

8.3 IONA SPECIAL CHARACTER ZONE

8.3.1 INTRODUCTION

The Iona Special Character Zone is considered a unique environment because it comprises several distinctive landscape features - the Bull Hill, the ridge landforms to the south of Iona Road and a set of ponds and wetland areas with associated planting and bird life located in the valley of the central ridgeline.

Parts of the area have been identified for residential urban growth and development for the past 30 years with the hill area added into the Heretaunga Plains Urban Development Strategy ([HPUDS](#)) in 2010. The land has primarily been used for pastoral grazing and lifestyle purposes up to now. This special character zone seeks to put in place specific planning provisions in order to [implement HPUDS and facilitate efficient residential development to provide sufficient development capacity for residential land in accordance with the National Policy Statement on Urban Development Capacity 2016. In addition, specific controls are set to protect and retain the special features that characterise this area. As this area transitions from its current rural and lifestyle land use to an urban residential area these provisions will help to ensure that the amenity values and characteristics of the area that are valued by the local community are retained.](#)

It is important that new development adds value to this area so that it continues to be a unique and special environment. The creation of a new residential area with high amenity and recreational values will ensure that this area maintains its special character while its current rural land use evolves and changes to a [more-urban](#) environment.

The landscape and character of the Iona Special Character [area-Zone](#) pre development is considered a special environment within the local Havelock North community. It also has a direct bearing post development as the area needs to consider the high level of amenity attached to the Rural Residential Zone that adjoins [certain](#) parts of the special character area.

The landscape values of this area [do](#) contribute to the existing pleasant amenity of the zone and the surrounding rural residential area that it previously formed a part of. The Iona Special Character [Area-Zone](#) is also considered unique as it sits at the southern entrance to the village of Havelock North and has the potential to create a gateway experience.

There are several distinct neighbourhoods within the Iona Special Character Zone, each requiring different responses to urban development. These neighbourhood areas are identified as overlays to the zone and are shown in Appendix 13A Figure 1. This Appendix also outlines the structure plan and maps which apply to the overall development of this area.

The neighbourhood areas comprise:

- The Bull Hill neighbourhood
- The Iona Terraces neighbourhood and
- The Iona Plateau neighbourhood.

8.3.2 IONA SPECIAL CHARACTER ZONE OBJECTIVES AND POLICIES

OBJECTIVE ISCO1 To create a unique [residential—environment providing for residential development while retaining the distinct that retains the special character and amenity values of the Iona Special Character Zone.](#)

POLICY ISCP1 Identify and protect the features which make up the special character of the Iona Special Character Zone.

Explanation:

The attributes that distinguish the Zone from the surrounding District are: The Bull Hill landform, the ridge landforms to the south of Iona Road with valley areas of ponds and planted areas that create wildlife habitat and corridors and the existing mature trees within the Bull Hill neighbourhood particularly those planted in an avenue along an existing driveway. Existing mature tree plantings are encouraged to be retained through the provision of greater development density in key locations within the Zone.

POLICY ISCP2

Identify distinct neighbourhoods within which appropriate subdivision and development will maintain the special character and amenity of the area while creating a range of high quality living environments.

Explanation:

Protection of the unique ridgeline features that give the zone its special character have created three distinctive neighbourhood areas. Each neighbourhood requires a different response to development in order to:

- retain the special character and amenity values that are highly valued by the community as this area transitions to an urban residential area; and,
- efficiently utilise the gently sloping land for more intensive residential development to ensure sufficient housing yield for the overall zone can be achieved.

OBJECTIVE ISCO2

To provide for and encourage new and innovative forms of residential development that respond to this unique environment and will add value to the surrounding existing residential area creating a high quality residential living environment for all residents.

POLICY ISCP3

Provide for a range of development options within the Zone including comprehensive residential development, in appropriate locations, to ensure there is variation in house types and section sizes.

POLICY ISCP4

Ensure District Plan standards and assessment criteria are reflective of urban design principles and seek to encourage development that meets the 7 C's in the NZ urban design protocol in order to create and maintain a high quality residential environment.

Explanation:

Row upon row of houses that are the same design or type create a monotonous uniformity to a new residential area where gardens and street trees are yet to establish. Variation in site size allows for greater variation in the size and types of houses being built. Different house types appeal to a range of households creating a more diverse community. Fences, driveways and how a house addresses the street frontage are also important aspects in creating a high quality residential environment. These elements can be addressed through District Plan standards and/or design guidelines outlining best practice options.

OBJECTIVE ISCO3

To ensure that the development provisions that shape the Iona Special Character Zone seek to use land efficiently while creating a high quality residential community.

POLICY ISCP5 Identify development densities that reflect and enable the retention of the special character and amenity of each particular neighbourhood while striving, across the zone, to achieve land use efficiency and the density targets set under the Heretaunga Plains Urban Development Strategy and Hawkes Bay Regional Policy Statement ~~while –At the same time–~~ meeting ~~total residential~~ capacity targets ~~for the Iona Structure Plan in order~~ to ~~fulfill/fulfil~~ the requirements set by the Minister for the Environment as part of the Streamlined Planning Process.

Explanation:

There is a need to achieve a balance between retaining special character and amenity values of an area or neighbourhood with the need to use land as efficiently as possible in accordance with the Hawkes Bay Regional Policy Statement. However, it is noted that in the Iona Plateau and Iona Terraces neighbourhoods there is a specific policy direction that elevates amenity and landscape considerations over land use efficiency and as such it is acknowledged that these targets will not be met individually in these particular neighbourhoods.

OBJECTIVE ISCO4 To protect people, property and infrastructure from the adverse effects of stormwater runoff.

POLICY ISCP6 Ensure that ~~all~~ stormwater runoff ~~from the developed area that has the potential to create ponding or flooding effects beyond predevelopment levels~~ will be attenuated ~~on site~~ to achieve stormwater neutrality.

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 ~~when–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 ponds or wetlands reduce peak stormwater flows off the developed area, and therefore reduc~~ing~~es~~ the potential for flooding or ponding.

OBJECTIVE ISCO5 To ensure that the Zone provides a defensible urban boundary for the northeastern and southwestern edge of the Havelock North residential area.

POLICY ISCP7 Ensure that the physical boundaries of the Iona Special Character Zone clearly mark the edge of the urban area and provide a robust defence against applications for urban subdivision and development outside these boundaries that are not identified within the Hawkes Bay Regional Policy Statement for greenfield urban development.

Explanation:

Middle Road and the ~~Iona Recreation Reserve public open space area~~ provide definitive boundaries to the urban area along the north-west and southern boundaries of the ~~reserve, Zone~~. The north-eastern boundary of the Zone abuts the Havelock North Rural Residential Zone with Lane Road. While this area was included in the Hawke's Bay Regional Policy Statement as an appropriate greenfield area, it has not been included in the rezoning area as the special character of this area, particularly the entrance to Lane Road, would be significantly eroded if further subdivision and development were able to occur.

OBJECTIVE ISCO6 Non-residential activities are provided for within the zone where these are appropriate and in a manner that avoids, remedies or mitigates adverse effects of such activities on the Zone.

POLICY ISCP8 Limit the type, scale and intensity of non-residential activities as appropriate within each neighbourhood to ensure that adverse effects can be managed such that the special characteristics of the zone are not adversely affected.

Explanation:

Non-residential activities have the potential to impact on the residential amenity and special character of the zone. Limiting the type and scale of activities is important to ensure the zone becomes a desirable residential area with high amenity and recreational values.

8.3.2.1 BULL HILL NEIGHBOURHOOD

8.3.2.1A INTRODUCTION

The Bull Hill neighbourhood is located on flat to gently undulating topography and is primarily accessed via Middle and Iona Roads. The neighbourhood adjoins the existing suburban area (Havelock North Character Residential Zone) at its north - eastern end. At its south-western end it adjoins the proposed public open space area and beyond that the Havelock North Rural Residential Zone. There is an existing development of 8 dwellings (Stapleford Park) located on the Middle Road edge of the neighbourhood.

The Bull Hill and avenue of existing mature trees are the central features of this area and provide its special character. The Bull Hill will form a central open space area for this neighbourhood providing a green space for play and recreation as well as stormwater detention.

The provisions of the Bull Hill neighbourhood seek to allow a range of section sizes to suit different household types. Given its generally flat topography and that it is contiguous with the existing suburban area of Havelock North, this neighbourhood provides for development at higher densities relative to the other neighbourhoods within the Zone.

8.3.2.1B ANTICIPATED OUTCOMES

Within the Bull Hill Neighbourhood the following outcomes are sought to be achieved:

- | | |
|--------------|---|
| BHAO1 | Residential development that creates a high-amenity suburban area with private landscaping complementing a tree-lined streetscape. |
| BHAO2 | A residential neighbourhood that provides for a variety of section sizes and dwelling types with a mixture of housing typologies, including Comprehensive Residential Development that suit a broad range of households and stages of life creating a mixed community. |
| BHAO3 | Innovative comprehensive residential developments that showcase desirable compact (medium density) living options within a pleasant setting. |
| BHAO4 | Land within the Bull Hill neighbourhood is used in an efficient manner, while balancing amenity and character considerations. Thus enabling This will enable the residential capacity targets set by the Minister for the Environment within the Streamlined Planning Process to be met alongside the District's medium growth area targets set under the National Policy Statement on Urban Development Capacity 2016 . |

- BHA05** Maintenance of the identified features of this neighbourhood that provide its special character.
- BHA06** Maintenance of the character and amenity values of existing residential and rural residential areas adjoining or opposite the Bull Hill neighbourhood.
- BHA07** A focal point public open space area that acts as a central community meeting place and that provides opportunities for recreation and play.
- BHA08** Non-residential activity that provides services to this new residential area in a manner that is compatible with the surrounding area's special character and amenity values and provides a sense of place for this new community.

8.3.2.1C OBJECTIVES AND POLICIES

OBJECTIVE BHO1 To ensure that new development retains and enhances the existing special character features of the Bull Hill neighbourhood and that the level of amenity created within this new neighbourhood is complementary to the existing adjoining suburban residential and rural residential areas.

POLICY BHP1 Identify areas where site sizes should be similar to adjoining existing development to provide certainty of ~~the maintenance of existing~~ residential density and amenity values for existing residents.

Explanation:

Where new sites adjoin or are located opposite sites zoned Plains Production and, Havelock North Rural Residential Zone ~~or the Havelock North Character Residential Zone~~, minimum site sizes of 700m² will be required to provide a transition from complement existing site sizes within the adjoining suburban residential area and opposite the larger Rural Residential sections and Plains Production Zoned sites on Iona and Middle Road. Where new sites adjoin the Havelock North Character Residential Zone, minimum site sizes of 600m² will be required to complement existing site sizes within the adjoining suburban residential areas.

POLICY BHP2 Identify existing amenity tree plantings that are to be retained in order to maintain the special character and amenity values of this area.

Explanation:

Existing avenues or stands of mature trees have been identified on the Structure Plan (Appendix 13A Figure 2) as a key component of the existing character of this area. Any development should be designed around these features to ensure their continued growth and retention.

POLICY BHP3 Ensure that District Plan provisions control overall site development in order to create a high quality living environment and to promote maintain the existing high amenity values of the surrounding area.

Explanation:

In particular, control the scale of buildings so that these are in proportion to the size of the site. Building coverage is a key tool in this respect. However in the past this standard has not been sufficient to ensure large houses are not built on small sites and applications for building coverage infringements have been commonplace. The cumulative effects of which have eroded the amenity values of residential areas and reduced the area available for landscaping and open space.

An important aspect of ~~the retention of ensuring the~~ special character and high amenity values ~~of for~~ this neighbourhood is the need to allow sufficient space for open space and landscaping to create a green treed environment soften the built form that will be necessary to achieve the required development capacity housing yield.

OBJECTIVE BHO2 ~~To promote the efficient use of the residential land resource to ensure that the required housing yield capacity for development set for the Iona Structure Plan Area by the Minister for the Environment within the Streamlined Planning Process can be met through higher residential densities in the Bull Hill Neighbourhood.~~

POLICY BHP4 Require a minimum residential density to be met within the Bull Hill Neighbourhood area.

Explanation:

Setting a minimum residential density for the Bull Hill neighbourhood will ensure that the majority of development within the Iona Structure Plan area occurs within this area taking advantage of land that is contiguous with the existing residential area, is of relatively flat topography and land that can internalise the impacts of greater density levels.

POLICY BHP5 ~~Allow for flexibility in how the density of development is achieved in the Bull Hill Neighbourhood Area while setting a maximum residential density requirement to be met. Provide controls to achieve variety in site size and housing typologies.~~

Explanation:

Allowing flexibility in achieving density creates opportunities for innovation and variety, while ~~a maximum density minimum site size percentage requirements within the Bull Hill Neighbourhood~~ provides certainty that development density will not become inappropriate.

POLICY BHP6 Provide opportunities for Comprehensive Residential Developments (which include Retirement Village Developments) in appropriate locations within the Bull Hill neighbourhood.

Explanation:

Vacant greenfield land provides a unique opportunity to develop land for compact house types without the constraints that exist within an existing residential suburb or area. In order to change the perception of higher density living, there is a need to provide opportunities to showcase high quality compact housing that is designed comprehensively and desirably located. In this neighbourhood, appropriate locations include those that are opposite amenity tree plantings or public open space areas in order to provide these developments with an additional source of amenity and recreational space to offset their smaller section sizes. There is also potential to further offset the high density of any such development with the retention of existing mature trees beyond those identified on the Structure Plan. As with any comprehensive residential development, retirement village development also offers opportunities to create open space areas and features that will enhance the amenity of the wider neighbourhood.

POLICY BHP7 ~~Ensure~~ Encourage comprehensive residential developments demonstrate as a form of medium density housing meeting good urban design principles and in a form that positively contributes to the creation of a high quality living environment within the Bull Hill neighbourhood ~~by requiring an assessment of such proposals by qualified urban design specialists as part of the resource consent process.~~

Explanation:

Comprehensive Residential Development is a best practice urban design method of providing for increased housing densities and will be an appropriate form of development in the Bull Hill Neighbourhood for achieving both higher residential densities and a good level of amenity. Provision of an urban design assessment will be a requirement for comprehensive residential developments to ensure that the design of such developments will create a high quality living environment and contribute to the overall pleasantness and character of the Bull Hill neighbourhood.

OBJECTIVE BHO3 To provide for appropriate non-residential activities that will service the new residential area and help to create a sense of place while maintaining the area's special character and residential amenity values.

POLICY BHP8 Provide for a small-scale café and/or dairy activity~~iesy~~ in a specific location~~s~~ within the Bull Hill Neighbourhood and identified as a commercial node~~s~~ on the Iona Structure Plan.

Explanation:

The Structure Plan provides for two commercial nodes: a site located opposite the Bull Hill Reserve for activities such as a dairy and/or café activity and a site adjacent to the playground in the Bull Hill Reserve for a café. The Plan rules provide for the option of either a single ~~commercial~~ dairy or cafe activity of 100m² gross floor area on a maximum sized site of 400 m² at either one of the locations, or for ~~commercial~~ dairy or cafe activities at both nodes each on a maximum site of 250 m². A site of 400m² located opposite the Bull Hill Open Space area has been identified for a dairy and/or café activity. The convenience of a small dairy and/or café / food store ~~opposite in the vicinity of~~ the open space zone and proposed playground is considered a desirable addition for this new residential area, particularly as the nearest alternative is just over 1km away from the Bull Hill Neighbourhood and further from Iona Terraces or the Iona Plateau. Such an activity would complement the residential nature of the area and provide for a greater sense of community in conjunction with recreation activities on the ~~open space~~ Bull Hill R~~e~~serve.

Residential activities would ~~also~~ be permitted on the node across from the reserve, is site as they are throughout the Zone and Bull Hill ~~h~~Neighbourhood, but not on the Bull Hill Reserve node.

POLICY BHP9 Control the type, scale, and intensity of commercial activity able to establish within the commercial nodes~~s~~ through District Plan provisions that ensure activities are sensitive to the existing special character features and residential amenity values sought to be achieved within the neighbourhood and Zone as a whole.

Explanation:

Compliance with specific standards will be required as well as a resource consent process in order to consider the design and external appearance of any proposed commercial building in this location as well as consideration of how the requirements for carparking and loading will be met on site. Regarding the commercial node site opposite Bull Hill Reserve, The orientation of the commercial node site-its orientation means that the creation of a sunny outdoor dining area may need to be located within the front yard space as this faces north-west. Such a location would also provide views to the open space area and an attractive streetscape and setting for such an activity. Therefore an exception will apply to outdoor dining activities within the front yard for this specific activity. These measures will ensure that site development of the commercial nodes is-are ~~complimentary~~ complementary to adjoining residential activities and Bull Hill Reserve and sympathetic to the character and amenity of this new residential area.

- POLICY BHP10** Require resource consent for other non-residential activities such as early childcare centres, homes for the aged, and places of assembly, health care centres, and emergency services facilities. Applications for these activities shall be considered on a case by case basis taking into account the special characteristics of the neighbourhood and its primary purpose in the supply of residential land to meet the current needs of the District.

Explanation:

Require Discretionary Activity resource consent to establish these non-residential activities to ensure their proposed scale, intensity, site size, cumulative effects and location within the neighbourhood can be appropriately managed and will not undermine the special character or high– quality residential environment sought to be achieved. Consideration of whether these activities are appropriate should include justification for the location of the activity within an area which provides land supply for predominantly residential uses.

8.3.2.2 IONA TERRACES NEIGHBOURHOOD

8.3.2.2A INTRODUCTION

The Iona Terraces Neighbourhood is part of the wider Iona Special Character Zone. This area coincides with the change in topography as the land rises up the hill from Iona Road. One of the important features of this area is the prominent ridge that runs south east from Iona Road towards Lane Road. The retention of the ridge as an area of open space provides a good transition between the more intensive Bull Hill neighbourhood and the Iona Plateau. The provisions associated with the Iona Terraces neighbourhood recognise this transition and also the adjoining Rural Residential Zone on Lane Road with its high levels of amenity.

8.3.2.2B ANTICIPATED OUTCOMES

Within the Iona Terraces neighbourhood, it is anticipated that the following outcomes will be achieved:

- ITAO1** A neighbourhood that transitions between the [higher residential](#) densities of the Bull Hill neighbourhood and the [lower residential density of the Iona Plateau neighbourhood](#) [in providing for residential housing choice](#).
- ITAO2** Roding layouts that are not highly visible [in a landscape sense](#) and mirror the characteristics of the existing roads in the adjacent Rural Residential Zone.
- ITAO3** A terraced residential neighbourhood to integrate with the central ridge landform with varied lot sizes and layout to create a [greater sense of individuality and distinctive Iona Terraces character](#). ~~greater sense of spaciousness to the character of the area.~~
- ITAO4** A level of street lighting that complements that of the adjoining rural residential environment while providing for the safety of residents within the Iona Terraces neighbourhood.

8.3.2.2C OBJECTIVES AND POLICIES

- OBJECTIVE ITO1** To ensure that the ~~level of amenity associated with the Iona Terraces Neighbourhood~~ [provides for housing choice and high amenity that is complementary to the adjoining Havelock North Rural Residential Zone.](#)

POLICY ITP1 Provide a transition in lot sizes and densities between the Bull Hill ~~an~~Neighbourhood and the Iona Plateau neighbourhood.

Explanation:

It is the intention that density levels of the Iona Special Character Zone will decrease as the development progresses from the relatively flat Bull Hill ~~an~~Neighbourhood to the Iona Plateau at the top of the hill. Using a ~~an~~8700m² average lot size ~~and a and a maximum per hectare dwelling density requirement to achieve a variety of lot sizes in the Iona Terraces neighbourhood (A to C)~~ will ensure that site sizes are predominantly larger than those of the Bull Hill ~~an~~Neighbourhood. However, these density provisions will also provide opportunities for a finite number of smaller site sizes to encourage a range of housing typologies. ~~It is also important that there is a transition between the area of the Iona Terraces Neighbourhood on the eastern side of the main spine road and the adjoining Rural Residential Zone. Sites on the eastern side of the main spine road will therefore have a higher minimum site size of 1000m² which recognises the larger lot sizes and higher levels of amenity associated with the adjoining Rural Residential Zone.~~

POLICY ITP2 Recognise rural residential characteristics by adopting rural standards for road formation and street lighting.

Explanation:

The rural origins of the site are to be reflected in the formation of the road layout and design. This will be achieved through the use of low impact urban design principles such as roadside swales instead of kerb and channel and avenue style planting. The effects of lighting on the rural character and night sky are to be mitigated by the adoption of rural lighting standards which do not require dense lighting along all road alignments. Instead minimal lighting will be a feature of the development.

POLICY ITP3 Maintain and enhance the lower density residential character of this neighbourhood by controlling the height of buildings, site coverage and boundary setbacks.

