

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 Strategic Management Area](#) 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 hasve been identified as exhibiting special character warranting additional attention and protection. As such, 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 is areas.

A separate Iona Neighbourhoods Environment 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 existing development in Havelock North.
- HNRAO2** Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy.
- 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 or enhances the amenity of the existing residential environment and does not compromise the existing streetscape amenity characteristic of Havelock North.
- HNRAO8** Distinct areas of residential development with unique character which is protected from development incompatible with that character.
- HNRAO9** Residential or non-residential development that does not create adverse effects in terms of flooding or ponding

8.2.3 OBJECTIVES AND POLICIES

ALL ZONES

OBJECTIVE HNRO1

*Relates to Outcomes
HNR1, HNR2, HNR4
HNR7, HNR8*

New developments will be of a design, scale, layout and intensity that is consistent and compatible with the existing residential areas of Havelock North.

POLICY HNRP1

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

Explanation

The use of zones will assist in maintaining and enhancing the special character and amenity of the two distinctive residential areas within Havelock North, namely the flatter land between the Karamu Stream and the foothills of Te Mata Peak, and the area of residential development in the Havelock Hills. The two zones are outlined below.

Havelock North-Deferred Residential Zone

~~The Deferred Residential Zone is applied to land which has been identified as appropriate for future residential use through the Heretaunga Plains Urban Development Strategy and where Council has commenced investigations into structure planning in order to support residential development of the area. The purpose of the Deferred Residential zoning is to ensure a continuity of land supply in the major settlement areas of the District. The Deferred Residential Zone also signals Councils intentions for this land to provide for urban growth needs in the short to medium term. Areas zoned Deferred Residential will be rezoned Residential as part of the on-going development of the residential resource. The timing of rezoning will be dependent on the completion of a comprehensive structure plan for the area and a plan change.~~

HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE

OBJECTIVE HNRO7 To ensure that the amenity and special character of the Havelock North Character 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 HNR8*

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 HNRO9 **Provide for intensification of the Breadalbane Special Character Area while**
Relates to **ensuring that its unique characteristics, history and high level of amenity is**
Outcome HNRAO8 **maintained**

POLICY HNRP14 **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.

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 aim to protect these key characteristics shall be encouraged.

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

POLICY HNRP15

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.

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 HNRP16

Ensure that the Breadalbane Avenue existing 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.

Explanation

The existing Breadalbane Avenue road corridor was formed over the original vehicle access to the original Chambers Homestead. This has resulted in the a unique kinking road design which 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.

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.

8.2.4.1 Havelock North General Residential Zone

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNGR1	Residential Activities	P
HNGR2	Supplementary Residential Buildings	P
HNGR3	Home Occupations	P
HNGR4	Temporary Events	P

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
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 on land identified in Appendix 29	RDNN
HNGR15	Any building ancillary to a Recreation Activity on reserves vested or gazetted under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNGR16	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site area, as at 12/09/2015	RD
HNGR17	Visitor Accommodation for more than 5 people	RD
HNGR18	Educational Facilities	RD
HNGR19	Places of Assembly	RD
HNGR20	Early Childhood Centres	RD
HNGR21	Homes for the Aged	RD
HNGR22	Emergency Service Facilities	RD
HNGR23	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J.	RD
HNGR24	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNGR25	Health Care Services	D

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNGR26	Comprehensive Residential Development on sites outside of the areas shown in Appendix 29	D
HNGR27	Any Permitted, Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b) .	D
HNGR28	Residential Activities not meeting General Performance Standard 8.2.5A (Density)	D
HNGR29	Supplementary Residential Buildings not meeting Specific Performance Standard 8.2.6D (b) .	NC
HNGR30	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	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 (<u>EXCEPT</u> 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 listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
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 <u>EXCEPT</u> in the Toop Street Special Character Area (Appendix 37).	P

