

## 9.2 FLAXMERE RESIDENTIAL ZONE

### 9.2.1 INTRODUCTION

The residential environment of Flaxmere is distinctive with relatively uniform housing style and many large parks that have become the focal point of the neighbourhood areas. The suburb contains a wide range of recreational areas including reserves, parks and gardens, sports fields and community facilities that are well used for either passive or active recreational activity. The Flaxmere suburb has matured over recent years with attractive landscaping, parks and community facilities which include a wide range of both public and private amenities and services.

The housing stock is characterised by extensive areas of fairly even housing design and style, reflecting the concentrated periods of house construction between the 1970s and 1980s. It is evidence of responses to market led economy and building sector concepts with modern age thinking alongside government initiatives. It consists of largely single storey dwellings on large section sizes and wide streets and large open front yards. This character is largely due to Flaxmere being a typical modern suburb with a long picturesque avenue (Flaxmere Avenue); wide lanes either side of an attractive central median planted with mature trees and curved streets and cul-de-sacs radiating from it.

Family based values and cultural traditions are at the core of the community who are enthusiastically working together and actively involved in supporting each other through their whanau, church and cultural group networks. This is largely maintained by the multicultural mix of Maori, European and Pacific Islands populations with strong cultural affiliations.

Since the start of the new century, affordable housing and new infill development, such as Chatham Mews, is starting to attract new homeowners as well as providing a choice for retirees and local "empty nesters". A centrally located shopping centre provides convenience for the growing population. It has primary schools and a major high school (Flaxmere College) serving the steady growth of population over the past decade. Improvements of the road network including cycle ways, and enhancements via crime prevention through environment design (CPTED) approaches to public spaces have heightened movement and safe access to and from amenities and public facilities.

Several small suburban shops have allowed for accessible services and primary needs of the residents in the growing suburb. Small convenient shops enable residents to meet their day to day needs in close proximity to their homes. Some sectors of the population do not have access to private vehicles or are unable to drive while others find public transport unsuitable for their shopping purposes.

The 'Flaxmere Community Plan 1995' was developed to improve the social, cultural, environmental and economic wellbeing of the suburb of Flaxmere. It is recognised that the role of the Village Centre and the built environment in Flaxmere plays a major part in enhancing community wellbeing. The District Plan seeks to ensure that existing activities and new development is able to respond to community needs and wants in accordance with the planned built form environment of the zone.

**Commented [AES1]:** Topic 2, Key Issue 3, Kāinga Ora (050.76)

### 9.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- FRAO1** An appealing residential environment that is safe and attractive for families to grow and prosper with pride and strong values.
- FRAO2** Better linkages with a choice of ways to get around (walk, cycle, bus) and reduced use of private vehicles.
- FRAO3** A variety of housing options and well-designed homes that meet the diverse housing needs of Flaxmere residents.
- FRAO4** Managed consolidation and enhanced building developments in scale and character in accordance with the planned built form environment of the zone.
- FRAO5** Attractive streetscapes and heightened residential amenity in accordance with the planned built form environment of the zone.
- FRAO6** Small scale shops providing convenient goods and accessible services to the surrounding residents.
- FRAO7** Improved environmental quality with sustainable management of stormwater runoff and infrastructure services
- FRAO8** Well-designed open spaces that attract visitors generate activities and stimulate positive relationships.
- FRAO9** Increased awareness of residential amenity, active living and pride in maintaining streetscapes
- FRAO10** Flaxmere residents are provided a high quality residential environment in accordance with the planned built form environment of the zone.

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**Commented [AES3]:** Topic 2, Key Issue 3, Kāinga Ora (050.78)

**Commented [AES4]:** Topic 2, Key Issue 3, Kāinga Ora (050.79)

- FRAO11** Pleasant neighbourhoods with reduced opportunities for crimes and increase safety in public spaces.
- FRAO12** Flaxmere is a place of opportunities and a good example of sustainable active living.
- FRAO13** The life supporting capacity of the Heretaunga Plains Unconfined Aquifer system will be sustained.
- FRAO14** That Mana Whenua values regarding the Kaitiakitanga of the Aquifer water resource are maintained.

### 9.2.3 OBJECTIVES AND POLICIES

**OBJECTIVE FRO1** **Ensure that growth within the residential environment of Flaxmere is managed in a manner that enables efficient land use management and development where appropriate and suitable for the community.**

**POLICY FRP1** *Provide for the Flaxmere residential suburb as one comprehensive residential environment by enabling the existing mix of activities to continue and be enhanced while ensuring that any adverse effects on the environment of residential land use, development and subdivision are avoided, remedied or mitigated.*

#### Explanation

Flaxmere is an established suburb contained within well-defined boundaries. This Policy recognises the place based approach where the mix of characteristics that make up the Flaxmere settlement are managed in an integrated manner. While the development of Flaxmere is reflected in housing with construction depicting different eras since the 1960s-1970s, with some well-maintained and attractive streetscapes in particular parts, there are no particular areas where the existing character justifies protection via more restrictive Plan Rules and Standards. Given the era of Flaxmere's development, however, the relocation of older buildings out of character in style to the Flaxmere residential area does have the potential to adversely affect amenity, therefore such activities will require Restricted Discretionary activity Resource Consent assessment. It is acknowledged that the removal, re-positioning (within a site) and relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Flaxmere and contributes to achieving the goals of

HPUDS. The provisions of the Flaxmere Residential Zone acknowledge the positive contribution of relocated buildings by providing for these where the building was constructed after or during 1970, as a permitted activity subject to compliance with specific performance standards.

The District Plan enables existing activities within the settlement to continue and includes Standards where necessary to enhance amenity and residential living standards. There is also flexibility involved in encouraging necessary improvements where required such as outdoor living areas; standard site sizes relating to future developments; relocated buildings and also urban design controls for consideration in any development. The Plan also enables appropriate non-residential uses such as Day Care Centres, Home Occupations, Education Facilities, Health Care Facilities and Places of Assembly recognising their importance in servicing the existing residents but sets Standards and Consent requirements to ensure they do not adversely affect the amenity of the residential environment.