Explanation:

The amenity of the Iona Terraces neighbourhood is based upon achieving a spacious feel throughout the environment. This must be balanced against achieving efficient and effective use of the land. Providing for smaller lots will assist with meeting different housing typologies and market sectors. Building height and setbacks such as offset yards assist with creating a more spacious feel to the development.

POLICY ITP4 Recognise the level of amenity of neighbouring rural residential sites through implementing larger minimum lot sizes for those lots immediately adjoining the Havelock North Rural Residential Zone.

Explanation:

The zone adjoins the rural residential properties that front onto Lane Road. A ~~portion~~ number of these rural residential zoned properties ~~is are~~ included in the Iona Special Character ~~z~~Zone. This aligns with the topography of the area whereby the area of those properties on the western side of the ridgeline falls within the new zone and the remaining portion remains in the Havelock North Rural Residential Zone. To reduce the level of impact on the rural residential zone an area has been identified that acts as a transition between the land on the western side of the spine road (~~refer Appendix 13A Figure 2~~) and that ~~within Area D~~ on the eastern side. Within this transitional area the minimum lot size for the land is higher than that of the ~~remainder~~ majority of the Iona Terraces neighbourhood.

- POLICY ITP5** Provide ~~pedestrian-recreational~~ linkages between the residential lots and the reserve that incorporates the central ridgeline.
- Explanation:*
 The Iona ~~Terraces Recreation open space R~~reserve will incorporate a primary ~~walkway-path~~ that will link up with the Bull Hill Reserve on Iona Road and with Lane Road. The amenity of the Iona Terraces ~~N~~neighbourhood will be enhanced through ensuring that there are ~~pedestrian-recreational~~ linkages from the neighbourhood streets through ~~to the central Iona Recreation Reserve open space area~~ and particularly to the ridge landform.
- POLICY ITP6** Mitigate any potential significant adverse effects of buildings and activities on the community, ~~the adjoining and the environment, with particular emphasis on maintaining the character and amenity of the adjoining established Havelock North Rural Residential Zone and the wider environment.~~
- Explanation:*
 The Havelock North Rural Residential Zone adjoins the Iona Terraces neighbourhood. It is important to recognise the high amenity of the rural residential zone with its low density of housing, sense of openness, and rural based activities. Transitioning the size of sites as the development moves up the hill provides a transition to both the Iona Plateau and adjoining Havelock North Rural Residential Zone.
- Like the Iona Plateau neighbourhood, land use activities in this neighbourhood are limited to residential uses and those that are of a compatible scale. This is because the smaller size of sites in the Zone means that there is less opportunity for non-residential activities to be separated sufficiently from residential activities within the Zone, or on land in adjoining zones, in order to avoid or mitigate any significant adverse effects which they may have. Such activities are also not generally compatible with the amenity values sought by adjoining Rural Residential activities.*
- OBJECTIVE ITO2** **To enable a diverse range of house types and section sizes that respect the landscape values.**
- POLICY ITP7** Provide for residential development that is innovative in its response to sloping topography and contributes positively to landscape values.
- Explanation:*
 The Iona Terraces neighbourhood is characterised by the open space ridge that runs the length of this neighbourhood. It is important that the development of this area gives proper recognition to the landscape values within which it sits. It is envisaged that terracing of the land would be an appropriate development response to the sloping topography of this part of the Iona Special Character Zone. This would maintain the open character that is sought and assist in maintaining amenity and views for residents.
- POLICY ITP8** Provide for a range of lot sizes to ensure that there is flexibility in the creation of lots ~~sizes~~ to enable ~~variety and efficiency in residential development and to enable~~ landscape values to be recognised.

Explanation:

One of the objectives of this neighbourhood is to create variability in section sizes to ~~ensure that there is not a uniformity~~ ~~reduce potential uniformity to~~ in the look and design of the neighbourhood, and to ensure that there is compatibility with the variable lot sizes of the adjoining zone. This also allows for the topography of the land to be taken into account. There are 4 areas that comprise the Iona Terraces Overlay. A minimum lot size of 600m² with an average size of ~~8700m²~~, ~~and provision for some smaller sites,~~ applies in areas A, B and C. Using an average site size provides flexibility to create a mix of lot sizes and shapes taking into account the topography of each of these specific areas. Within each of these areas, a ~~minimal~~ ~~small~~ number of sites are provided for below the minimum site size, enabling greater diversity in housing typologies to be constructed. It is envisaged that such variability will allow for greater efficiencies in the use of the land while enabling development to be responsive to the landscape, creating a sense of place and maintaining character. Area D has a significantly larger minimum site size of 1000m² which allows further variety and assists with the transition to the neighbouring Rural Residential Zone.

OBJECTIVE ITO3 ~~That development within the Iona Terraces Neighbourhood avoids or mitigates adverse effects on~~ ~~the existing landscape character and amenity values of the adjoining Rural Residential Zone~~ ~~are retained and maintained.~~

POLICY ITP9 ~~Mitigate any potential significant adverse effects of buildings and activities on the community and the environment, with particular emphasis on maintaining the character and amenity of the adjoining established Rural Residential Zone.~~

Explanation:

~~The Havelock Rural Residential Zone adjoins the Iona Terraces neighbourhood. It is important to recognise the high amenity of the rural residential zone with its low density of housing, sense of openness, and rural based activities. Transitioning the size of sites as the development moves up the hill provides a transition to both the Iona Plateau and adjoining Rural Residential Zone.~~

~~Like the Iona Plateau neighbourhood, land use activities in this neighbourhood are limited to residential uses and those that are of a compatible scale. Some activities however, including certain commercial and Industrial activities, are not provided for in the Zone. This is because the smaller size of sites in the Zone means that there is less opportunity for those activities to be separated sufficiently from residential activities within the Zone, or on land in adjoining zones, in order to avoid or mitigate any significant adverse effects which they may have. Such activities are also not generally compatible with the amenity values sought by adjoining Rural Residential activities.~~

POLICY ITP910 Ensure that the physical boundaries of the Iona Terraces ~~a~~Neighbourhood clearly mark the edge of the urban area, and maintains the special character of Lane Road ~~and to~~ provides a robust defence against applications for urban subdivision and development outside these boundaries, that are not identified within HPUDS for greenfield development.

Explanation

The north eastern boundary of the zone and the Iona Terraces ~~N~~neighbourhood abuts the Rural Residential zone with Lane Road. While this area was included in HPUDS for further investigation, it has not been included in the rezoning area. The Landscape/Urban Design process for the Structure Plan identified the Lane Road area as having a special character that should be retained, and it is considered that the character would be significantly eroded if further subdivision and development were able to occur.

8.3.2.3 THE IONA PLATEAU NEIGHBOURHOOD

8.3.2.3A INTRODUCTION

The Iona Plateau Neighbourhood sits within the new Iona Special Character Zone. This neighbourhood provides another residential low density living opportunity within the defined urban growth boundaries, thereby being in close commuting distance to urban areas for employment, education, shopping, entertainment and recreation activities. It serves as a transition between higher density residential areas and the established Havelock North Rural Residential Zone.

In this neighbourhood, a masterplan has been prepared and will be implemented through Rules in the District Plan. The plan results in a fixed lot layout and building platforms with a maximum of twenty residential properties, single storey building restrictions for some lots, earthworks restricted to forming building platforms and the spine road, extensive planting at subdivision (if not prior) and the inclusion of vegetation control areas. This results in a [low density subdivision](#) with ~~the a~~ minimum [lot size](#) of 1,863m² and an average [lot size](#) of 3,27026m².

Limited development is to occur in this area, through the implementation of this plan, so that effects that may occur in this higher and visually sensitive part of the Zone can be appropriately managed.

8.3.2.3B ANTICIPATED OUTCOMES

Within the Iona Plateau neighbourhood, it is anticipated that the following outcomes will be achieved:

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|--------------|---|
| IPAO1 | A neighbourhood characterised by larger lots with treed scarps and valleys that is complementary to and blends into the surrounding rural residential environment. |
| IPAO2 | A residential density that is based on the sympathetic placement or location of building platforms and reduces the visual impact of buildings on the landscape. |
| IPAO3 | Key landscape features will be retained and not visually compromised as a result of inappropriate building development, earthworks and planting. |
| IPAO5 | An emphasis on maintaining the character and amenity of adjoining established sites within the Havelock North Rural Residential zone. |
| IPAO6 | The avoidance of further subdivision and associated development within the Iona Plateau Neighbourhood. |
| IPAO7 | The placement of the upper Spine Road in a valley system with a heavily treed rural character to provide a backdrop to houses in views from the east and west. |
| IPAO8 | A small concentration of low density development in a specific area of less versatile soil within close proximity to the Havelock North- urban area and in accordance with the principles of the Heretaunga Plains Urban Development Strategy (HPUDS) . |

8.3.2.3C OBJECTIVES AND POLICIES

OBJECTIVE IPO1 **A-To promote a high standard of residential amenity within the Iona Plateau Neighbourhood.**

POLICY IPP1 Maintain landscape qualities, character and amenity through the adoption and implementation of a masterplan for the Iona Plateau Neighbourhood by setting lot configuration, minimum density, building location and landscaping standards so that open space, natural and rural residential qualities are not reduced.

Explanation:

A masterplan has been prepared for the Iona Plateau neighbourhood which takes into account the topography and shape of the landform and allows for building platform placement that is complementary to the surrounding environment. The plan results in a fixed lot layout and building platforms with a maximum of twenty residential properties, single storey building restrictions for some lots; development placement which results in reduced volumes of earthworks, extensive planting at subdivision (ideally prior) and the inclusion of no build, no earthworks and restricted planting areas. This ensures the creation of a high amenity area with ~~very~~-low density housing so effects are appropriately managed.

POLICY IPP2 Manage residential character and high amenity values by avoiding further subdivision of the Iona Plateau– Neighbourhood.

Explanation:

Standards are included in the District Plan which ensure subdivision is in accordance with the Iona Plateau masterplan and that no additional subdivision occurs beyond the creation of the identified twenty lots. This establishes a minimum site size of 1,863m² to ensure the retention of the environmental outcomes sought for this plateau area.

POLICY IPP3 Restrict the floor area of residential dwelling units and accessory buildings provided for as of right in the Iona Plateau Neighbourhood and ~~contain~~manage their placement ~~to the with~~ nominated building areas within each lot.

Explanation:

Development within the Iona Plateau Neighbourhood is to be managed to ensure any buildings are sympathetic to the underlying landform and surrounding visual and landscape patterns. Building placement is constrained to that area identified on the masterplan with a restricted ability to construct buildings beyond the nominated platform for each site. ~~It is intended that there should not be a situation where multiple buildings occur on the site.~~ A-Only aone principal dwelling plus accessory building, a supplementary residential building and visitor accommodation building is permitted on each site. A gross floor area limitation along with other amenity based standards, including a continuous building length rule exist to reduce the visual impact of buildings on the landscape.

Note: Although supplementary residential dwellings are a permitted activity subject to a specified maximum floor area, it is not appropriate to use them for a permitted baseline comparison for other buildings as they are directly related to the residential use of the site and they cannot be subdivided off as they remain in the curtilage of the main dwelling. Nor should the maximum building footprints for any other activities be used as permitted baseline for supplementary residential buildings.

OBJECTIVE IPO2 That development within the Iona Plateau Neighbourhood avoids or mitigates adverse effects on the existing landscape character and amenity values of the adjoining Rural Residential Zone ~~are retained and maintained.~~

POLICY IPP4 Mitigate any potential significant adverse effects of buildings and activities on the community and the environment, with particular emphasis on maintaining the character and amenity of the adjoining established Rural Residential Zone.

Explanation:

The adjoining Rural Residential Zone is a high amenity area with a very low density of housing. This contributes to its sense of openness and lifestyle choice of the residents. The residential density of the plateau area has been arrived at through the sympathetic placement of building platforms to reduce the visual impact of buildings on the landscape. The implementation of the masterplan for the plateau area ensures the area remains characterised by larger residential lots with treed scarps and valleys that is complementary to and blends into the surrounding rural residential environment. Lower densities also provide a transition to the adjoining Havelock North Rural Residential Zone.

Land use activities in this neighbourhood are limited to residential uses and those that are of a compatible scale. This is because the smaller size of sites in the Zone means that there is less opportunity for non-residential activities to be separated sufficiently from residential activities within the Zone, or on land in adjoining zones, in order to avoid or mitigate any significant adverse effects which they may have. Such activities are also not generally compatible with the amenity values sought by adjoining Rural Residential activities.

Note: The Objectives and Policies will be implemented through the Methods. See Section 8.1 Havelock North Strategic Management Area for Methods.

OBJECTIVE IPO3 **Ensure the predominant land uses are residential and where appropriate commercial activities, to protect the character and amenity of residential environs.**

POLICY IPP5 Restrict scale and type of Commercial Activities and prevent Industrial Activities in the Iona Plateau Neighbourhood, whilst providing for compatible small scale commercial activities in the form of home occupations and visitor accommodation.

Explanation:

The presence of commercial and industrial activities, where the predominant land use is residential can have adverse effects in terms of amenity standards for residents, with effects such as traffic generation, noise, visual detracting, car parking and a loss of residential coherence. The environmental effect of low-level commercial activity, in the form of home occupations and visitor accommodation, is consistent with the amenity expectations of residents in this Zone. The limits on scale of commercial activity will ensure that the amenity and character of the Zone is maintained. Industrial activities are better located in other zones established for such land uses. Furthermore, there are specific zones within the District that provide for both commercial and industrial activity and the limitation of these activities in the Iona Plateau Neighbourhood will contribute to the physical resources of the Commercial and Industrial Zones being used in an efficient and effective manner.

POLICY IPP6 Limit the establishment of Places of Assembly in the Upper Plateau Neighbourhood.

Explanation:

When people choose to live in this area, there are expectations of a lifestyle and amenities associated with a semi-rural environment. Places of Assembly by nature are gathering places for community groups, bringing with them numbers of people, traffic, requirements for car parking and moreover a level of activity that is not generally well-aligned with the lifestyle expectations associated with this area. For these reasons the Places of Assembly are Discretionary Activities so that the effects of such activity can be assessed in terms of this environment.

8.3.3 RULES IONA SPECIAL CHARACTER ZONE

The following table sets out the status of activities in the Bull Hill and Iona Terraces Neighbourhood overlays of the Iona Special Character Zone (refer Appendix 13A Figure 1 for the boundaries of the neighbourhood overlays). All activities listed below are subject to the relevant Standards and Terms of the District Plan.

RULE TABLE 8.3.3.1 IONA SPECIAL CHARACTER ZONE - BULL HILL AND IONA TERRACES NEIGHBOURHOOD OVERLAYS (REFER APPENDIX 13A FIGURE 1)		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
ISC1	Residential Activities (except comprehensive residential development)	P
ISC2	Supplementary Residential Buildings	P
ISC3	Relocated Buildings	P
ISC4	Home Occupation	P
ISC5	Show homes	P
ISC6	Temporary Military Training Activity	P
ISC7	Visitor accommodation	P
ISC8	Temporary events within the Bull Hill Neighbourhood	P
ISC9	Non-residential care facilities within the Bull Hill neighbourhood	P
ISC10	Comprehensive Residential Development on sites within the Bull Hill Neighbourhood identified in accordance with an approved subdivision consent and land use concept plans	C RDNN
ISC11	All other applications for Comprehensive Residential Development within the Bull Hill Neighbourhood not meeting one or more of the relevant general or specific performance standards in 8.4, 8.5, 8.6 except standard 8.3.6I(7) parent site size or exclusive use area standard 8.3.6I(8)	RDNN
ISC12	Either (1) A single café activity (excluding any ancillary residential activities) on a maximum 400m² site located on the commercial node adjacent to the Bull Hill Reserve identified on the Iona Structure Plan (Appendix 13A Figure 2) and complying with specific standards outlined in 8.3.6H OR a café and/or dairy (including ancillary residential activities) on a maximum 400m² site located on the commercial note opposite the Bull Hill Reserve identified on the Iona Structure Plan (Appendix 13A Figure 2) and complying with specific standards outlined in 8.3.6H. Or (2) A dairy and/or café activity (including any ancillary residential activities) on a maximum 250m² site located on the commercial node site opposite the Bull Hill Reserve s identified on the Iona Structure Plan (Appendix 13A Figure 2) and complying with the specific standards outlined in 8.3.6H AND a Café activity (excluding ancillary residential activities) on a maximum 250m² site located on the commercial node adjacent to the Bull Hill Reserve identified on the Iona Structure Plan (Appendix 13A Figure 2) and complying with specific standards outlined in 8.3.6H.	RDNN
ISC13	Any permitted activity not meeting one or more of the relevant general or specific performance standards and terms (except activities not complying with performance standard 8.3.5A and 8.3.5B Residential Density and 8.3.6G(a) minimum site size and (e) gross floor area standards for Supplementary Residential Buildings)	RD
ISC14	Supplementary Residential Buildings not meeting the minimum site size or gross floor area standards (8.3.6G(a) and (e))	D

ISC14A	Comprehensive Residential development within the Bull Hill Neighbourhood not meeting standard 8.3.6l(7) parent site size or exclusive use area standard 8.3.6l(8)	D
ISC15	Residential Activities not meeting the density standard within the relevant neighbourhood (8.3.5A and 8.3.5B)	D
ISC16	Temporary Events in the Iona Terraces Neighbourhood	D
ISC17	Education facilities within the Bull Hill Neighbourhood	D
ISC18	Places of Assembly within the Bull Hill Neighbourhood	D
ISC19	Early Childhood Centres within the Bull Hill Neighbourhood	D
ISC20	Homes for the Aged within the Bull Hill Neighbourhood	D
ISC21	Health Care Centres within the Bull Hill Neighbourhood	D
ISC22	Emergency Services Facilities within the Bull Hill Neighbourhood	D
ISC23	A dairy and / or cafe activity located on the respective commercial node sites (as outlined in ISC12 above) identified on the Iona Structure Plan (Appendix 13A Figure 2) that does not comply with one or more of the specific standards outlined in 8.3.6H or 26.1.6C Loading and 26.1.6D Parking.	D
ISC24	Premises used for the sale of liquor (including those premises used for the sale of liquor for consumption off-site) on the commercial node sites within the Bull Hill neighbourhood.	NC
ISC25	Any activity not otherwise provided for as a permitted, restricted discretionary, or discretionary activity.	NC

The following table sets out the status of activities in The Iona Plateau Neighbourhood overlay of the Iona Special Character Zone (refer to Appendix 13A Figure 1 for the boundaries of this neighbourhood overlay). All activities listed below are subject to the relevant Standards and Terms of the District Plan.

RULE TABLE 8.3.3.2 IONA SPECIAL CHARACTER ZONE - THE IONA PLATEAU NEIGHBOURHOOD OVERLAY (REFER TO APPENDIX 13A FIGURE 1)		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
IPN1	Residential Activities within the identified building platform	P
IPN2	Home Occupations within the identified building platform and within the Principal Residential Building	P
IPN3	Supplementary Residential Buildings within the identified building platform	P
IPN4	Visitor accommodation within the identified building platform	P
IPN5	Relocated buildings within the identified building platform	P
IPN6	Temporary Military Training Activity	P
IPN7	Relocated buildings not meeting one or more of the relevant general or specific performance standards and terms	RD
IPN8	Any permitted activity not meeting one or more of the relevant general or specific performance standards and terms (except permitted activities under Rules IPN1,2,3 and 4 not complying with the following standards Height, Density, Identified Building platform and Total Building area)	RDD
IPN9	Temporary Events	D
IPN10	Permitted Activities under Rules IPN1, 2, 3 and 4 not complying with the following standards Height, Density, Identified Building Platform or Total Building Area	DNC
IPN11	Buildings Accessory to Supplementary Residential Buildings	NC
IPN12	Any activity not otherwise provided for as a permitted, restricted discretionary or discretionary activity	NC

8.3.4 GENERAL PERFORMANCE STANDARDS AND TERMS APPLICABLE ACROSS THE IONA SPECIAL CHARACTER ZONE (WITHIN ALL OVERLAY AREAS)

8.3.4A STRUCTURE PLANS

Activities shall be carried out in a manner that ensures that all aspects of the Iona Structure Plan (shown in Appendix 13A, Figures 2, 3 and 4) can be implemented as outlined and that the provision of all features identified on the structure plan such as the neighbourhood areas, planting and landscape strips, infrastructure services and public open space areas will not be restricted in any way.

Outcome

Activities undertaken prior to the completion of the development of the area will not impede or prevent the construction of all features identified on the plan.

8.3.4B TRAFFIC GENERATION

Motor vehicle movements generated by activities on sites on local roads as defined in the Road Hierarchy Maps in Appendix 69, shall comply with the following threshold limits:

Outcome

The avoidance of nuisance and safety issues of heavy traffic in residential areas

Vehicle Class Type	Maximum number of movements per day or averaged per day or any 7 day period
HCVII	Nil
HCVI	1
All others	30

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

8.3.4C 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.

8.3.4D LIGHT AND GLARE

All external lighting shall be shaded or directed away from any residential buildings or roads, and 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.

8.3.4E STORMWATER

The peak stormwater runoff for the site shall not exceed the following limits:

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

Except activities on the commercial node sites shown on the Structure Plan in Appendix 13A Figure 2 shall comply with the following limits:

<u>Average Recurrence Interval (ARI)</u>	<u>Runoff Coefficient</u>
<u>5 year</u>	<u>0.8</u>
<u>50 year</u>	<u>0.8</u>

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1 – Surface Water. See Hastings District Council Website to assist with calculations.

Outcome

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

8.3.4F 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.

8.3.4G BUILDING HEIGHT IN RELATION TO BOUNDARY

- a. On any side or rear boundary of a site, buildings shall be contained within a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined by the use of the Recession Plane Indicator in Appendix 60.
- b. Except that: where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.
- c. Where two or more detached residential buildings or units are established on a site, the height of any building shall be equal to or less than 2.75m, plus a 45⁰ recession plane and measured at the mid-point between the shortest distance of the two buildings, as shown on the diagram below.

Outcome

The general amenity of the Iona Special Character Zone will be maintained by ensuring access to daylight on adjoining properties will be protected.

In terms of comprehensive residential development this standard applies to the parent site boundaries only and ensures the maintenance of access to sunlight and daylight for adjoining properties.

Note: In respect of comprehensive residential development activities the above standard only applies to the boundaries of the parent site including where these adjoin a public open space zone.

8.3.5

GENERAL PERFORMANCE STANDARDS AND TERMS WITHIN THE BULL HILL AND IONA TERRACES NEIGHBOURHOOD OVERLAYS

The following General Performance Standards and Terms apply to all activities (including Comprehensive Residential Development unless an exception is noted):

8.3.5A

RESIDENTIAL DENSITY BULL HILL NEIGHBOURHOOD OVERLAY (except Comprehensive Residential Development activities)

- a. ~~One principal residential building per site. A minimum residential density of one principle residential building per 700m² net site area where a site is located adjoining or opposite sites zoned Plains Production Zone, Havelock North Character Residential Zone or Havelock North Rural Residential Zone.~~
- b. ~~A minimum total residential density of 15 residential buildings per hectare (net development area) over the entire Bull Hill neighbourhood as shown on the Iona Structure Plan in Appendix 13A Figure 2.~~
- c. ~~A maximum total residential density of 17 residential buildings per hectare (net development area) over the entire Bull Hill neighbourhood as shown on the Iona Structure in Appendix 13A Figure 2.~~

Outcome

Development intensity which is compatible and takes account of amenity, sense of place and infrastructural capacity.

The density provisions seek to achieve a balance between the maintenance of character and amenity values and the need to use land in an efficient manner to provide for residential housing needs.

The provisions also seek to encourage variety in section size and house type to enable a range of options to be provided for households at every life stage in order to create a mixed community.

8.3.5B

RESIDENTIAL DENSITY IONA TERRACES NEIGHBOURHOOD OVERLAY

- a. ~~One principal residential building per site. A minimum residential density of one principle residential building per 600m² net site area and an average residential density of one principle residential building per 800m² net site area within Areas A, B and C as shown on the Iona Structure Plan in Appendix 13A Figure 2.~~

~~Except that:~~

- b. ~~Within Area A (shown on the Iona Structure Plan in Appendix 13A Figure 2), one principle residential building may be constructed on each of a maximum of 2 sites with a net site area ranging between 350m²-500m².~~
- c. ~~Within Areas B and C (shown on the Iona Structure Plan in Appendix 13A figure 2), one principle residential building may be constructed on each of a maximum of 3 sites (within each Area) with a net site area ranging between 350m²-500m².~~
- d. ~~A maximum total residential density of 13 residential buildings per hectare (net development area) shall apply across the total area of A, B and C as shown on the Iona Structure Plan in Appendix 13A Figure 2.~~

- be. A minimum residential density of one principle residential building per 1000m² net site area within Area D as shown on the Iona Structure Plan in Appendix 13A Figure 2.

Outcome

Development intensity which is compatible and takes account of amenity, sense of place and infrastructural capacity.

Development intensity that provides variety in section size while recognising the topography of the land and taking into account the objective of transitioning residential density between the Bull Hill, Iona Terraces and the Iona Plateau neighbourhoods.

For Area D it is a density that transitions between the Iona Terraces neighbourhood and the Rural Residential Zone recognising the high level of amenity of the rural residential properties.

8.3.5C**BUILDING HEIGHT**

The maximum height for all buildings shall be 8 metres unless a single storey building restriction is applied in Appendix 13A Figure 2 in which case a maximum height of 4 metres applies.

Outcome

The general amenity of the area will be maintained by ensuring that the maximum height is consistent with that of adjoining zones and buildings will not dominate the landscape.

8.3.5D**YARDS (EXCEPT COMPREHENSIVE RESIDENTIAL DEVELOPMENT ACTIVITIES)**

The following minimum yards are required for:

(a) Buildings on front and corner sites:

Front Yard (sites with a net site area of 700m ² or greater)	5 metres - Residential buildings 6 metres - Integral or standalone garages or accessory buildings
Front Yard (sites with a net site area of less than 700m ²)	3 metres - Residential buildings 5 metres - Integral or standalone garages or accessory buildings The commercial building(s) located on the commercial node identified on the Structure Plan shall have a 3 metre front yard (except that outdoor dining may be located within this area).
Side Yards (all front sites irrespective of site size)	All Buildings 1 metre on the side boundary of the site that falls within the southern half of the compass and 2.5 metres on the side boundary of the site that falls within the northern half of the compass. Note: if any side boundary falls due east or west, yards shall be 1 metres for eastern boundaries and 2.5m for western boundaries. <u>See diagram below.</u>
Side Yards (all corner sites irrespective of site size)	All Buildings - 1 metre
Rear Yard (all sites irrespective of size)	All Buildings - 2 metres

Outcome

A spacious and open street frontage will be created, allowing sufficient space for landscaping to enhance the streetscape and ensuring that the treed character and amenity of this area can be maintained and enhanced.

Garages and accessory buildings will be setback further from the street front so that dwellings rather than garages are the dominant built features of the streetscape.

The commercial building occupying the commercial node will be setback from the street in a similar manner to those residential buildings adjoining the commercial node creating a consistent approach to the streetscape environment with the exception that outdoor dining can occupy this space.

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 in the subdivision.

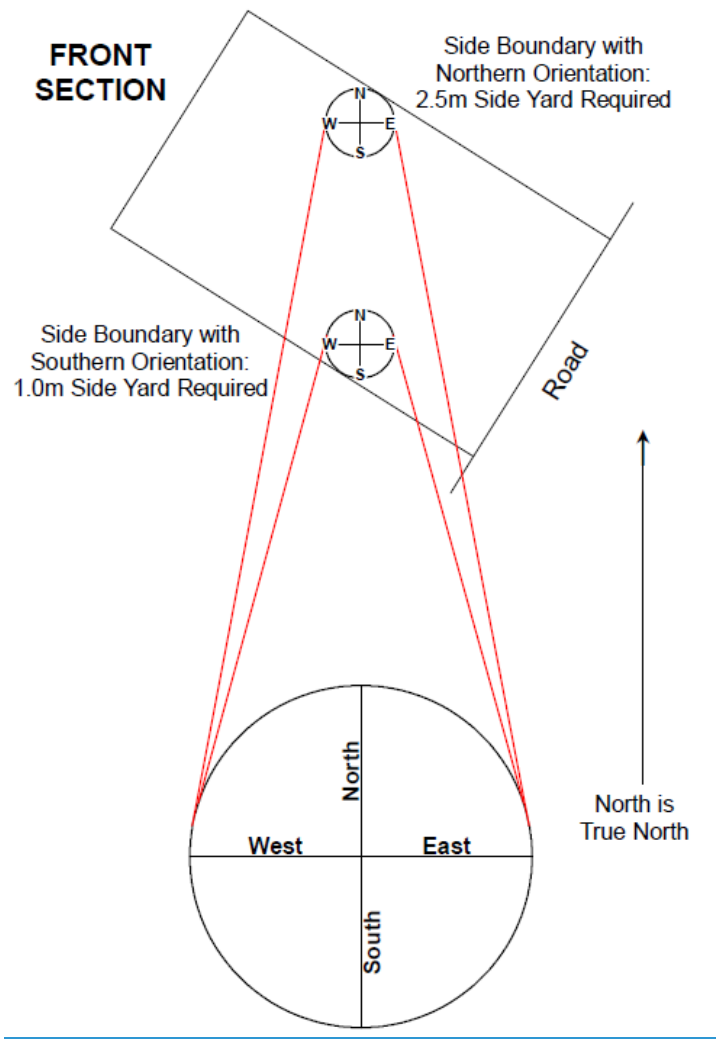
The achievement of a feeling of spaciousness in the environment and to assist with the mitigation of reverse sensitivity effects arising from the rural residential activities

(b) All Buildings on Rear Sites

All Yards	2 metres
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(c) EXCEPT that where a site adjoins a Rural Residential Zone the minimum yard for any building adjoining that zone is 7.5m

Diagram to Determine Side Boundary Orientation
Rule 8.3.5D



8.3.5E YARDS - SITES ADJOINING STAPLEFORD PARK

Where sites adjoin sections within the existing Stapleford Park development, buildings on these sites shall be setback a minimum of 2 metres from any boundary with this existing development.

Outcome

The existing amenity of residences in the Stapleford Park development will be maintained.

8.3.5F BUILDING COVERAGE

Each residential site shall have a maximum building coverage of:

35% for sites with a net site area of 700m² or greater

40% for sites with a net site area less than 700m²

45% for sites with no public street frontage; and

For comprehensive residential development activities, a maximum building coverage of 50% applies over the total area of the parent site.

Note: When calculating the building coverage for a site please note that the stormwater coefficient standard 8.3.4E will also apply.

Outcome

Development of residential sections within these areas will establish a character where buildings do not dominate the site or street frontage. Buildings shall be of a size and scale that can be framed and complemented with trees and amenity plantings leaving sufficient space for occupants to enjoy an outdoor lifestyle in order to create a pleasant residential area to live in.

Where increases in site coverage are sought, cumulative effects within the street as well as over the whole neighbourhood should be considered.

8.3.5G OUTDOOR LIVING SPACE (EXCEPT COMPREHENSIVE RESIDENTIAL DEVELOPMENT ACTIVITIES)

Each principal residential building shall have an outdoor living space which shall:

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

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

Outcome

Each 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.

This requirement for an outdoor living space along with the building coverage and landscaping rules provides for the creation of a new development area that is more open and spacious allowing planting and landscaping to feature more prominently within the neighbourhood and creating a pleasant amenity.

8.3.5H**FENCING**

- (a) No fencing shall be erected within the front yard space of any site within the Bull Hill or Iona Terraces Neighbourhood.
- (b) Fencing within any other yard or along any other boundary shall have a maximum height of 1.8m.

Outcome

An open, attractive neighbourly residential environment will be created with good visual connection between the public space and private residences enabling natural surveillance and providing a sense of safety.

8.3.5I**FENCING ADJOINING LAND ZONED OPEN SPACE**

Fencing along any boundary adjoining an open space zone (or within 5m of any such boundary) shall have a maximum height of 1.2m and shall be of an open style steel pool fence construction.

Note: for the avoidance of doubt open style fencing has 50% visual permeability.

Outcome

Amenity values will be maintained by ensuring visual continuity between residential and open space zones.

8.3.5J**LANDSCAPING (EXCEPT COMPREHENSIVE RESIDENTIAL DEVELOPMENT OR ANY CAFE/DAIRY ACTIVITY ON THE COMMERCIAL NODE SITES)**

- (a) Not more than 30% of the area set aside as front yard shall be used for access and parking in accordance with Section 26.1 Transport and Parking. The remainder of this area shall be landscaped in grassed lawn areas, garden beds, trees or shrubs or a combination of these.
- (b) A minimum of 25% of the total net site area shall be landscaped (a combination of grassed lawn areas, garden beds, trees and shrubs).

Outcome

Landscaping both within the front yard and over residential sites as a whole will maintain and enhance the special character of the area where plantings and mature trees are valued by the community.

8.3.5K**PROPERTY ACCESS – SPECIFIC SITES FRONTING MIDDLE ROAD**

Development of sites created within the no property access area shown along Middle Road on the Iona Structure Plan (Appendix 13A Figure 2) shall meet the following standards:

- (a) No vehicle access to these sites shall be provided from Middle Road.
- (b) All buildings on these sites shall be set back a minimum of 7m from the boundary of the site with Middle Road.
- (c) Fencing along the Middle Road boundary of these sites shall be a maximum of 1.8m high and shall be painted or finished in a black or dark green colour when viewed from Middle Road.

Outcome

Restricting property access along this section of Middle Road will ensure that traffic safety will be maintained.

Larger building setbacks from the Middle Road frontage and fence height and colour restrictions will ensure that the streetscape created will be in the form of an open landscaped berm area rather than a built residential frontage. This will provide a treed green entrance to Havelock North with fencing receding into the landscape as the street trees and private landscaping establishes.

8.3.5L**GARAGES****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.
- (b) The standard in (a) above does not apply to garages which form part of a two storey dwelling.

Outcome

The amenity of the streetscape and character of the residential neighbourhood will be maintained by ensuring that garages and 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.

8.3.5M**SCREENING FOR VISUAL AMENITY**

Any outdoor storage or service area associated with non-residential activities or homes for the aged shall be screened from any adjoining residential zoned site and from the street by landscaping and / or fencing.

Outcome

The screening of storage and services areas will ensure that the amenity of the particular neighbourhood overlay and zone will be maintained.

8.3.6**SPECIFIC PERFORMANCE STANDARDS AND TERMS WITHIN THE BULL HILL AND IONA TERRACES NEIGHBOURHOODS**

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

8.3.6A**HOME OCCUPATIONS**

Activities shall comply with the specific performance standards and terms for home occupations listed in 8.2.6A.

8.3.6B**TEMPORARY MILITARY TRAINING ACTIVITIES**

Activities shall comply with the specific performance standards and terms for temporary military training activities listed in 8.2.6K

8.3.6C**RELOCATED BUILDINGS**

Activities shall comply with the specific performance standards and terms for relocated buildings listed in 8.2.6J.

8.3.6D**VISITOR ACCOMMODATION**

Visitor accommodation shall provide 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.

8.3.6E**NON-RESIDENTIAL CARE FACILITIES**

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 anticipated to be large scale activities in the Iona Special Character Zone. The activity will be compatible in scale and form to the residential activities surrounding it.

8.3.6F**TEMPORARY EVENTS WITHIN THE BULL HILL NEIGHBOURHOOD**

- (a) Only two events shall take place on a site over a 12 month period;
- (b) Each event shall be a maximum duration of 1 day;
- (c) Maximum attendance at any one time shall be 150 people;
- (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 within the neighbourhood where it is possible to address adverse effects.

The scale and effects of the Temporary Event activity will be mitigated by these standards to ensure that any potential adverse effects are minor and of short duration.

8.3.6G**SUPPLEMENTARY RESIDENTIAL BUILDINGS**

- (a) One Supplementary Residential Building shall be allowed per site of 700m² net site area or greater.
- (b) There must be an existing occupied Principal Residential Building located on the site.
- (c) The Supplementary Residential Building shall share the driveway and outdoor living space with the principal residential building on the site.

Outcome

The provision for supplementary accommodation for family members while ensuring that residential amenity levels of residents and neighbours is maintained.

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

- (d) All general performance standards and terms of the Iona Special Character Zone and applicable Neighbourhood Overlays shall be met by both the principal and supplementary residential building except that the supplementary residential building is exempt from Standards 8.3.5A, 8.3.5B and 8.3.5G (outdoor living space). ~~The existing residential building may become the supplementary residential building provided that all Standards and Terms are met.~~
- (e) The maximum gross floor area, excluding any integral garage, shall be 80 square metres.

8.3.6H**CAFE AND/OR DAIRY ACTIVITIES WITHIN THE COMMERCIAL NODE IDENTIFIED ON THE IONA STRUCTURE PLAN**

- (a) ~~The maximum gross floor area of any café and/or dairy activities within the commercial node identified on the Iona Structure Plan (Appendix 13A Figure 2) shall be 50m² plus an additional 50m² shall be allowed for any outdoor dining area.~~
- (b) ~~There shall be no sale of liquor from any café or dairy activity on this site. The commercial node site shall not be occupied by premises used for the sale of liquor (including those premises used for the sale of liquor for consumption off site)~~
- (c) ~~Café or dairy activities on this site shall be restricted to the following hours of operation: Monday – Sunday 7am – 7pm.~~

~~Café or dairy activities on this site shall not load or unload vehicles or receive deliveries before 7am or after 7.00pm on any day.~~

Outcome

~~Commercial activities on these sites are limited to café and/or dairy activities. Any sale of liquor from activities either in an on-licence or off-licence capacity is not appropriate on this site.~~

~~Café and/or dairy activities will be of an appropriate size, scale and intensity so that they are compatible with and will complement the special character and residential amenity values of the Bull Hill Neighbourhood providing a community meeting point and sense of place.~~

~~The hours of operation of any café and/or dairy activities will align with the requirements of Section 25.1 Noise.~~

8.3.6H**CAFE AND/OR DAIRY ACTIVITIES WITHIN THE COMMERCIAL NODES IDENTIFIED ON THE IONA STRUCTURE PLAN****Commercial node adjacent to the Bull Hill Reserve - Cafe**

- (a) The maximum gross floor area of any café activity within this commercial node identified on the Iona Structure Plan (Appendix 13A Figure 2) shall be 100m² plus an additional 50m² shall be allowed for any outdoor dining area.
- (b) The commercial node site shall not be occupied by premises used for the sale of liquor for consumption off site.
- (c) Café activities on this site shall be restricted to the following hours of operation: Monday – Sunday 7am – 10pm.
- (d) Café activities on this site shall not load or unload vehicles or receive deliveries before 7am or after 7.00pm on any day.

Outcome

Commercial activities on these sites are limited to café and/or dairy activities. Any sale of liquor from activities in an off-licence capacity is not appropriate on this site.

Café and/or dairy activities will be of an appropriate size, scale and intensity so that they are compatible with and will complement the special character and residential amenity values of the Bull Hill Neighbourhood providing a community meeting point and sense of place.

The hours of operation of any café and/or dairy activities will align with the requirements of Section 25.1 Noise.

Commercial node opposite the Bull Hill Reserve

- (a) The maximum gross floor area of any café/dairy activity within this commercial node identified on the Iona Structure Plan (Appendix 13A Figure 2) shall be 100m². An additional 50m² shall be allowed for any outdoor dining area associated with a café or similar.
- (b) The commercial node site shall not be occupied by premises used for the sale of liquor for consumption off site.
- (c) Café or dairy activities on this site shall be restricted to the following hours of operation: Monday – Sunday 7am – 7pm.
- (d) Café or dairy activities on this site shall not load or unload vehicles or receive deliveries before 7am or after 7.00pm on any day.

8.3.61 COMPREHENSIVE RESIDENTIAL DEVELOPMENT ACTIVITIES

8.3.61.1 YARDS

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

Front Yard All residential buildings	3 metres
Front Yard Integral or standalone garages, carports or accessory buildings	5 metres
All other yards	2 metres

Note: There are no requirements for internal yards within the parent site as the building height in relation to boundary standard below is considered sufficient control within the development site.

Outcome

The front yard standard will ensure garages and accessory buildings are set back from dwellings along the street frontage creating a more pleasant streetscape and allowing for a vehicle standing bay.

All other yards will ensure there is a buffer between the more intensive comprehensive residential development areas and the remainder of the Bull Hill neighbourhood.

8.3.61.2 BUILDING HEIGHT IN RELATION TO BOUNDARY

- (a) On all proposed boundaries between residential buildings (i.e. within the parent site), buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. Except that: Where two or more residential buildings are connected (or attached) along a common boundary the requirement for a recession plane will be dispensed with along that boundary.
- (b) The height in relation to boundary recession planes are not applicable from the front road boundary of a site.

Outcome

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

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

- (c) Where a boundary adjoins a driveway, access lot or private road, recession planes can be constructed from the side of the driveway, access lot or private road furthest from the site boundary.

8.3.6I.3 OUTDOOR LIVING SPACE

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

- (a) Each residential building shall have a minimum of 20m² of ground-level private outdoor living space that is directly accessible from a principal living area of that residential building.
- (b) Private outdoor living space shall have a minimum dimension of 2.5m and shall be able to accommodate a 4m diameter circle, when provided at ground level and a minimum dimension of 2m when provided by a balcony except when it is wholly located above ground level (see 8.3.6I.3(d) below).
- (c) Private outdoor living space shall be north facing, that is north of east or west.

Outcome

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

Except that:

- (d) Where the principal living area of a residential building is located above ground level, a minimum of 15m² of outdoor living space shall be provided by a balcony directly accessible from such an area. The balcony shall be able to accommodate a 2.5m diameter circle, have a minimum dimension of 1.2m and shall face north of east or west.

8.3.6I.4 LANDSCAPING

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

Outcome

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

8.3.6I.5**SERVICE / UTILITY AREAS**

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

Outcome

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

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

8.3.6I.6**URBAN DESIGN ASSESSMENT**

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

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

Outcome

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

8.3.6I.7**PARENT SITE AREA AND POSITION**

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

Outcome

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

8.3.6I(8)**EXCLUSIVE USE AREA PER DWELLING**

- (a) A minimum net site area of 250m² per residential dwelling

Outcome

To provide an option for housing typologies that suit compact living environments-

8.3.6I(9)**BUILDING BULK**

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

Outcome

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

8.3.7 GENERAL PERFORMANCE STANDARDS AND TERMS IN THE IONA PLATEAU NEIGHBOURHOOD

8.3.7A BUILDING HEIGHT

Buildings or Structures

- (i) Lots 1, 2, 13, 14, 15 and 20 as identified on the Iona Plateau Masterplan (Appendix 13A Figure 3) – The maximum height for any building on these lots is 4 metres.
- (ii) Lots 3 to 12 and 16 to 19 as identified on the Iona Plateau Masterplan (Appendix 13A Figure 3) – The maximum height for any building on these lots is 8 metres.

Outcome

The amenity value of the Iona Plateau Neighbourhood and adjoining open space areas will be maintained by preventing tall, obtrusive structures or buildings.

8.3.7B YARDS

All Buildings

The minimum setback of any building from any boundary shall be:

- ~~(a)-~~ 15 metres for external boundaries except where these boundaries adjoin a Reserve where location is determined by the remaining General Performance Standards and Terms and planting as shown in Appendix 13A Figure 3 'Iona Plateau Masterplan';
- ~~(b)-~~ 7.5 metre front yard; and
- ~~(c)-~~ 3 metre side yard.

Outcome

Buildings and structures are sympathetically placed to reduce the impact of buildings on the landscape.

Note: Under the Regional Resource Management Plan, there is a requirement for buildings, structures, fences, planting, the deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse to be set back from the bed of a river, lake or watercourse which is within a land drainage or flood control scheme area.

8.3.7C FENCING

All fencing shall have a maximum height of 1.2 metres and shall consist of either:

- (a) a standard 7 or 8 wire post fence; or
- (b) a post and rail fence which shall be of an open style construction.

Note: for the avoidance of doubt open style fencing has 50% visual permeability.

Outcome

The open character and amenity of the Iona Plateau Neighbourhood will be maintained.

8.3.7D DENSITY

One Residential Building per site on Lots 1 to 20 as shown in Appendix 13A Figure 3 'Iona Plateau Masterplan'.

Outcome

A residential density that reduces the visual impact of buildings on the landscape.

8.3.7E**NOMINATED BUILDING AREA**

(a) Buildings and structures must be located so that they appropriately respond to the ~~already~~ identified centre point and nominal building areas as shown in Appendix 13A Figure 3 'Iona Plateau Masterplan'. All buildings and structures must be designed and constructed such that no more than 30% of the total Gross Floor area can extend in any direction beyond the nominal 400m² building area and include the location identified by a 'centre of gravity centre point', GPS coordinates for which are identified and recorded on a survey plan and title.

~~All buildings and structures must be designed and constructed such that no more than 30% of the total Gross Floor area can extend in any direction beyond the nominal 400m² building area and include the location identified by a 'centre of gravity centre point', GPS coordinates for which are identified and recorded on a survey plan and title.~~

For buildings that have been nominated to include two storied height (refer to 8.3.7A Building Height) no more than 20% of the second storied area can be outside of the nominal building area".

(b) No buildings, or structures shall be ~~constructed or earthworks undertaken~~ within the '~~No Build/Earthworks aArea~~' identified on Lots 12 and 13, 44 and ~~no buildings or structures shall be constructed or earthworks undertaken within the 'No Build/Earthworks, Restricted Planting Area' on Lots 14 and 15~~ as identified in Appendix 13A Figure 3 'Iona Plateau Masterplan'.

Note: The GPS coordinates for the centre point and nominated building area for each lot in the Upper Plateau Neighbourhood is identified and recorded on the survey plan and title.

Outcome

Buildings and structures are sympathetically located to reduce the visual impact of buildings on the landscape.

8.3.7F**TOTAL BUILDING SIZE**

The maximum gross floor area of all residential activities, home occupations, supplementary residential buildings and visitor accommodation onsite shall be 400m².

Outcome

All activities respond appropriately and sensitively to the context and character of the locality.

8.3.7G**CONTINUOUS BUILDING LENGTH**

For Lots 3 to 12 and 16 to 19, the continuous length of any building facade above one storey shall not exceed 15 metres.

Outcome

Buildings are sympathetically constructed to reduce the visual impact of buildings on the landscape.

8.3.7H VEGETATION CONTROL AREA

That the planting within the vegetation control area on Lots 14 and 15 (shown in Appendix 13A Figure 3) is limited to [native grass species to](#) a maximum of [4-50.6](#)m in height.

Outcome

The vegetation control areas on Lots 14 and 15 will be developed in accordance with the Iona Plateau Masterplan which ensures development is complimentary to the adjoining rural residential environment.

8.3.8 SPECIFIC PERFORMANCE STANDARDS AND TERMS IN THE IONA PLATEAU NEIGHBOURHOOD**8.3.8A TEMPORARY MILITARY TRAINING ACTIVITIES**

Activities shall comply with the specific performance standards and terms for temporary military training activities listed in 8.2.6K.

8.3.8B RELOCATED BUILDINGS

Activities shall comply with the specific performance standards and terms for relocated buildings listed in 8.2.6J.

8.3.8C SUPPLEMENTARY RESIDENTIAL BUILDINGS

- (a) One Supplementary Residential Building shall be allowed per site.
- (b) An existing occupied residential building must be located on the site.
- (c) The Supplementary Residential Building shall share the driveway with the principal dwelling on the site.

Outcome

Flexibility to provide Supplementary accommodation whilst retaining the spaciousness of the Iona Plateau area and to ensure that services are not duplicated needlessly.

Supplementary residential buildings will have minimal effects.

8.3.8D VISITOR ACCOMMODATION

- (a) One visitor accommodation Building shall be allowed per site.
- (b) Visitor accommodation shall be limited to a maximum of 6 persons.
- (c) An existing occupied principal residential building must be located on the site.
- (d) The building used for visitor accommodation shall share the driveway with the principal residential building on the site.
- (e) The visitor accommodation building shall be located no further than 15 metres from the principal dwelling on the site.

Outcome

All activities respond appropriately and sensitively to the context and character of the locality.

Visitor accommodation activities will have minimal effects.

8.3.8E**HOME OCCUPATIONS**

- (a) Shall be clearly secondary to the use of the site for residential activity.
- (b) Shall be carried out either wholly within the Residential Building or within an accessory building erected or modified for the purpose, except that plants may be grown outside the building.
- (c) A maximum of 2 people who are not permanently residing at the site shall be employed at any one time.
- (d) Only goods produced or substantially produced on the site shall be retailed.
- (e) Home Occupations which involve the retailing of goods and/or the serving of food or beverages to the public shall be restricted to the following hours of operation:
Any day of the week 8.00am - 6.00pm
- (f) No objectionable noise, smoke, smell, effluent, vibration, electrical, interference, dust or other traffic volumes on local streets shall be generated by the Home Occupation.
- (g) The activity does not load or unload vehicles or receive customers or deliveries before 7.30am or after 7.00pm on any day.

Outcome

Home occupations will be compatible in scale and character with other residential activities.

Home Occupations will take place in an existing building and will be of a small scale to ensure that potential adverse effects are minor and not significantly different from activities in the Iona Plateau Neighbourhood and adjoining Havelock North Rural Residential Zone.

8.3.9**ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY (INCLUDING NON NOTIFIED) AND DISCRETIONARY ACTIVITIES IN THE BULL HILL AND IONA TERRACES NEIGHBOURHOODS**

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

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

8.3.9A**ACTIVITIES NOT MEETING THE GENERAL OR SPECIFIC PERFORMANCE STANDARDS (EXCLUDING ~~DENSITY~~ PARENT SITE SIZES AND EXCLUSIVE USE AREAS)**

Refer to the applicable assessment criteria outlined in 8.2.8C and the outcomes listed in this section next to the relevant standard(s). In addition, consider the impact of any cumulative adverse effects within the site, street or local neighbourhood as a whole, that may arise from any non-compliance with the general or specific performance standards, and particularly in respect of site coverage infringements.

8.3.9B**RELOCATED BUILDINGS NOT MEETING SPECIFIC STANDARDS**

Refer to the assessment criteria outlined in 8.2.8A.2

8.3.9C**SUPPLEMENTARY RESIDENTIAL BUILDINGS NOT MEETING THE SPECIFIC STANDARDS**

Refer to the outcome listed in standard 8.3.6G and assessment criteria outlined in 8.2.8D

8.3.9D EDUCATION FACILITIES, PLACES OF ASSEMBLY, EARLY CHILDHOOD CENTRES, HOMES FOR THE AGED, HEALTH CARE CENTRES, EMERGENCY SERVICES FACILITIES

Refer to the assessment criteria outlined in 8.2.8E

8.3.9E TEMPORARY MILITARY TRAINING ACTIVITIES NOT MEETING SPECIFIC STANDARDS

Refer to the stated outcome in 8.2.6K

~~**8.3.9F ACTIVITIES NOT MEETING THE DENSITY STANDARDS IN 8.3.5A WITHIN THE BULL HILL NEIGHBOURHOOD**~~

~~Where activities do not meet the density standards within the Bull Hill Neighbourhood the following relevant matters shall be considered:~~

- ~~(a) Whether the density proposed will be compatible with neighbouring zones (Plains Production Zone, Havelock North Character Residential Zone and Havelock North Rural Residential Zone) such that existing amenity values and landscape character within these areas will be maintained.~~
- ~~(b) Whether the density proposed will adversely affect amenity values and /or the anticipated outcome of creating a high quality living environment within the Bull Hill neighbourhood;~~
- ~~(c) The extent to which increase in density (over the relevant stated maximum density requirements) reduces the open space available for site landscaping which is an important component of creating character and amenity within the neighbourhood;~~
- ~~(d) Whether the increase in proposed density will achieve the following outcomes:

 - ~~• To provide for a greater variety and a range of options in section size and house type in order to create a mixed community; and~~
 - ~~• To use land in an efficient manner while creating a high amenity residential neighbourhood that maintains the special character of the zone;~~~~
- ~~(e) Where the proposed comprehensive residential development sites exceed the maximum of 12 parent sites for the Bull Hill Neighbourhood, consider whether the scale and intensity of development created by the proposed increase in density of this development type will impact on the character and amenity of the neighbourhood as a whole and in particular those sites adjoining the proposal;~~
- ~~(f) For all proposals consider the ability of the water, wastewater, stormwater or roading infrastructure to accommodate the proposed increase in density;~~
- ~~(g) Whether not meeting the minimum density requirement within the Bull Hill neighbourhood will impact on the achievement of the Regional Policy Statement target of 15 dwellings per hectare for greenfield developments when considering the Iona Special Character Zone as and/or the Council's responsibilities as a medium growth area under the National Policy Statement on Urban Development; and~~

~~Whether not achieving the minimum density requirement would as a consequence have adverse impacts on the Iona Terraces Neighbourhood. The efficient use of land in the Bull Hill neighbourhood is a key component of maintaining amenity and landscape character values within the Iona Terraces Neighbourhood and the Iona Special Character Zone as a whole.~~

8.3.9G**ACTIVITIES NOT MEETING THE DENSITY STANDARDS (IN 8.3.5B) WITHIN THE IONA TERRACES NEIGHBOURHOOD**

- ~~(a) Whether the open amenity of the Iona Terraces neighbourhood will be adversely affected by the scale and intensity of the development.~~
- ~~(b) Whether the change in density will result in an adverse effect on the amenity of the adjoining area or the objective of transitioning between the different neighbourhoods of the Iona Special Character Zone.~~
- ~~(c) The ability of the water, wastewater, stormwater, or roading infrastructure to accommodate the change in density.~~
- ~~(d) The ability of the topography to accommodate the higher density or for landscaping to mitigate the effects of the change in density.~~
- ~~(e) Whether the increase in density will be sympathetic to the visual form of the Iona Terraces Neighbourhood overlay and the adjoining Rural Residential Zone.~~

~~Whether cumulative adverse effects of such an increase in density will have an impact on maintaining the amenity and character of the neighbourhood and on the ability to achieve the anticipated outcomes for this neighbourhood.~~

8.3.9H**TEMPORARY EVENTS NOT MEETING THE STANDARDS**

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

- (a) Traffic and car parking effects - the extent to which vehicular traffic and related need for car parking generated by the event is accommodated without loss of amenity, safety or causing significant traffic congestion.
- (b) Noise effects - the extent to which the activity and hours of operation for the event would detrimentally affect the amenity of surrounding area.
- (c) Disturbance effects - whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative effects on the amenity of the surrounding area.

8.3.9I**CAFE OR DAIRY ACTIVITY WITHIN THE COMMERCIAL NODES OF THE BULL HILL NEIGHBOURHOOD**

- (a) The design and external appearance of the building:
 - Whether the building enhances the character of the area in terms of its design and use of materials;
 - Whether the type and colour of building materials used are sympathetic to the landscape features of the neighbourhood and Zone as a whole. Recessive colours blend into and would therefore compliment the landscape characteristics of the neighbourhood and Zone.
 - The placement of the building on the site and its relationship to any existing or proposed residential buildings on neighbouring sites and to the public open space zone Bull Hill Reserve opposite the site.
 - Any café building located on the commercial node adjoining the Bull Hill Reserve should be designed 'in-the-round' so that each elevation presents a positive façade to the surrounding reserve. Consider the placement of the building on the site and its relationship to the reserve, including consideration of retaining views to Bull Hill, how the café building relates to existing or proposed walkways and recreation spaces and proposed playground within the reserve.

- (b) Whether the building is of an appropriate ~~residential~~ scale that does not dominate the street, adjoining or opposite residential sites or the ~~public open space zone opposite the site~~ Bull Hill Reserve;
- (c) Whether the building addresses the street in an appropriate manner that is similar to other residential buildings in the street or in a manner that is complementary to the Bull Hill Reserve;
- (d) Whether the location and orientation of ~~the any~~ outside dining area provides access to daylight and sunlight;
- (e) How any outside dining this area relates to and links with the Bull Hill Reserve public open space area and proposed playground located opposite the site;
- (f) Consideration of the relationship and appropriate treatment (landscaping) of ~~the any~~ outside dining area and how this relates to the Bull Hill Reserve and/or the street frontage and how this area can contribute to streetscape character in the neighbourhood.
- (g) Any required carparking shall be provided for onsite; carparking and loading areas should be located to the rear or side of the building and away from the street frontage where possible.
- (h) Consideration of how the proposal either incorporates utility, storage and rubbish areas into the proposed building or how these areas as well as carparking and loading areas are screened from the street, adjoining and nearby residential properties ~~opposite~~ and the ~~public open space area opposite the site~~ Bull Hill Reserve by landscaping and/or fencing; ~~and~~
- (i) The hours of operation of the café and/or dairy activity and/or the extent to which the limits in the standard are exceeded and how this may impact on the amenity of the surrounding residential area particularly in terms of noise and traffic effects;
- (j) Whether the café and/or dairy activity proposed exceeds the maximum gross floor area allowance for the building or outdoor dining space; ~~the~~ the extent to which these standards are exceeded and consideration of the overall scale and intensity of the activity and whether it would complement the amenity values and/or primary purpose of the area as a residential neighbourhood;
- (k) ~~Consideration of any ancillary residential activities on the site and how these are integrated into the building and/or the development and layout of the site. Note that an ancillary residential activity is not appropriate for a café on the commercial node adjoining the Bull Hill Reserve~~;
- (l) For a café adjoining Bull Hill Reserve consideration of the design and layout of buildings, carpark and utility areas including appropriate landscape treatment of the site and its boundaries to mitigate effects on the amenity of the reserve and integrate the café within the reserve; and
- (m) Whether any proposed use involving an 'on-licence' to sell liquor is secondary to the sale of food. For the avoidance of doubt, an activity for which the sale of liquor by on licence is the primary business is not appropriate for this location.

8.3.9J**COMPREHENSIVE RESIDENTIAL DEVELOPMENT ACTIVITIES WITHIN THE BULL HILL NEIGHBOURHOOD**

Refer to the specific assessment criteria outlined in 8.2.9. In addition to these, the following matters will also be considered in assessing any application for the above activity:

- (a) Whether the development has been designed with existing site features and the wider special character of the area in mind including views to the Bull Hill and/or ridge landforms as appropriate or orientation towards areas where additional amenity can be gained such as public open space or existing stands of mature trees.
- (b) Retention of existing mature trees and especially the avenue of trees identified on the Iona Structure Plan in Appendix 13A Figure 2 is an important component of offsetting the smaller site sizes of this development type.
- (c) Whether the development creates a density that fits with the overall character and location of the site within the Bull Hill neighbourhood and enables the retention of existing mature trees or includes new plantings which will help to soften the increase in density;
- (d) Variety is a key design concept. Depending on the size of the development, does the proposal provide a mixture of house designs and sizes. Consider whether the development demonstrates the use of a range of building materials and colour palettes to create identity and distinction between dwellings (especially where dwellings are attached); ~~and~~
- (e) Development should enhance and enrich the amenity and character of an area. Consider whether the development adds value to this new greenfield residential area and whether it would contribute to the creation of a pleasant residential amenity for residents of the development and its neighbours on more traditional residential sections; and-
- (f) Where Comprehensive Residential Development proposals occur prior to any initial subdivision application in Block 1 or 2 of the Bull Hill Neighbourhood as shown on the Iona Structure Plan (Appendix 13A Figure 2), consider the relationship of the proposal to the overall development of the block (either 1 or 2) and how it affects the achievement of the following:
 - The minimum density requirement of 19 dwellings per hectare over the entire Bull Hill Neighbourhood;
 - The requirement in standard 30.1.6E to achieve a balanced proportion of lots;
 - The distribution of different lot sizes throughout the neighbourhood to avoid monotonous concentrations of uniform lot -types; and;
 - The arrangement of lots to contribute to streetscape and open space amenity (as specifically outlined in assessment criteria 30.1.8.2 (24) (n)).

8.3.9K**COMPREHENSIVE RESIDENTIAL DEVELOPMENTS NOT MEETING THE PARENT SITE SIZE AND POSITION OR EXCLUSIVE USE AREA STANDARDS 8.3.6I(7) AND 8.3.6I(8)**

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

8.3.10**ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY (INCLUDING NON NOTIFIED) AND DISCRETIONARY ACTIVITIES IN THE IONA PLATEAU NEIGHBOURHOOD**

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

8.3.10A**RELOCATED BUILDINGS NOT MEETING SPECIFIC STANDARDS**

Refer to the assessment criteria outlined in 8.2.8A.2 as well as those matters listed below.

8.3.10B**TEMPORARY MILITARY TRAINING ACTIVITIES NOT MEETING THE STANDARDS**

Refer to the stated outcome in 8.2.6K

8.3.10C**FOR ALL OTHER ACTIVITIES**

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

- Whether the building is of a scale, design and location that is sympathetic to the underlying landform and surrounding visual and landscape patterns. In making this assessment consideration will also be given to the intensity of any existing buildings and their scale;
- The extent to which the height, roof shape and pitch of the building, plus continuous building length influences the visual dominance of the building;
- The extent to which variation in the form of the building including the use of projections and recessed building features or elements, varied roof form, materials, colours and textures, reduces the potential dominance of the building;
- The typography-topography of the site and whether the building is located on a prominent or elevated position; The extent to which topography, existing or proposed landscaping mitigates any dominance impacts;

- Whether the building or structure would be visually prominent and compromise open character, especially in the context of the wider neighbourhood including public open space, character and amenity;
- The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the existing plantings plus the use of additional small trees, shrubs or hedges;
- The use of exterior materials and colour. Consideration will be given to the external appearance and finish of the building to ensure a harmonious blend and positive contribution to the landscape;
- The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities;
- The potential for the activity to generate significant effects on the environment in relation to traffic, parking demand, or visitor numbers; and
- The potential for the activity to generate significant adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.