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
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	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 <u>EXCEPT</u> activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNCR18	Emergency Service Facilities	RD
HNCR19	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
HNCR20	Early Childhood Centres	D
HNCR21	Places of Assembly	D
HNCR22	Educational Facilities (<u>EXCEPT</u> 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 <u>EXCEPT</u> Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b).	D
HNCR25	Residential Activities not meeting General Performance Standard 8.2.5A (Density).	D
HNCR26	Supplementary Residential Buildings not complying with Specific Performance Standard 8.2.6D (b).	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~~

~~RULE TABLE 8.2.4.3 - HAVELOCK NORTH DEFERRED RESIDENTIAL ZONE~~

RULE	LAND-USE ACTIVITIES	ACTIVITY STATUS
DGR1	The activities that are Permitted in the Deferred Residential Zone shall be those provided as Permitted Activities in the Plains Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.5 and the relevant Specific Performance Standard(s) and Terms in 6.2.6.	P
DGR2	The activities that are Controlled in the Deferred Residential Zone shall be those provided for in the Plains Zone (Section 6.2) and those listed below, provided they comply with the General Performance Standards and Terms in Section 6.2.5, and the relevant Specific Performance Standard(s) and Terms in Section 6.2.6.	C
DGR3	Removal of shelterbelts on land adjoining any land zoned General Residential	C
DGR4	Any activity which is not provided for as a Permitted or Controlled Activity	NC

8.2.4.4 Uplifting the Deferred Residential Zone

- (a) — The Deferred Residential Zone over Lot 1 DP 3003 BLK IV TE MATA SD and PT SUB SEC 21 HAVELOCK NORTH BLK IV TE MATA SD (known as the Iona / Middle Road Triangle Block) will be uplifted when a Plan Change to rezone this land for residential development has occurred and will include the completed comprehensive structure plan for this area within the District Plan.

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.

8.2.5A DENSITY

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

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

Outcome

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.

Development density will not compromise the visual amenity of the Breadalbane 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.

8.2.5B BUILDING HEIGHT (EXCEPT COMPREHENSIVE RESIDENTIAL DEVELOPMENT)

(a) All Zones

The maximum height for all buildings shall be 8 metres

Outcome

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

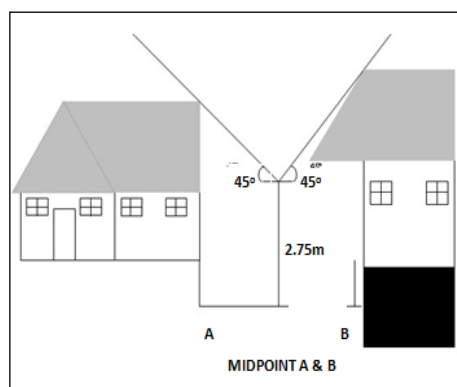
Outcome

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

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

Except that: Where two or more detached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.

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



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**(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

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.

ii) Other boundaries:

1.5 metres

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

Front Yard

Residential Buildings - 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.

Side Yards (Front Sites only)

All Buildings

Outcome

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).

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.

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).

Rear Yard

3 metres

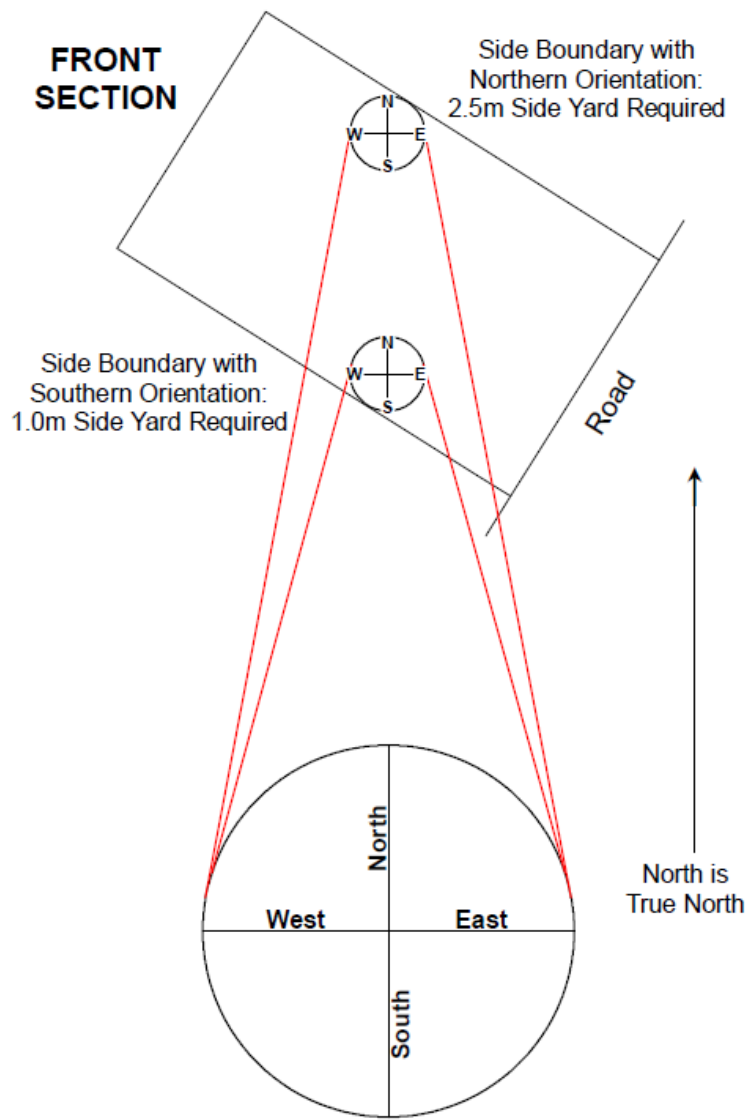
Outcome

Yards where boundaries adjoin Rural Residential Zone

7.5 metres

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

**Diagram to Determine Side Boundary Orientation
Rules 8.2.5D(C) and 8.3.5(D)**



(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

Outcome

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

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.

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 accessory buildings do not dominate the frontage of the site.

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

Outcome

The character of the zone will be maintained by ensuring garages and accessory buildings do not dominate the front 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.

8.2.5F BUILDING COVERAGE

(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.

8.2.5H 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

Outcome

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

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.

8.2.5I **OUTDOOR LIVING SPACE** (Except for Comprehensive Residential Development on Sites Identified In Appendix 29)

Havelock North General Residential Zone

(except Comprehensive Residential Development - Appendix 29 - refer to 8.2.6G.4)

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

- (a) Have a minimum area of 50m² and
- (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.

**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.

Outcome(s)

Each dwelling will have a useable area of outdoor living space for children to play, space for a garden, personal, household privacy and space to entertain.

8.2.5J **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

Outcome

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.

Outcome

The established landscaped character of the Zone will be maintained to a level to

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.

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.

**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.

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 the streetscape maintains an established landscaped character consistent with the surrounding residential neighbourhood.

8.2.5K 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.

8.2.5L FENCING

1. 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.

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

2. Toop Street and Breadalbane Avenue Special Character Areas

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

Outcome

The 'park-like' and open character of the 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.

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

8.2.5M TRAFFIC GENERATION

All Zones

Motor vehicle movements generated by activities on sites on local 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

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

Outcome

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

8.2.5N 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.

8.2.5O 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.

8.2.5P 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.

8.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

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.
- (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.

Outcome

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

Outcome

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

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

from activities in the Residential Zone.

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.

8.2.6D 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

Flexibility to provide supplementary accommodation

Supplementary Residential Buildings 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.

8.2.6E 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.

8.2.6F 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.

2. Havelock North Character Residential Zone

Non-residential Care Facilities shall be undertaken within existing buildings.

Outcome

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

8.2.7 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

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

8.2.8C 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.
 - (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 Area.
- (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.
 - (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 neighbourhood and its character.
- (d) Front Yards**
- (i) The proposed setback of a building from the road boundary and whether this will compromise amenity values and neighbourhood character.
 - (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 in turn assist with the Councils 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.