**POLICY FRP2** *Facilitate residential land use options that provide for family and whanau living by including suitable density standards and associated controls to manage infill development.*

#### Explanation

This Policy supports Flaxmere being an attractive family friendly suburb by ensuring the built residential environment has ample space for a minimum household size. While the existing residential sites are compliant with the previous District Plan minimum density of 1 dwelling per 350 square metre of land space, the majority of sites in Flaxmere are more than 500 square metres. The housing issues relating to amenity, overcrowding and substandard accommodation have been a consequence of infill housing in parts of the suburb where the current densities do not match the preferences of people in need of being accommodated. The minimum site size for any future subdivision is therefore raised to 500m<sup>2</sup> where any section with smaller areas than that would require Resource Consent. That is to ensure that the site layout, size and proposed residential development would be compatible with the surrounding properties and also better contribute to the amenity of the area. It is acknowledged that some forms of residential development specifically targeting smaller household sizes such as retirement housing could be appropriate on smaller site sizes than 500m<sup>2</sup> and this need would be able to be assessed via the Resource Consent process.

A 500m<sup>2</sup> minimum site size better reflects the status quo and, where appropriate, manages the effects of possible overcrowding on smaller site sizes created by infill development.

**POLICY FRP3** *Enhance and promote the sustainability of Flaxmere's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.*

#### Explanation

The quality of both the built and natural environment throughout the residential area can be improved through simple design concepts which will also enhance the sustainability of new urban development. These include: minimising vehicular intrusion but maximising street connections; provision of passive access ways (cycling, walking); low impact design solutions for stormwater collection and disposal; passive surveillance of public spaces; attractive buildings; providing additional landscaping and biodiversity; development layout aimed at maximising solar access (i.e. reduced heating); and neighbourhood self-sufficiency.

**POLICY FRP4** *The provision of suitable community or on-site infrastructure, including sewage collection, treatment and disposal, water supply, stormwater collection and roading as a prerequisite to residential intensification or greenfield residential development.*

#### Explanation

Development which is inadequately serviced is likely to generate adverse environmental and social effects. The scale of infrastructure required will depend largely on the intensity, scale and location of development. The management of stormwater run-off from new development is of particular concern for Hastings District as the infrastructure is designed for existing levels. New development shall ensure that it does not adversely impact upon the stormwater network.

**OBJECTIVE FRO2** **To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents.**

**POLICY FRP5** *Enable and provide for the development of a range of housing types through subdivision, **comprehensive** residential development provisions*

*and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles.*

Commented [JM5]: Topic 2, Key Issue 3, KO 050.84

#### Explanation

This Policy recognises the need to attract a variety of housing types to Flaxmere to better cater for the differing household compositions of the community. Council can encourage developers and facilitate dialogue with community representatives to promote a variety of housing types that are appropriate and desired to meet community needs. The minimum site size is amended to better suit the family preferences of the residents which in Flaxmere tends to be a greater number of people per household than in other areas. ~~Comprehensive Residential Development is provided for as a Restricted Discretionary activity (non-notified). This would provide the opportunity, via the Consent process, for developers to provide housing at greater densities in a comprehensive and designed way. While, Comprehensive Residential Development has been specifically provided for in the Medium Density Residential Zone, it may also be appropriate in the Flaxmere Residential Zone provided that comprehensive residential developments are located within walking distance (400-600m) of amenities such as parks and playgrounds, shopping areas and public transport services and routes. Comprehensive Residential Development will be assessed in terms of the key design elements of the Hastings Medium Density Design Framework and whether there is sufficient infrastructure available to service the development. Of particular concern is provision for a quality living environment and a positive contribution to the public streetscape and neighbourhood in general.~~ Developments are subject to design requirements via assessment criteria to ensure visual surveillance and consideration of the facilities and public spaces in the proximity. Building design and layout for such development needs to consider connections to the street, relationships with adjoining sites, onsite access as well as landscaping and visual amenity. A number of strategic documents completed for Flaxmere, such as the Urban Design Framework and the Health Impact Assessments, can be the basis for dialogue with key developers regarding housing options and accommodation alternatives suitable for Flaxmere.

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**OBJECTIVE FRO3** Recognise that certain non-residential activities can be located in the residential environment in a way that supports the residential uses and enables people to provide for their wellbeing.

**POLICY FRP6** *To schedule activities on certain sites that provide a valuable service to the community or satisfy a proven community need which may be used*

*for the purpose stated in order to manage the adverse effects of these activities*

#### Explanation

The Council recognises that there are some existing uses in Flaxmere that provide a valuable service to the community. However, many of these existing uses may not qualify as being permitted under the Rules of the Zone in which they are located. Many land uses such as dairies and shops, and some educational facilities, provide for the social wellbeing of the community. These land uses need to be recognised in the Plan. The Council wishes to retain these types of facilities whilst ensuring any adverse effects these land uses may create are avoided, remedied or mitigated. Where commercial activities cease to operate on a site in the future, it is important that any future uses including conversion to residential are compatible with the provisions of the underlying Residential Zone.

**POLICY FRP7** *Enable and provide for non-residential activities that are complementary and at a suitable scale and intensity so that their impacts on adjacent land uses and on the safety and efficiency of roading in the area can be effectively managed.*

#### Explanation

This Policy recognises certain commercial activities that contribute to the economic wellbeing of a household are usually of a small scale and can be operated from home. These include crafts, office based services, home educators and care services termed as Home Occupations with effects that can be contained and addressed with appropriate standards. Other non-residential activities provided for include Day Care Centres, Education Facilities, Health Care Services and Places of Assembly. Performance Standards specify the requirements for these activities to manage effects on adjoining neighbours and also on the amenity of the residential area. These include design and construction of parking, and compliance with noise standards to ensure that adverse effects on adjacent residential land use activities are avoided or mitigated and the safety and efficiency of the roading network is maintained. The provisions also recognise the avoidance of any nuisances and any objectionable issues resulting from non-residential activities.

**OBJECTIVE FRO4** To ensure a high standard of residential amenity **consistent with the planned built form environment** for residents of and visitors to Flaxmere so that it is an enjoyable and attractive place to live and visit.

Commented [AEST]: Topic 2, key issue 3, Kāinga Ora (050.85)

**POLICY FRP8** *Require any development and enhancements to take into account good urban design principles, including Crime Prevention Through Environmental Design (CPTED), to ensure the Flaxmere environment is safe and achieves high standards of residential amenity.*

#### Explanation

This policy recognises the importance of good urban design principles to be taken into account in any development. The CPTED Report on Flaxmere Park 2009 has identified key considerations for safety in Flaxmere Park which are also relevant in many other parks and public places in Flaxmere. The key document is the Flaxmere Town Centre Urban Design Framework that outlines key urban design principles for the guidance of development of the surrounding residential environment adjoining the centre. These predominantly promote better connections between the Village Centre and to and from the residential environment of Flaxmere. They specifically relate to Access, Safety and Vitality, Sense of Place, Diversity and Sustainable Environments. In addition to these key urban design principles, the Hastings Engineering Code of Practice also includes the Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide where it prompts developers and landowners or anyone contemplating development to take a holistic approach to how an individual site can influence positive connections and character of the area as a whole. The Plan includes these as Standards and assessment criteria that promote and enhance the amenity of Flaxmere. Activities such as Places of Assembly, Emergency Facilities, Education Facilities, Rest homes, relocated buildings and any permitted activities that do not comply with performance standards will require resource consent and be subject to the assessment criteria where key urban design principles will need to be observed.

**POLICY FRP9** *Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.*

#### Explanation



The need to ensure that development in Flaxmere is at a sustainable scale means also managing the effects of activities in the built environment so it is attractive and pleasant for people to visit or live. Achieving an improved quality of life in Flaxmere includes managing building scale, design and form to avoid adverse effects of overshadowing, creating unusable unsafe spaces and loss of privacy for the neighbours or affecting the very outcomes that are intended to be achieved **through the planned built form environment.** The requirement for consideration of key urban design principles contributes to the management of adverse impacts of the built structures and maintaining and enhancing amenity. Performance standards are included to ensure that building scale and form as well as site coverage are managed; on site living conditions are enhanced and integration into the area as a whole is achieved.

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**POLICY  
FRP10**

*Include rules and standards to ensure that residences are free from unreasonable and excessive noise, odour, dust, glare and vibration nuisance.*

Explanation

This policy reflects the range of issues which have been identified with regard to generated effects and potential nuisance from residential activities and 'non-residential activities' located in the residential area. The RMA provides specific obligations with regard to mitigation of nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of performance standards. These are in the Noise section of the Hastings District Plan while odour and dust are dealt with under the rules in the Hawke's Bay Regional Resource Management Plan.

**POLICY  
FRP11**

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

Explanation

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

to the Council stormwater system and therefore reduces the potential for flooding or ponding.

**OBJECTIVE FRO5** To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.

*Relates to outcomes FRAO13 and FRAO14*

**POLICY FRP12** *Ensure that where activities involving hazardous substances are located within the sensitive environment of the Heretaunga Plains Unconfined Aquifer Overlay area Appendix 59, their usage and storage are designed and managed to ensure the water supply for the environment and community is not compromised.*

Explanation

The protection of the quality of the drinking water, irrigation water and natural watercourses that emanate from the Heretaunga Plains Unconfined Aquifer is critical to the health and economic welfare of the Hawke's Bay community. Industrial Zoned land and intensive horticultural and viticulture operations are located over the unconfined area of the aquifer. Additional protection to that provided by HSNO regulation is therefore considered appropriate to apply to this area to ensure that this critical ground water resource is not contaminated. The District Plan will adopt a precautionary approach to the storage, use, and disposal of all materials in order to avoid the entry of any hazardous substance into the aquifer. For this reason the storage, handling or use of Arsenic (As) within the Heretaunga Plains Unconfined Aquifer is a Prohibited Activity via the adoption of Rule FR31.

**POLICY FRP13** *Monitor land use activities occurring within the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59) to ensure that current regulation is adequately preventing contaminants from entering this groundwater resource.*

*Relates to objective FRO5*

Explanation

Substances utilised by new and existing land use activities overlying the aquifer, pose a potential threat of contamination. The District Council will monitor land use activities and their effects to ensure that

appropriate land use practices are employed and that District Plan provisions are being complied with.

**OBJECTIVE  
FR06**

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

Commented [RW9]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

**POLICY  
FRP14**

*Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Flaxmere Residential zone, such as retirement villages. Recognise the functional and operational needs of retirement villages.*

Commented [RW10]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

Explanation

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

**9.2.4 RULES**

Any activity must comply with the District Wide provisions, before applying the following rules of the Residential Environment. With regard to the rules of the activities tables, all activities are subject to General and Specific Performance Standards and Terms in Sections 9.2.5 and 9.2.6 and where relevant assessment criteria in Sections 9.2.7 and 9.2.8. ~~Except that comprehensive residential developments need only comply with the specific performance standards in 9.2.6J and assessment criteria 9.2.8!~~

Commented [AES11]: Topic 3 Key Issue 3, Kāinga Ora (050.87)

**RULE TABLE 9.2.4 FLAXMERE RESIDENTIAL ZONE**

RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
FR1	Residential activities <del>(except comprehensive developments)</del>	P
FR2	Supplementary residential dwellings	P
FR3	Home Occupations <i>(excluding industrial activities, catteries and kennels)</i>	P
FR4	Temporary Events	P
FR5	Non-Residential Care Facilities	P
FR6	Early Childhood Centres	P
FR7	Visitor Accommodation	P
FR8	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
FR9	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
FR10	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m <sup>2</sup>	P
FR11	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
FR12	Temporary Military Training Activity	P
FR13	Relocated buildings where the building was constructed after (or during) 1970	P
FR14	Places of Assembly	RDNN
FR15	Emergency Service Facilities	RDNN
FR16	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m <sup>2</sup>	RDNN
FR17	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015.	RD
FR18	Relocated buildings where the building was constructed prior to 1 January 1970	RD
FR19	Education Facilities	RD
FR20	Rest Homes	RD

Commented [AES12]: Topic 3 Key Issue 3, Kāinga Oa (050.88)

FR21	Relocated buildings where the building was constructed after (or during) 1970 not meeting one or more of the General Performance Standards and Terms in Section 9.2.5 and/or Specific Performance Standards and Terms in Section 9.2.6	RD
FR22	Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in section 9.2.5 EXCEPT activities not complying with General Performance Standard 9.2.5A Density and activities not complying with Specific Performance Standard 9.2.6B.1 Supplementary Residential Buildings	RD
FR23	Health Care Services	D
<del>FR24</del>	<del>Comprehensive Residential Developments and Retirement Villages complying with the specific performance standards and terms in 9.2.6J</del>	<del>RDNN</del>
<del>FR25</del>	<del>Comprehensive Residential Developments not meeting one or more of the specific performance standards and terms in 9.2.6J</del>	<del>RD</del>
FR256	Any Restricted Discretionary activity not meeting one or more of the relevant General Performance Standards in Section 9.2.5 or the relevant Specific Performance Standards and Terms in Section 9.2.6	D
FR267	Supplementary Residential Buildings not complying with Specific Performance Standard in Section 9.2.6B.1	D
FR278	Residential activities <del>(except comprehensive residential developments)</del> not complying with density provision in General Performance Standard 9.2.5A. <u>For the purpose of Section 95C(8)(a) Resource Management Act 1991, Residential Activities not meeting General Site Performance Standard and Term 9.2.5A and including one or more sites with a net site area less than 300m<sup>2</sup> must be publicly notified.</u>	<del>NC</del> D
FR29	<u>Retirement Villages</u>	D
<del>FR29</del> 30	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary activity.	NC
<b>RULE TABLE 9.2.4A - HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY</b>		
FR29	The Storage, Handling or Use of Hazardous Substances (except Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	P
FR30	Permitted activities under Rule FR29 not meeting the Specific Performance Standards and Terms in Section 9.2.6I	RD

Commented [AES13]: Topic 3, Key Issue 3, Kāinga Ora (050.91)

Commented [AES14]: Topic 3, Key Issue 3, Kāinga Ora (050.92)

Commented [JT15]: PC5, Topic 3, Key Issue 3, Kāinga Ora (050.95)

Commented [RW16]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

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

## 9.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

### 9.2.5A DENSITY

a. One principal residential building per 500m<sup>2</sup> net site area.

Except that the following density standard shall apply for sites less than 350m<sup>2</sup> net site area under these circumstances below:

Exceptions to 9.2.5A (a) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m <sup>2</sup> net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

#### Outcomes

*Development intensity which is compatible with surrounding activity and takes account of AMENITY, sense of place and infrastructural capacity.*

*Sites lawfully created under previous iterations of Hastings DISTRICT PLAN that do not comply with the Density standard are acknowledged and enable the SITE to be developed for its intended USE, which is, one Residential Building per SITE.*

### 9.2.5B HEIGHT

The maximum height of any buildings or structures shall be 8 metres

#### Outcome

*The AMENITY of the residential area will be maintained by preventing tall obtrusive Structures or Buildings, and access to daylight on adjoining properties will be protected.*

### 9.2.5C 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 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.

Except that where two residential buildings on the same site are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.

- b. Where two residential buildings are connected (on adjoining sites), there is no requirement for a recession plane.
- c. When two or more detached residential buildings or residential units are established on a site, the height of any building shall be equal to or less than 2.75m, plus  $\frac{3}{4}$  of the shortest distance between that part of the building and measured at the mid-point between the shortest distance of the two buildings



- d. On any boundary of the site adjoining a Residential Zone, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.

#### Outcome

*The AMENITY of the residential area will be maintained by preventing tall obtrusive Structures or Buildings, and access to daylight on adjoining properties will be protected.*

### 9.2.5D HEIGHT IN RELATION TO BRIDGE PA AERODROME

No trees, shelterbelts, building, pole, mast, permanent or temporary structure shall intrude above the height plane established by the Bridge Pa Aerodrome Height Restriction as shown in Appendix 35 Figure 2.

Outcome

*Tall Structures and trees will be avoided where they will have an adverse actual or potential EFFECT on safety, efficiency and operations, (including landings and take-offs) of the Bridge Pa Aerodrome.*

## 9.2.5E BUILDINGS SETBACKS

### **a. General**

Unless otherwise provided for below as a Place of Assembly, any building used for any residential or non-residential activity within the residential area of Flaxmere is subject to this setback requirement.

#### **i. Front Yard**

Buildings fronting Access Roads - 3 metres  
Buildings fronting Collector or Arterial Roads - 5 metres

*(For Roading Hierarchy see refer to the Road Hierarchy Maps in Appendix 69 and Section 2.5 in the District Plan Text).*

#### **ii. Side and Rear Yard**

Buildings shall be located a minimum of 1 metre from any side or rear boundary

### **b. Places Of Assembly, Emergency Service Facilities And Education Facilities**

#### **i. Buildings shall be set back from any adjoining properties and roads by the following distances:**

Front Yard            5 metres  
All other yards       5 metres

#### **ii. Accessory Buildings**

Front Yard            7.5 metres  
All other yards       5.0 metres

Outcomes

*The AMENITY of the residential area and streetscape will be maintained by Buildings being set back from Roads.*

*The AMENITY of the residential area will be maintained by Residential Buildings being set back.*



*Buildings will be set back from the Boundaries to mitigate their impact on the AMENITY of adjoining properties and the streetscape*

*Accessory Buildings will be set back from the Boundaries, including the street front, to mitigate their impact on the AMENITY of adjoining properties and the streetscape*

**9.2.5F MAXIMUM BUILDING COVERAGE**

**1. Building Coverage**

Sites shall comply with the maximum building coverage as follows:

<u>Activity</u>	<u>Impervious Surfaces Maximum Limit</u>
Buildings for Residential use	45% of net site area
Buildings for Scheduled activities Sites (Appendix 26).	No limit
Buildings used for an Emergency Service Facility, Places of Assembly or Educational Facilities shall be permitted to occupy the maximum Gross Floor area or maximum coverage of a site, whichever is the greater	35% net site area Or 200m <sup>2</sup> maximum gross floor area whichever is the greater

Outcome

*Retention of the open Character of residential areas and management of any increase in stormwater runoff from Sites and adequate land for ON-SITE WASTEWATER disposal.*

*Allowance for Flaxmere local shops to USE their SITE area efficiently in providing a service to the local community.*

*Places of Assembly will be integrated into the scale and AMENITY of the Residential Zone*

**9.2.5G OUTDOOR LIVING SPACE (EXCEPT FOR COMPREHENSIVE RESIDENTIAL DEVELOPMENT)**

Commented [JT17]: PC5 Topic 4, Key Issue 4, Kāinga Ora, (050.102)

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

- a. Have a minimum area of 50m<sup>2</sup> and
- b. Include 1 area capable of containing a 6 metre diameter circle;
- c. Be directly accessible from the principal residential building;

- d. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and
- e. May take the form of a deck, terrace or verandah, but must be unobstructed by buildings\*, car parking areas, vehicle manoeuvring areas or notional garages.

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

Outcomes

*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.*

## 9.2.5H LANDSCAPING

- a. Where sites are used for visitor accommodation the site shall be landscaped to a minimum depth of 2 metres from road boundaries, and the site shall be landscaped for 25 percent of its area.
- b. Where sites are used for Places of Assembly, the site shall be landscaped for a minimum depth of 2 metres from the road boundary. No less than 25% of the site shall be landscaped and stormwater runoff from sealed car parking areas shall be disposed of via rain gardens.
- c. All stormwater runoff will go through rain gardens designed in accordance with the 'Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide' to compensate for the greater impervious surface coverage.
- d. Emergency Service Facilities are exempt from this Standard.
- e. For Scheduled Activities, at least 5% of any car parking areas shall be landscaped.

Outcomes

*Visitor Accommodation will be screened and harmonise with the Residential Zone.*

*Visual appearance of Places of Assembly will be integrated into the AMENITY of the area. Community Facilities have flexibility to maximize BUILDING COVERAGE on Landscaped grounds.*

*Emergency facilities are essential, accessible and conveniently available.*

*Maintenance of visual appearance and enhancement of retailing and commercial function as well as community focus associated with suburban commercial areas.*

## 9.2.5I SCREENING FOR VISUAL AMENITY

Any outdoor storage or service area associated with non-residential activities shall be screened from adjoining sites and from the street by landscaping and / or fencing.

### Outcome

*The Screening of storage, outdoor facilities or service areas will ensure that the residential AMENITY of the Zone is protected.*

## 9.2.5J FENCING

\* *Note* : Reference to the Hastings District Council Residential Fencing Guide is encouraged and demonstration of the principles contained in that document will form part of any assessment of Resource Consent to waive the Standards below.

### 1. Road Frontage

#### a. Fences that front onto Access Roads\*

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

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

#### b. Fences that front onto Collector or Arterial Roads\*

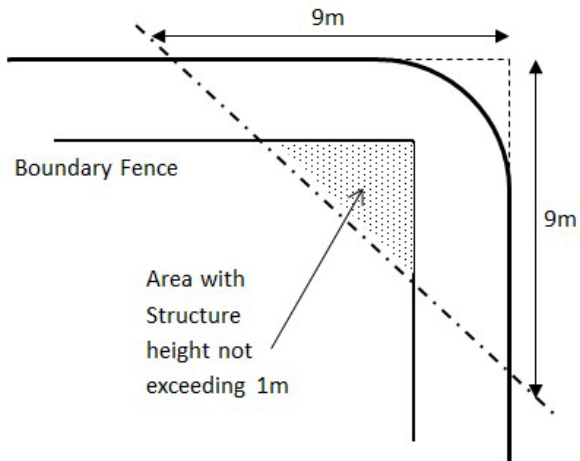
Fences within the front yard of a site along a Collector or Arterial road shall have a maximum height above the existing ground level of 1.8 metres.

Except that:

##### i. Fences on corner sites of Collector or Arterial Roads

Corner sites that front a collector or arterial road shall have a maximum fence and vegetation height of 1 metre for a distance that is subject to the following calculation and diagram.

The area (m<sup>2</sup>) of a corner site within the road boundaries of all roads and a straight line with points joining on those boundaries at equal distances of 9 metres from the intersection of the kerb lines shall be kept clear of all structures over 1 metre in height.



*\*Note: Refer to the Road Hierarchy (this defines access roads from collector and arterial roads) in Section 2.5 and illustration in Appendix 69.*

ii. Fences along Flaxmere Ave between intersections with Chatham Road and State Highway 50A

Any fencing along the front yard shall be able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction and shall have a maximum height of 1.5 metres.

**2. Other Boundaries**

The maximum height for any fence is 1.8 metres.

Outcomes

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

*A balance between allowing solid Fences as noise barriers from traffic on busy Roads and an open, attractive residential ENVIRONMENT will be maintained and traffic sightlines preserved.*

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

*However, in some instances the front Yard area of a residential SITE is the only outdoor space available for private outdoor USE (often as a result of infill housing) and for this reason a 1.8m high Fence may be desired for privacy and noise protection.*

*Sightlines to collector and arterial Roads are maintained.*

### 9.2.5K STORMWATER MANAGEMENT

#### Flaxmere Residential

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

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

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

*See Hastings District Council website to assist with calculations.*

#### Outcome

*The potential for Effects from stormwater runoff associated with the land USE will be avoided, remedied or mitigated.*

### 9.2.5L TRAFFIC GENERATION

Motor vehicle movements on access roads as defined in the Road Hierarchy Maps in the District Planning Maps, shall not exceed the following threshold limits:

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

HCV-II	Nil
HCV-I	1
All Others	30

*Note 1: Movement: means the arrival and departure of a vehicle from a site.*

*Note 2: This standard does not apply to activities specified in 9.2.6E*

#### Outcome

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

**9.2.5M TRAFFIC AND PARKING**

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.*

**9.2.5N NOISE**

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

Outcome

*The outcomes of {Section 25.1 of the DISTRICT PLAN on Noise will be achieved.*

**9.2.5O LIGHT AND GLARE**

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

Outcome

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

**9.2.5P ADVERTISING DEVICES**

Activities shall comply with the provisions of Section 28.1 of the District Plan on Advertising Devices and Signs.

Outcome

*The outcomes of {Section 28.1 of the DISTRICT PLAN on Advertising Devices and Signs will be achieved.*

**9.2.5Q RESIDENTIAL DEVELOPMENT AREA NORTH OF THE VILLAGE CENTRE (APPENDIX 33)**

**A. DENSITY**

(a) One residential dwelling per 500m<sup>2</sup> net site area

Except that the following density standard shall apply under these circumstances below:

Exceptions to 9.2.5Q (a) above	Density per site

i)	Sites created before 12 November 1997 and greater than 300m <sup>2</sup> net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

## B. ROADING INFRASTRUCTURE

New road infrastructure connections shall include at least two link roads provided from Swansea Road to Chatham Road:

- i. The link road intersection to Chatham Road shall be directly opposite Amundsen Avenue and Columbus Crescent.
- ii. The eastern most link road shall as far as reasonably possible, follow the boundary with the adjoining Flaxmere College school grounds (D93).
- iii. An additional road shall be provided from the intersection of Caernarvon Drive and Tenby Terrace to the eastern most link road required in ii) above.

### Outcome

*Development intensity that is compatible with the surrounding ENVIRONMENT.*

*Sites lawfully created under previous iterations of Hastings DISTRICT PLAN that do not comply with the Density standard are acknowledged and enable the SITE to be developed for its intended USE, which is, one Residential Building per SITE.*

*Development will occur in a manner that enhances connections and linkages and an ENVIRONMENT that supports the functioning of the Village Centre.*

### **9.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS**

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

#### **9.2.6A HOME OCCUPATIONS**

- a. Shall occupy no more than one third of the gross floor area of all buildings on the site.

- b. The home occupation shall be undertaken by a person residing on the site and employ no more than one person at any one time.
- c. The home occupation and storage associated with the home occupation 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 a building.
- d. Only goods produced on the site shall be retailed from the site.
- e. Any storage of equipment, machinery or goods associated with a home occupation must be visually screened from any adjoining dwelling or public place.
- f. The activity shall not operate any machinery, load or unload vehicles before 7am or after 7pm Monday to Friday and before 7am or after 5pm on Saturday.

*Note : Home based education and care services are home occupations subject to the same standards as above.*

#### Outcomes

*A wide variety of Home Occupations compatible in scale and Character with other Residential Activities.*

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

*Provision is made for the sale of goods in the Residential Zone.*

### **9.2.6B RESIDENTIAL ACTIVITIES**

#### **1. Supplementary Residential Buildings**

- a. One Supplementary Residential Building shall be allowed per site.
- b. It shall be clearly incidental and secondary to the principal residential building on the site.
- c. Maximum gross floor area, excluding integral garages, shall be 80m<sup>2</sup>
- d. Supplementary Residential Buildings shall comply with the General Performance Standards and Terms in 9.2.5 of the District Plan except that it need not comply with maximum density rule (9.2.5A) and outdoor living space (9.2.5G) see Note 1.



*Note 1: The outdoor living space for the principal residential unit shall remain clear of all buildings, including the supplementary residential building so that the outdoor living space can be shared between the two habitable buildings on the site.*

Outcomes

*Flexibility to provide secondary accommodation.*

*Supplementary Residential Buildings will have minimal Effects and result in the loss of only a small area of land.*

**9.2.6C TEMPORARY EVENTS**

- a. No more than six events shall take place on a site over a 12 month period.
- b. Events shall be of a maximum duration of three days.
- c. Maximum attendance at any one time shall be 300 persons.
- d. The Hastings District Council shall receive notification of the temporary event day at least ten days prior to the event taking place. This will include consideration of licensing requirements if there was sale of liquor involved.
- e. No parking associated with the temporary event shall be accommodated on any public road or road reserve.
- f. Other than Noise (Refer Standard 25.1.6J) and Traffic Sightline Distances (Refer Standard 26.1.6B) the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.
- g. All structures and other works accessory to an event shall be removed and the site returned to its original condition 5 working days after the activity has ceased.

Outcomes

*It will be possible for Temporary Events to take place on larger areas of land where it is possible to address adverse Effects. The temporary nature of the events will ensure that any Effects are for a short time only.*

*The temporary nature of the event will be ensured and the SITE returned to its original state.*

**9.2.6D VISITOR ACCOMMODATION**

The residential building shall provide visitor accommodation for no more than 5 persons in addition to the person(s) residing on the site.

Outcome

*The scale and Effects of the Visitor Accommodation are the same or very similar as RESIDENTIAL ACTIVITY therefore the potential for adverse Effects is minor .*

#### **9.2.6E EARLY CHILDHOOD CENTRES; EDUCATION FACILITIES, HOMES FOR THE AGED, PLACES OF ASSEMBLY AND NON RESIDENTIAL CARE FACILITIES**

The maximum number of people catered at any one time shall not exceed 10. This excludes staff and/or family who reside on the site.

*Note: This standard does not apply to those Education Facilities in Appendix 26 or Sites already designated in Section 31.1 and in Appendix 66 - Designations.*

##### Outcomes

*The non-Residential Activities will be of scale that is similar to RESIDENTIAL ACTIVITY in the Residential Zone.*

*Non-residential care facilities provide a needed community service but are not anticipated to be large scale activities and will be compatible in scale and form as the Residential Activities surrounding it.*

#### **9.2.6F SCHEDULED ACTIVITIES (APPENDIX 26 SCHEDULED ACTIVITIES S1 AND S2)**

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

#### **A. COMMERCIAL ACTIVITIES**

- a. Control of Scale  
The maximum gross floor area for individual commercial activities shall be 250m<sup>2</sup>
- b. Frontage  
All buildings shall be built up to the front of the site boundary with 35% of the frontage walls glassed.

#### **B. RESIDENTIAL ACTIVITIES**

- a. All residential activities shall be located above ground floor level and/or to the rear of the shop at ground floor level.
- b. Access to such accommodation is separate from patron access to the shop
- c. A service entrance at the rear of the shop shall not pass through residential accommodation.

#### **C. VISUAL AMENITY AND OUTLOOK OF NEIGHBOURS**

- a. Any outdoor storage or rubbish collection area shall be screened by the erection of a fence maximum height of 1.8 metres.
- b. Where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m<sup>2</sup> per 1m of frontage so occupied, and such landscaping shall be wholly visible from the street.

**D.NOISE**

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

Outcomes

*The scale of Commercial Activities will be compatible with the Character and AMENITY values of adjoining Residential Activities.*

*Frontage will contribute to enhancing visual surveillance and the attractiveness of the area by having eyes on the street and providing a retail appearance.*

*Activities fronting public Roads, public reserves, parking areas or RESIDENTIAL ZONES will have a pleasant appearance. The visual AMENITY of adjacent Residential Activities will be maintained.*

*Outcomes of Section 25.1 of the DISTRICT PLAN on Noise will be achieved.*

**9.2.6G TEMPORARY MILITARY TRAINING ACTIVITIES**

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

Outcome

*Potential adverse Effects on adjoining and adjacent activities will be avoided, remedied or mitigated.*

**9.2.6H RELOCATED BUILDINGS**

- a. No more than one unfinished relocated building shall be placed on a single site in existence at 7th December 2016. For the purposes of this standard 'unfinished' means that the external reinstatement work required for the relocated building is yet to be completed.
- b. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.

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

- h. The landowner of the destination site must deposit a refundable monitoring fee of \$750 with the Council at the same time as submitting the Building Pre-Inspection Report with the Council.

Advice Notes:

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

**9.2.6I THE STORAGE, HANDLING OR USE OF HAZARDOUS SUBSTANCES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY (Appendix 59)**

All hazardous substances shall be stored and/or handled on areas which have impervious surfaces and where facilities are provided to prevent contaminants from being washed or spilled into natural ground or entering any piped stormwater systems or stormwater ground soakage, such as bunds, filters, separators or settling areas. In Industrial Zones, this impervious surface requirement also applies to fuel operated machinery and vehicles.

*Note 1: Underground tanks and pipelines meeting HSNO Codes of Practice 44 and 45 are considered to contain hazardous substances within an impervious surface.*

*Note 2: For the avoidance of doubt this rule is not intended to capture the incidental handling or transport of organic matter or fertilisers across a site for the purpose of their application.*

Outcome

*The quality of groundwater in the Unconfined Aquifer will be protected from the adverse Effects of Hazardous Substances*

**9.2.6J COMPREHENSIVE RESIDENTIAL DEVELOPMENT**

Commented [JM19]: PC5, Topic 4, Key Issue 4, Submitter KO 050.104

**1. Site Context**

~~Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 500m<sup>2</sup> net site area shall be located on sites in the General Residential Zone that are within or partially within a 400-600m radius of:~~

- ~~a. An existing or proposed public transport bus stop; and~~
- ~~b. An existing public park or proposed open space reserve, or a proposed on-site communal playground or open space area; and~~
- ~~c. A commercial zone~~

Outcomes

~~Medium density housing is located on suitable Sites in the General Residential Zone~~

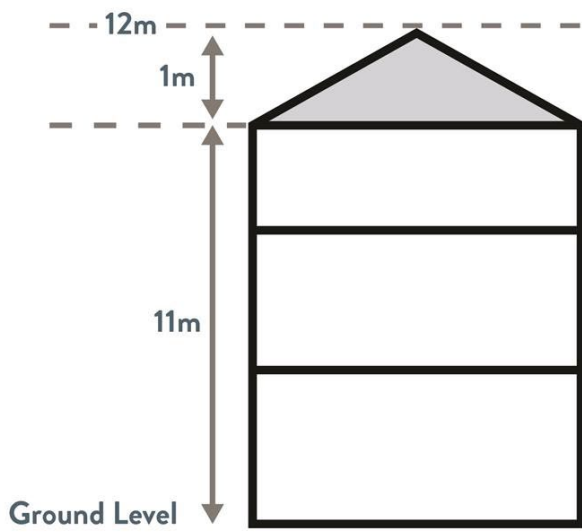
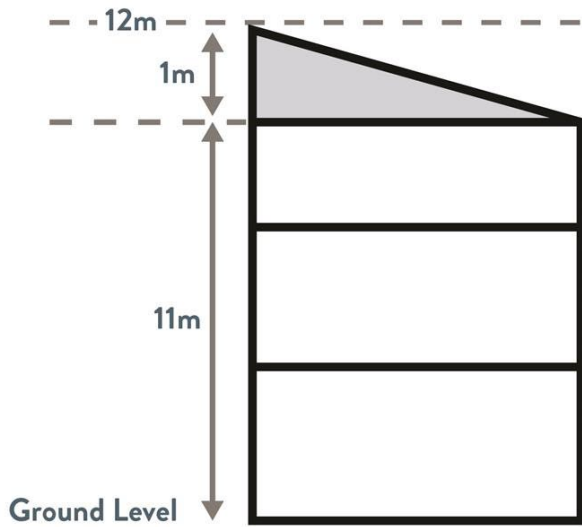
**2. Height**

- ~~a. Buildings and structures (except fences and standalone walls) must not exceed a height above ground level of 11m except that buildings that have a pitched or gable roof may have a maximum height of up to 12m above ground level.~~
- ~~b. This standard does not apply to:
  - ~~i. Solar panels provided these do not exceed the height by more than 500mm;~~
  - ~~ii. Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the height by more than 1 metres;~~
  - ~~iii. Antennas, aerials, and flues provided these do not exceed the height by more than 1 metre;~~
  - ~~iv. Satellite dishes (less than 1 metre in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1 metre;~~
  - ~~v. Lift overruns provided these do not exceed the height by more than 1m; or~~
  - ~~vi. Any scaffolding used in the construction process.~~~~

#### *Outcomes*

*Dominant and out of scale*

*Buildings and Structures will not reduce access to daylight and sunlight for adjoining properties*



**3. Fences and Standalone Walls**

- a. All fences and standalone walls must not exceed a maximum height above ground level of:

- a. ~~1.2m where the fence is located between the residential unit and the front road boundary of the site or any private road, access lot or right of way that provides legal access to the site; or~~
- b. ~~1.2m where a site boundary adjoins a public reserve vested to the Hastings District Council under the Reserves Management Act~~
- b. ~~Except that:~~
  - i. ~~1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction.~~
  - ii. ~~1.8m for all other site boundaries~~

#### **Outcome**

*Lower front Fence heights enable clear visibility providing for passive surveillance and visual connections between the RESIDENTIAL UNIT and the street, improving safety*

#### **4. Height in relation to Boundary**

- a. ~~On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane);~~
- b. ~~Except that:~~
  - i. ~~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.~~
  - ii. ~~Where a boundary adjoins an entrance strip, access lot or private road, recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.~~

#### **Outcome**

*Access to a minimum level of daylight within the living ENVIRONMENT will be provided restricting overly tall obtrusive Structures or Buildings close to BOUNDARY*

#### **5. Garages and Accessory Buildings**

- a. ~~Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building.~~
- b. ~~Garages, carports or accessory buildings shall occupy no more than 50% of the width of the front elevation of buildings that front the road, or legal access~~

#### **Outcome**

*Garages or carports will not dominate the street. The RESIDENTIAL UNIT will be the primary built feature of the property frontage and*

#### **6. Setbacks**

- a. ~~Buildings must be setback from the relevant boundary by the minimum depth listed below:~~
  - i. ~~Front boundary: 3m~~
  - ii. ~~Side boundary: 1m~~
  - iii. ~~Rear boundary: 1m~~



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

#### ~~Outcome~~

~~To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the AMENITY of the streetscape and residential area~~

### ~~7. Building Coverage~~

- ~~a. The maximum building coverage must not exceed 50% of net site area~~
- ~~b. This standard does not apply to:~~
- ~~i. Eaves up to a maximum of 600mm in width and external gutters and downpipes (including their brackets) up to an additional width of 150mm;~~
  - ~~ii. Pergola structures that are not covered by a roof;~~
  - ~~iii. Uncovered decks that are no more than 1m in height above ground level.~~
  - ~~iv. Uncovered outdoor swimming pools or tanks;~~
    - ~~\* not exceeding 25,000 capacity and supported directly by the ground, or~~
    - ~~\* not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground, or~~
  - ~~v. Underground carparking with landscaping above;~~
  - ~~vi. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;~~
  - ~~vii. Satellite dishes~~
  - ~~viii. Artificial crop protection structures and crop support structures;~~

#### ~~Outcome~~

~~Controlling the amount of a SITE that can be covered by Buildings assists in managing the Effects of Building Scale, stormwater run-off and enables space for landscaping and outdoor living ensuring a quality living ENVIRONMENT~~

### ~~8. Outdoor Living Space~~

- ~~a. A residential unit at ground floor must have an outdoor living space that is at least 30m<sup>2</sup>, with a minimum 4m dimension~~
- ~~b. A residential unit above ground floor must have an outdoor living space of at least 8m<sup>2</sup>, with a minimum 1.8m dimension~~
- ~~c. All outdoor living spaces must be accessible from the main living area of the residential unit; and~~
- ~~d. All outdoor living spaces must be north facing i.e. north of east or west.~~
- ~~e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.~~

~~Outcome: To ensure residents have adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from the internal living area main living area~~

### ~~9. Landscaped Area~~

- a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the exclusive use area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;
- b. The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.

#### Outcome

Every unit has views to vegetation or garden areas that improves outlook, privacy, softens BUILDING form and contributes to streetscape AMENITY

#### 10. Windows and Connections to Street / Road

- a. Any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary or legal access in glazing. This can be windows or doors.
- b. Any residential unit facing the front boundary or legal access must incorporate at ground level facing the front boundary or legal access:
  - i. a visible front door and main pedestrian entrance that is visible and accessible from the road / legal access; and
  - ii. a kitchen, living or dining room with glazing facing the front boundary or legal access;

#### Outcome

A clear visual connection between the street and each RESIDENTIAL UNIT adds visual interest and improves passive surveillance which contributes to the safety of people and property

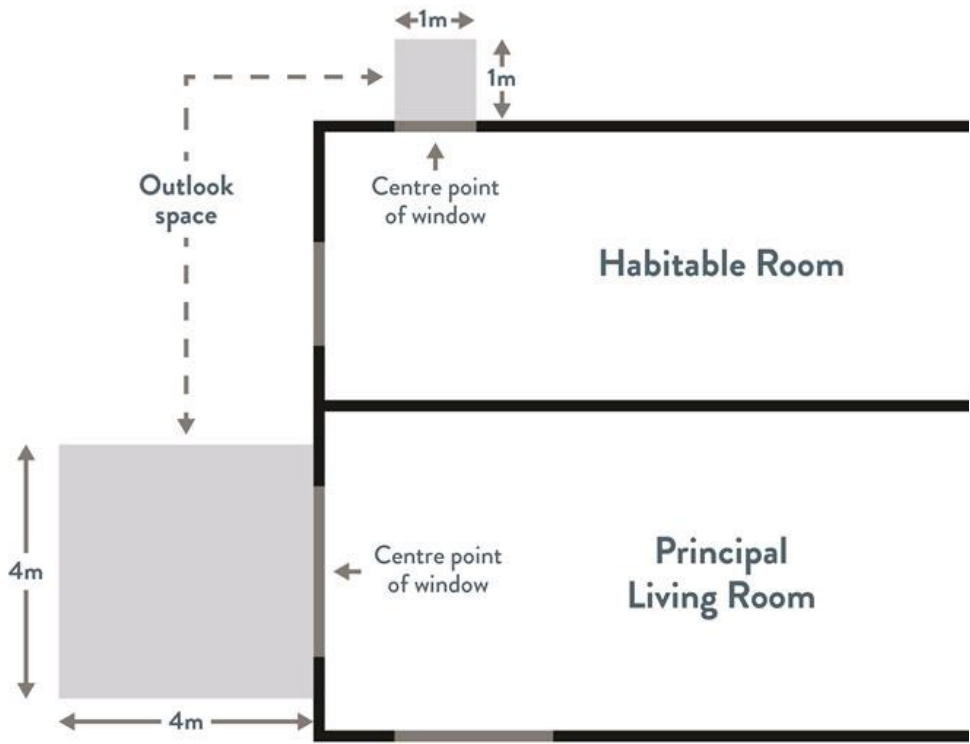
#### 11. Outlook Space

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

- a. A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.
- b. All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies
- c. Outlook spaces must be clear and unobstructed by buildings, structures or vehicles.

#### Outcome:

To ensure HABITABLE ROOM windows have sufficient outlook space to ensure privacy and AMENITY of the living ENVIRONMENT



**12. Variety in Building Design and Visual Appearance**

No more than two adjoining residential units shall be exactly the same design, or have the same architectural features, exterior cladding materials and/or colour.

Outcome:

To create visual interest in the streetscape and neighbourhood so that units of the same floor plan design are distinguishable and neighbourhoods are not characterised by a single format of unit design. BUILDING design shall demonstrate USE of a range of design features commensurate with the number of units proposed, to distinguish units with the same floor plan design. Design or architectural features include roof form, fenestration, window shrouds, louvres, pergolas, chimneys, verandah, porch or balcony details.

**13. Stormwater Management**

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

Average Recurrence Interval (ARI)	Runoff Coefficient
5-year	0.72

50-year	0.82
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The above base values shall then be adjusted using the slope adjustment table below to get a final runoff coefficient that takes into account the topography of the subject site:

Ground Slope	Coefficient Adjustment
0-5%	-0.05
5-10%	N/A
10-20%	+0.05
20% and greater	+0.10

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

See Hastings District Council website to assist with calculations  
 For information about stormwater management refer to the Hastings District Council Engineering Code of Practice 2020 and the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide and Hastings Medium Density Design Framework

**Outcome**  
 The potential for Effects from stormwater runoff associated with the land USE will be avoided, remedied or mitigated

**14. