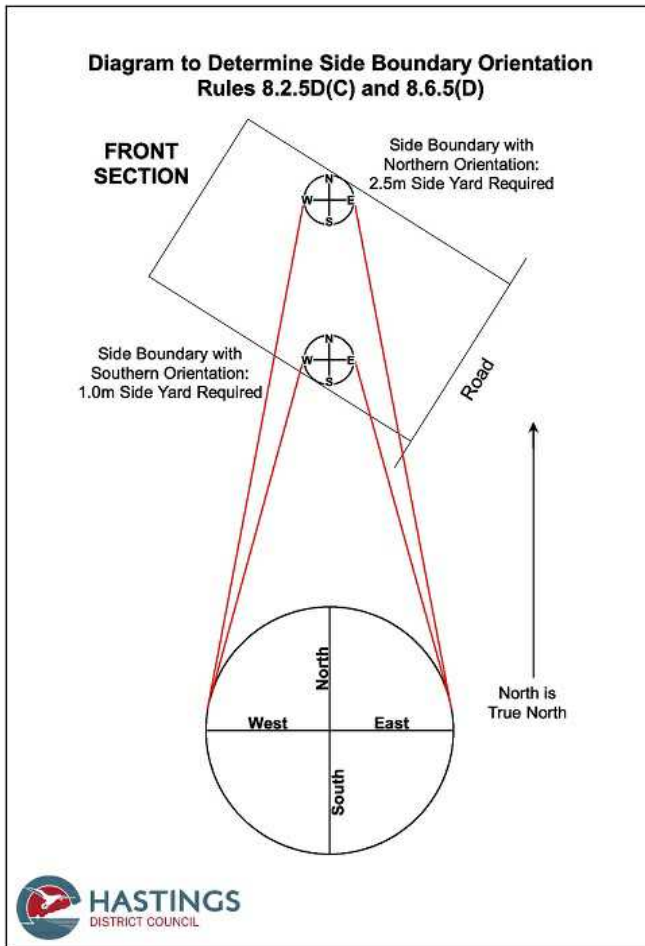
Front Yard	Residential Buildings - 5 metres
Side Yards (Front Sites only)	<p>All Buildings</p> <p>1.5 metres for any boundary with a southern orientation (or immediately due east) and 2.5 metres on any boundary with a Northern orientation (or immediately due West)</p> <p>Where abutting road front sections have already been developed, minimum yards will be determined on the existing setbacks achieved on these sites. For example a 1m side yard shall be located next to a 2.5m yard on the abutting site. (1m side yards on abutting properties cannot adjoin).</p>
Rear Yard	3 metres
Yards where boundaries adjoin Rural Residential Zone	7.5 metres

Outcome

The unique amenity of the Breadalbane Avenue Special Character Area will be maintained such that adequate yards within properties will be provided to accommodate sufficient landscaping, screening and open space between buildings.

The off-setting of side yards allows for some variety in the development of section frontages but primarily seeks to create sufficient space between residential dwellings for greater privacy, and a greater sense of openness.

Setbacks from Rural Residential properties will assist in the mitigation of reverse sensitivity and ensure that open space is maintained between zones



d. Setback from Waterbodies and Watercourses

In any zone, buildings shall be a minimum of 6 metres from the top of the bank of any surface water body or water course

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

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

e. Special Building Setbacks for Sites adjoining Lot 1 DP 2466 and Lot 1 DP 17134 (located on the corner of Napier and Thompson Roads)

Any sites adjoining parent Lot 1 DP 2466 and Lot 1 DP 17134 Blk IV Te Mata SD shall have the following minimum building setbacks:

- Dwellings: 7.5 metres
- Accessory Buildings: 5 metres

Outcome
To ensure that open space is maintained between zones.

8.2.5E RELATIONSHIP OF GARAGES AND ACCESSORY BUILDINGS TO DWELLINGS

Havelock North General and Character Residential Zone

Integral Garages

(a) Garages or accessory buildings 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.

Outcome
The amenity of the streetscape will be maintained by ensuring that garages and

(b) The standard in (a) above does not apply to garages which form part of a two storey dwelling.

accessory buildings do not dominate the frontage of the site.

Standalone Garages and Accessory Buildings

(c) Standalone garages or 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
The character of the zone will be maintained by ensuring garages and accessory buildings do not dominate the front of the site.

8.2.5F BUILDING COVERAGE

a. Havelock North General Residential Zone

Maximum Building Coverage:

45% of net site area

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

b. Havelock North Character Residential Zone

Maximum Building Coverage must be in accordance with the following table:

Site Size/Type	Maximum Building Coverage (% of net site area)
Sites with public street frontage with a net site area of less than 700m ²	40%
Sites with public street frontage with a net site area of 700m ² or greater	35%
Sites with no public street frontage	45%

Outcome
The visual and streetscape amenity of this Zone will be maintained, preventing development that is inconsistent with the surrounding properties in terms of building coverage. Stormwater runoff from sites will be minimised by the retention of adequate pervious surface areas.

8.2.5G STORMWATER

All zones

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

AVERAGE RECURRENCE INTERVAL (ARI)	RUNOFF COEFFICIENT
5 year	0.5
50 year	0.6

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

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

8.2.5H OUTDOOR LIVING SPACE

Havelock North General Residential Zone

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

- a. Have a minimum area of 50m² and

Outcome
Each dwelling will have a useable area of outdoor living space for children to play, space for a

- b. Include 1 area capable of containing a 6 metre diameter circle;
- c. Be directly accessible from the principal residential building;
- d. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and
- e. May take the form of a deck, terrace or verandah, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.

garden, personal, household privacy and space to entertain.

* *Note* : The definition of building in Section 33.1 of the Plan does not include structures such as awnings, canopies, verandahs or similar that are less than 3 metres in height and any platforms or decks less than 1 metre in height, therefore these can be included in the Outdoor Living Space.

Note: Havelock North Character Residential Zone is not subject to this Standard.

8.2.5I LANDSCAPING

1. Havelock North Character Residential Zone (Including the Toop Street Special Character Area)

- a. Within the front boundary building setback required in 8.2.5D (b) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary which shall include at least 1 mature and healthy tree. Existing trees and plantings can be used to meet this requirement;
- b. Within the site, not less than 25% of the net site area shall be landscaped, which may include areas planted in trees, grass or shrubs. This shall include the equivalent of at least 1 tree for every 200m²**Note 1* of net site area. These trees may be grouped or spread across the site. Except that:
 - i. The 25% landscaping requirement in (b) may be dispensed with where existing plantings of a depth of 1 metre are retained on any other boundary;
 - ii. Existing trees and plantings can be used to meet this requirement.
- c. Additions, alterations and accessory buildings not exceeding 20m² shall be exempt from the landscaping standard 8.2.5J.

**Note 1*: Where this calculation results in a figure which would require 0.5 of a tree or more, the figure shall be rounded up to the nearest whole number. Where the calculation results in a figure which would require less than 0.5 of a tree, the figure shall be rounded up to the nearest whole number. For example, a site with an area of 700m² would require 3.5 trees (as 700/200 = 3.5) so this figure would be rounded up to 4 trees).

Note 2: For the purposes of this standard, trees must have a minimum height at maturity of 5 metres. Shrubs are considered to be a perennial plant that has a maximum height of 1.8 metres.

Outcomes

Streetscape amenity will be retained by ensuring buildings do not dominate the street frontage and plantings shall complement other trees and greenery in the neighbourhood.

The established landscaped character of the Zone will be maintained to a level to sufficiently screen buildings and structures consistent with the surrounding residential neighbourhood.

Outcome

Minor alterations and additions will be able to be undertaken without the need to provide additional landscaping.

2. Breadalbane Avenue Special Character Area (Appendix 37A)

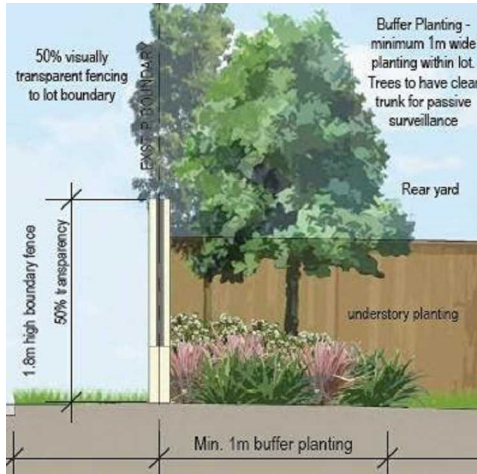
- a. Within the front boundary building setback required in 8.2.5D (c) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary. Existing trees and plantings can be used within the planting strip.
- b. Additions, alterations and accessory building not exceeding 20m² shall be exempt from the landscaping standard.

Outcomes

Streetscape amenity will be retained by ensuring buildings do not dominate the street frontage and maintains a established landscaped character consistent with the surrounding residential neighbourhood.

3. **Brookvale Structure Plan Area (Appendix 13B, Figure 1)**

(a) Sites adjoining Romanes Drive shall provide a buffer planting strip with a minimum width of 1 metre, consisting of a mixture of specimen trees with a clear trunk and understory planting, as shown in the diagram below:



Outcome
 Planting is provided along Romanes Drive to assist to integrate new residences with established parts of Havelock North and ensures an open, attractive residential environment.

8.2.5J SCREENING FOR VISUAL AMENITY

a. All zones

Any outdoor storage, or service area associated with non-residential activities, homes for the aged, educational facilities and early childhood centres shall be screened from adjoining sites and from the street by landscaping and/or fencing.

Outcome
 The screening of storage or service areas will ensure that the residential amenity of the Zone is protected.

8.2.5K FENCING

1. Havelock North General Residential Zone

a. Fences that front onto Access Roads*

Fences or walls (excluding retaining walls) within the front yard of a site shall have a maximum height above the existing ground level of 1.5 metres

Except that fences may be constructed up to 1.8m in height above ground level if a minimum of the top 300mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.

b. Fences that front onto Collector or Arterial Roads*

Fences or walls (excluding retaining walls) within the front yard of a site shall have a maximum height of 1.8 metres and may be made of solid materials.

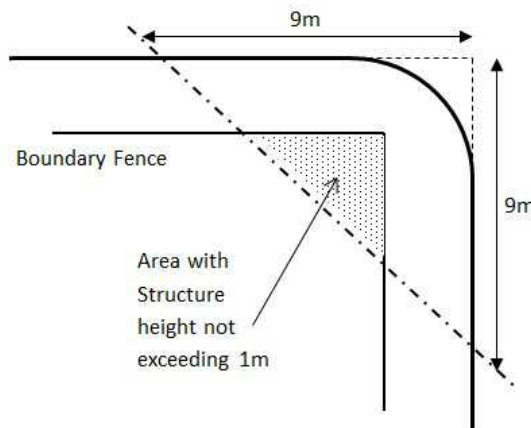
c. Fences on Corner Sites of Collector or Arterial Roads*

Fences within the front yard of a site shall have a maximum height above the existing ground level of 1.8 metres and may be made of solid materials.

Except that:

Corner sites that front a Collector or Arterial Road shall have a maximum fence height of 1 metre for a distance that is subject to the following calculation:

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



d. Fences on any other boundary shall have a maximum height of 1.8 metres

2. Havelock North Character Zone

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

b. Except that fences may be constructed up to 1.8 metres in height if a minimum of the top 600mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.

c. Fences on all other boundaries shall have a maximum height of 1.8m.

3. Toop Street and Breadalbane Avenue Special Character Areas

For sites located in the Toop Street and Breadalbane Avenue Special Character Area, fences on

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.

Lower front yard fence heights result in good visual connection between the public space and private residences. This ensures natural surveillance, a sense of safety and an open, attractive/neighbourly residential environment.

However, in some instances the front yard area of a residential site is the only outdoor space available for a garden (often as a result of infill housing) and for this reason a 1.8m high fence may be desired for greater privacy.

Sightlines to Collector and Arterial Roads are maintained.

Outcome

Lower front yard fence heights result in good visual connections between the public space and private residences and preserves the special character and streetscape of the area. It also ensures natural surveillance, a sense of safety and an open, attractive residential environment

Outcome

The 'park-like' and open character of the

front boundaries shall not exceed a height of 1.0 metre and shall be able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction in combination with the landscaping required in Standard 8.2.5J. Fences on all other boundaries shall have a maximum height of 1.8 metres.

**Guidance Note: Refer to the Appendix 69 for details of the Road Hierarchy (this defines Access Roads from Collector and Arterial Roads).*

Toop Street Special Character Area will be maintained.

Outcome
The existing rural nature of Breadalbane Avenue and the overall Special Character Area will be protected through retaining rural treatments within the road corridor

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

Open fences result in good visual connections between the public space and private residences. It also ensures natural surveillance, a sense of safety and an open, attractive residential environment.

Solid fencing or walls along this frontage ensures a consistent appearance at this entrance to the village and creates a noise barrier.

4. Brookvale Structure Plan Area (Appendix 13B, Figure 1)

a. Where sites adjoin any Reserve (including the Crombie Drainage Reserve, the Reserve in Area A and that in Area B shown on the Structure Plan in Appendix 13B, Figure 1), the boundaries that adjoin it shall be unfenced, or fences on or within 3m of that boundary (excluding side boundary fences) shall have a maximum height of 0.5m, or have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction with a maximum height of 1.8 metres.

b. Fences of walls erected adjoining Romanes Drive or within the yard of these sites shall be a maximum of 1.8m high and must be constructed and maintained at least 50 percent transparency through the use of voids or gaps and be painted or finished in a black or dark green colour when viewed from Romanes Drive. Except that corner sites that front a Collector or Arterial Road must also comply with 8.2.5K(c); and

c. Fences or walls erected along the Napier Road boundary or within the front yard of these sites shall be constructed to meet standard 25.1.7D and be painted or finished in a black or dark green colour when viewed from Napier Road. Except that corner sites that front a Collector or Arterial Road must also comply with 8.2.5K(c).

8.2.5L TRAFFIC GENERATION

All Zones

Motor vehicle movements generated by activities on sites on access roads as defined in the Road Hierarchy Maps in Appendix 69, shall not exceed the following threshold limits:

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

HCV-II: Nil

HCV-I: 1

All others: 30

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

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

8.2.5M TRAFFIC SIGHTLINES, PARKING, ACCESS, AND LOADING

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

Outcome

The outcomes of Section 26.1 of the District Plan on Transport and Parking will be achieved.

8.2.5N NOISE

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

Outcome

The outcomes of Section 25.1 of the District Plan on Noise will be achieved.

8.2.5O LIGHT AND GLARE

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

Outcome

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

8.2.5P BROOKVALE STRUCTURE PLAN AREA (APPENDIX 13B, FIGURE 1) - RESTRICTED VEHICLE ACCESS

Development of sites which adjoin Romanes Drive and Napier Road and are therefore identified as having restricted property access shown on the Brookvale Structure Plan, Appendix 13B, Figure 1 shall meet the following standard:

Outcome

No private accesses are provided to Romanes Drive and Napier Road to ensure the safe and efficient functioning of the roading network.

- a. No vehicle access to these sites shall be provided from Romanes Drive and Napier Road. All sites shall be accessed internally.

8.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below that are permitted, controlled or restricted discretionary activities.

8.2.6A HOME OCCUPATIONS

All Zones

- a. Home Occupations will occupy no more than one third of the gross floor area of all buildings on the site.
- b. The Home Occupation shall be undertaken by a person residing in the residential building on the site and employ no more than one non-resident full-time equivalent person.
- c. Home Occupations shall operate during the following hours only:
Monday- Friday: 7.30am to 6pm
Saturday: 9am to 12pm
- d. The home occupation shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building.

Outcomes

A wide variety of Home Occupations compatible in scale and character with other residential activities

Home Occupations will operate during daytime hours only and vehicle movements will occur at the same time as

- e. Only goods produced on the site shall be retailed.
- f. The activity does not operate machinery, load or unload vehicles or receive customers or deliveries before 8am or after 6pm Monday to Friday, and before 9am or after 12pm on Saturday.

residential activities that generate higher vehicle movements.

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

Note : Home-based education and care services are a Home Occupation.

8.2.6B VISITOR ACCOMMODATION

All Zones

Provide visitor accommodation for no more than 5 persons in addition to the person(s) residing on the site.

Outcome

The scale and effects of the activity are the same or very similar to residential activity therefore the potential for adverse effects is minor.

8.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

All Zones

- a. One Supplementary Residential Buildings shall be allowed per site.
- b. Maximum gross floor area, excluding integral garages, shall be 80m².
- c. Supplementary Residential Buildings shall comply with the General Performance Standards and Terms in Section 8.2.5 of the District Plan except that it need not comply with Standard 8.2.5A (Maximum Density) and 8.2.5I (Outdoor Living Space).

Outcome(s)

Flexibility to provide supplementary accommodation

Supplementary Dwelling Units will have minimal effects and result in the loss of only a small area of land.

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

8.2.6D TEMPORARY EVENTS

All Zones

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

Outcome

It will be possible for Temporary Events to take place on larger areas of land 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.

8.2.6E NON-RESIDENTIAL CARE FACILITIES

1. All Zones

Non-residential Care Facilities shall cater for no more than 10 people at any one time. This excludes staff and/or family who reside on the site.

Outcome

Non-residential Care Facilities provide a needed community service but are not

- 2. Havelock North Character Residential Zone**
Non-residential Care Facilities shall be undertaken within existing buildings.

anticipated to be large scale activities in the Havelock North Residential Environment. The activity will be compatible in scale and form as the residential activities surrounding it.

8.2.6F COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON LAND IN APPENDIX 13B FIGURE 1 (BROOKVALE URBAN DEVELOPMENT AREA)

Comprehensive Residential Developments on land in Appendix 13B Figure 1 (Brookvale urban development area) shall comply with the standards of the Medium Density Residential Zone MRZ - S1-S13 and the specific density standard below.

8.2.6F(a) DENSITY

One residential building per 250m² net site area.

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

8.2.6G STRUCTURE PLANS

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

- Arataki Urban Development Area (Shown in Appendix 13)
- and
- Brookvale Romanes Urban Development Area (portion as shown in Appendix 13B 'Brookvale Structure Plan').

2. No additional residential buildings may be occupied on a site in Area D of the Brookvale Structure Plan (shown in Appendix 13B) until a wastewater pump station becomes available to service the site. The wastewater pump station must be future proofed to enable development in Area E following uplift of the deferred residential status.

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

8.2.6H SCHEDULED ACTIVITIES (EXISTING COMMERCIAL ACTIVITIES LISTED IN Appendix 26)

Note : These sites are formerly suburban commercial sites with existing use rights. These sites allow for retail and small business activities serving suburban residential communities; with some residential dwellings in association with commercial activities.

- (ii) **i. Commercial Activities**
- a. Control of Scale
The maximum gross floor area for individual commercial activities shall be 250m².
- Frontage
All buildings shall be built up to the front of the site boundary with 35% of the frontage walls glassed
- ii. Residential Activities**
- a. All residential activities shall be located to the rear of the shop at ground floor level.
- b. Access to such accommodation is separate from patron access to the shop

*Outcomes
The scale of commercial activities will be compatible with the character and amenity values of adjoining residential activities.

Frontage will contribute to*

- c. A service entrance at the rear of the shop shall not pass through residential accommodation.

enhancing visual surveillance and the attractiveness of the area by having eyes on the street and providing a retail appearance.

iii. Visual Amenity and Outlook of Neighbours

- a. Any outdoor storage or rubbish collection area shall be screened by the erection of a fence of a maximum height of 1.8 metres.
- b. Where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1 metre of frontage so occupied, and such landscaping shall be wholly visible from the street.

Protection of the amenity values of residential activity areas from the adverse effects of suburban commercial activities

iv. Noise

- a. Internal Noise standards for residential activities within sites containing scheduled activities:
- b. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Activities fronting public roads, public reserves, parking areas or residential zones will have pleasant appearance. The visual amenity of adjacent residential activities will be maintained.

Outcomes of Section 25.1 of the District Plan on Noise will be achieved.

8.2.6I RESTRICTED BUILDING AREA

Havelock North Character Residential Zone

Within the Restricted Building Area there shall be no buildings or earthworks.

Note: the Restricted Building Area is identified on the Planning Maps (off Keirunga Road).

Outcome
The stability of the land within the Restricted Building area will be maintained through the avoidance of development in this area where the contours of the land slope very steeply.

8.2.6J TEMPORARY MILITARY TRAINING ACTIVITIES

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

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

8.2.6K RELOCATED BUILDINGS

Havelock North General Residential Zone and Havelock North Character Residential Zone (except in the Toop Street Special Character Area)

- 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:
 - A. A Hastings District Council Building Compliance Officer (or equivalent);
 - B. A member of the New Zealand Institute of Building Surveyors;
 - C. A licensed building practitioner (carpenter or design category); or
 - D. A building inspector from the local authority where the building is being relocated from
- d. The landowner of the destination site for the relocated building must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the timeframes specified in standard g. A, B and C.
- e. The relocated building shall not be placed on the destination site until a building consent has been issued for the relocation, unless otherwise agreed in writing by the Hastings District Council.
- f. The Council shall be notified at least 48 hours before the building is relocated of the intended delivery date. This standard will be met provided the building is relocated within 5 days of the notified date.
- g. Reinstatement works shall be undertaken within the following timeframes:
 - A. The building shall be located on permanent foundations in accordance with the building consent and the roof made weathertight no later than 1 month of the building being moved to the site. For the purposes of this standard 'weathertight' means that the roof is completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - B. The remaining work to make the building 'weathertight' shall be completed within 4 months of the building being moved to the site. For clarification, this means that all windows, doors and exterior cladding are completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - C. All remaining reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site. Without limiting (c.) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations and the repair of any damage to the exterior of the building that may occur during transit to the destination site.
- h. The landowner of the destination site must deposit a refundable monitoring fee of \$750 with the Council at the same time as submitting the Building Pre-Inspection Report with the Council.

Advice Notes:

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

8.2.6L RETIREMENT VILLAGES

1. **Building Height** - as per medium density residential zone standard.
2. **Height in relation to boundary** -
 - a. Buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian accessway, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
 - b. For buildings adjacent to the boundary of an adjoining residential zoned site, the medium density residential zone standards shall apply.
 - c. The 4m 60 degree standard does not apply to
 - i. a boundary with a road
 - ii. existing or proposed internal boundaries within a site;
 - iii. site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
 - iv. boundaries adjoining open space and recreation zones, commercial and commercial service

zones, industrial.

3. Setbacks

- a. Buildings to be set back from the relevant boundary by the minimum depth in the yards table below:
- b. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Yard	Depth in metres
Front	1.5 metres minimum depth
Side	1 metre minimum depth
Rear	1 metre minimum depth (excluded on corner sites)

4. Building Coverage

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

5. Outdoor Living Space

- a. A residential unit at ground floor level must have an outdoor living space that is at least 30m² with a minimum 4m dimension. Up to 10m² of the component can be part of a communal open space.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - i. is at least 8m² and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the residential unit; and
 - iii. may be:
 - grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - located directly adjacent to the unit;

6. Outlook Space

The provisions of Clause 16 of Schedule 3A of the RMA shall apply.

7. Windows to Street

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

8. Landscaped Area

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

8.2.7 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

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.

Council may assess Residential Activities that do not comply with density provisions in General Performance Standard 8.2.5A for the Havelock North General Residential Zone with the Matters of Discretion MRZ-MAT1, and the Hastings Medium Density Design Framework, however Council's assessment is not restricted to these matters.

8.2.8A RELOCATED BUILDINGS

1. Toop Street Special Character Area

- (a) Whether the architectural design of the building integrates with other buildings located in the Character Area.
- (b) Whether the colour of the building blends in with the surrounding environment.
- (c) The site should have adequate existing screening and vegetation to sufficiently blend the building with the surrounding environment, and where this is not the case, new plantings consistent with the plantings of surrounding properties may be required. A detailed landscaping plan will also be required in this circumstance.

2. Havelock North General Residential Zone and Havelock North Character Residential Zone EXCEPT in the Toop Street Special Character Area

In considering applications for relocated buildings as restricted discretionary activities, Council has limited its discretion to those particular matters outlined below and retains the discretion to grant or refuse consent and to

impose conditions in relation to those matters only. As a restricted discretionary activity, applications may be notified under the Act.

- a. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished building being relocated onto the site at any one time; consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- b. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- c. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- d. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the building, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- e. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- f. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, and any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given the length of time the building will remain on the site in an unfinished state.
- g. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.
- h. The matters outlined in (f) and (g) above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

8.2.8B NEW BUILDINGS AND ADDITIONS THAT EXCEED 20M² IN THE TOOP STREET SPECIAL CHARACTER AREA

- (a) Whether the new building is consistent in terms of scale and form and will achieve a balance between built form and vegetation.
- (b) The existing character of the Area, in particular whether the development will be consistent with the small scale intimate layout of houses and lots.
- (c) The ability of the new development to integrate with the architectural style of the area. The idea is not to copy the existing architectural design, but to complement the existing design.
- (d) The proposed nature and location of building platforms, accessways, landscaping, planting, and the position, form and appearance of building development. In particular, any such development should:
 - (i) Be of a scale, design and location that is sympathetic to the visual form of the residential area, and should not dominate the landscape;
 - (ii) Avoid large scale earthworks;
 - (iii) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (e) Garages and carports should not dominate the street scene and should be set back from street edges and recessed behind the dwelling.

- (f) Whether a detailed landscaping plan by an experienced landscape architect is provided, demonstrating the following:
- Landscaping that integrates with the adjoining sites
 - Species selection and whether this is consistent with other species planted in the area
 - Scale of the landscaping in accordance with Standard 8.2.5J
 - Closed vistas with landscaping dominant over built form
 - A streetscape in which the buildings blend into landscaping
 - Park-like gardens crossing property boundaries without fences or interruptions to plantings
 - Building design

8.2.8C ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN Section 8.2.5 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS

(a) General Assessment Criteria

An assessment of the effects of the activity shall be made considering the ability of the activity to achieve the particular stated outcome of the general or specific performance standard(s) and terms which it fails to meet.

(b) Building Height

- (i) Whether the height of any building will create adverse effects on neighbourhood character having regard to the planned built form environment.
- (ii) The extent to which building height will overshadow adjoining sites.
- (iii) Whether the development provides adequate screening and existing trees are retained where possible.
- (iv) The extent to which the height of the building will disrupt the visual amenity of neighbouring properties.
- (v) Whether the slope of the site is such that building height requirements cannot be met, and the extent to which an alternative is proposed that maintains the amenity of the planned built form environment.

(c) Height in relation to boundary

- (i) The extent to which neighbouring properties retain adequate daylight and sunlight access.
- (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight having regard to the planned built form environment.
- (iii) Whether the height and location of the building is adequately screened so as not to compromise privacy.
- (iv) The extent to which existing greenery and trees are retained along boundaries where the infringement occurs.
- (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the planned built form environment.

(d) Front Yards

- (i) The proposed setback of a building from the road boundary and whether this will compromise amenity values and character of the planned built form environment.
- (ii) Whether the site retains capacity for a front lawn and tree planting in the front

yard.

- (iii) The extent to which the setback of a building from the road boundary compromises safe traffic movement on and off the road.

(e) Side and Rear Yards

- (i) The proposed setback of the building from a shared boundary and whether this will compromise the amenity values of the neighbouring site.
- (ii) Whether adequate screening and planting is provided for along the shared boundary to soften the effects of the yard infringement.
- (iii) The location of windows in relation to the neighbouring building and whether this will compromise the privacy of either property.
- (iv) The extent to which adequate outdoor living space is provided for on the site.

(f) Site Coverage

- (i) Whether the building coverage will create adverse effects on amenity values and neighbourhood character.
- (ii) Whether site coverage will impede the ability to plant lawns and trees around buildings.
- (iii) Whether building coverage will physically dominate adjoining sites.
- (iv) The extent to which existing vegetation is retained, or new plantings are proposed to compensate the loss of landscaped permeable surface area.
- (v) The extent to which the remainder of the site includes permeable surfaces allowing for rain soakage rather than adding to stormwater runoff.
- (vi) The provision of a landscaping plan and the timeframe proposed to implement the plan.

(g) Fence Height

- (i) Whether in the case of a solid fence, the effect will be softened by the planting of trees and shrubs between the fence and the road boundary.
- (ii) Whether the non-compliance is detrimental to the amenity of the streetscape, in relation to other fences in the neighbourhood.
- (iii) Whether, in the case of a visually transparent fence, the non-compliance is softened by the planting or existence of trees and shrubs.

(h) Landscaping

- (i) The extent to which existing vegetation is retained.
- (ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.
- (iii) The configuration of the site and whether enforcement of the Standard would place an unreasonable burden on neighbouring properties due to shading or leaf drop.
- (iv) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.

(i) Stormwater Management

The following matters shall be considered in assessing proposals that do not meet the stormwater attenuation standard 8.2.5H

- (i) Proposals that do not meet the terms of 8.2.5H shall demonstrate how stormwater can be adequately controlled on site to ensure the reticulated network is not overloaded.
- (ii) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 8.2.5H and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area.
- (iii) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 8.2.5H as at the date the plan was amended by decisions on submissions, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.
- (iv) 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.

Advice Note :

Where it can be demonstrated that a public benefit will arise from a proposed upgrade, Council may consider making a proportional contribution (along with the developer) to construct upgrades to the stormwater network. Consideration of such a solution would also include the extent and significance of the stormwater network upgrades required, and any wider benefit of these upgrades to facilitate development intensification that would turn assist with the Council's long term HPUDS intensification goals.

j) Restricted Building Area

Whether a detailed geotechnical report from a suitably qualified professional has been prepared that demonstrates that earthworks and / or buildings within the Restricted Building Area will maintain the stability of the hillside without causing any adverse effects.

8.2.8D SUPPLEMENTARY RESIDENTIAL BUILDINGS

- (a) The size of the site and the extent to which the Supplementary Dwelling can be accommodated on site whilst maintaining adequate outdoor living space and visual amenity.
- (b) The extent to which the dwelling is screened from the street and neighbouring properties.
- (c) The extent to which the site retains an adequate level of landscaping to ensure the amenity of the wider residential neighbourhood is maintained.

8.2.8E EMERGENCY SERVICE FACILITIES, EARLY CHILDHOOD CENTRES, HOMES FOR THE AGED, NON-RESIDENTIAL CARE FACILITIES, EDUCATION FACILITIES, VISITOR ACCOMMODATION, PLACES OF ASSEMBLY AND HEALTH CARE SERVICES

1) Outcomes of the Standards & Terms

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

2) Design and Appearance

- (a) Whether the development will integrate with the surrounding area. Particular regard is given to the following:
 - the density of buildings in the vicinity
 - how well the proposed building(s) relate to existing buildings, including building width, height, mass and position on the site

- whether the activity will occur within existing buildings

(b) Height, bulk, form and scale

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

(c) Connection to the street

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

3) **Amenity**

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

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

4) **Landscaping**

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

- (a) Landscaping enhances the visual appearance of the development, including around parking areas, utility areas and site boundaries.
- (b) Landscaping 'softens' the appearance of larger buildings and /or particular elevations of buildings;
- (c) Existing trees and mature landscaping will be retained where practicable.

5) **Traffic Generation and Access**

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

- (a) Whether the location and design of vehicle access to and from the site is safe for all road users.
- (b) Whether the number of vehicle movements generated by the activity will adversely affect the functioning of the road network and/or the safety of pedestrians, cyclists and vehicles using the network.
- (c) The extent to which car parking is provided on site and whether any shortfall will have to be accommodated on the street.

6) **Car Parking and hardstanding**

- (a) Whether any on-site car parking provided will enable a safe area for the setting down or picking up of persons using the facility.
- (b) Whether hardstanding areas are kept to a minimum to allow for better amenity to be created from landscaping and/or incorporate low impact urban design stormwater solutions.

7) Infrastructural Servicing

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

- (a) Whether the resource consent application demonstrates how many infrastructural constraints can be remedied or mitigated so that the activity can be adequately serviced.
- (b) Integrates the use of *low impact stormwater design methods (or alternate stormwater management methods where necessary).

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

8) Noise

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

9) Utility areas

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

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

10) Natural Hazards

- (a) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.
- (b) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan.

8.2.8F RECREATION ACTIVITY ON RESERVES VESTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M²

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

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) Design against crime - CPTED considerations including the design and location of buildings, parking areas and landscaping.
- (c) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.
- (d) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (e) The potential for the activity to generate adverse impacts in terms of traffic safety, noise,

odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.

- (f) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- (g) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (h) Whether the activity can be adequately serviced.

8.2.8G THE ALTERATION OF EXISTING RECREATION ACTIVITY EXCEEDING 15% OF THE GROSS FLOOR AREA, AND / OR EXCEEDING 15% OF THE SITE AREA, AS AT 12/09/2015

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.
- (c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- (f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (g) Whether the activity can be adequately serviced.

8.2.8H FENCES ADJOINING THE CROMBIE DRAINAGE RESERVE THAT FAIL TO MEET STANDARD 8.2.5K(4)(a) AND FENCES OR WALLS ERECTED ALONG ROMANES DRIVE WHICH FAIL TO MEET STANDARD 8.2.5K(4)(b)

(a) The extent to which the fence will be visually dominant to the detriment of the visual amenity of the Reserve or streetscape. The following matters will be considered:

- Height, design, material and degree to which transparency has been built into the overall fence design;
- The extent to which visual connection between the site and the public space is to be achieved to enable passive surveillance to occur; and
- Where a small solid portion of fence is necessary for private outdoor living but is not able to be provided for elsewhere on the site.

8.2.8I LANDSCAPING WHICH FAILS TO MEET STANDARD 8.2.5I(3)(A)

The following matters will be considered in addition to those in 8.2.8C above:

- a. The extent to which existing vegetation is to be maintained;
- b. The extent to which visual connection between the site and the public space is to be achieved to enable passive surveillance to occur. This will include demonstration of the view of the site from the street to ensure that development does not turn its back on Romanes Drive.

8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS IN THE BROOKVALE URBAN DEVELOPMENT AREA

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.

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.

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

2. Site Context

- a. Whether the site for the proposed development is suitable for medium density housing. Consider whether the site is located within a walkable distance (400m) 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 active and/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.

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

1. The scale, bulk, and location of buildings on the site particularly in regards to height, dominance and sunlight.
2. Private and safe environments - consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites.
 - a. buildings and windows are orientated to street or public or communal spaces.
 - b. buildings are separated including from buildings on neighbouring sites - use driveways, carparking areas, to increase separation distances.
 - c. window and balcony placement, type and size (particularly for upper floors) has been carefully planned and considered.
 - d. use of architectural elements to redirect views, such as high windows sills, opaque glass, fins, louvers or screens.
 - e. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties.
3. Access, carparking and manoeuvring - consider whether access, carparking and manoeuvring dominates the front of the site.
4. Waste storage and services areas should be screened from the street and neighbouring properties.
5. Site coverage and low impact design - whether stormwater runoff can be reduced through permeable paving, water retention or re-use, rain gardens or other low impact urban design techniques.
6. The effects of the retirement village on the safety of adjacent streets or public open spaces.
7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.
8. Infrastructure Servicing
 - a. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater and stormwater

and roading network)

- b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or
 - c. whether the design and/or upgrading of existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.
9. Cumulative effects - whether there are any cumulative impacts of non-compliance with more than one zone standard.
10. The positive effects of the construction, development and use of the retirement village.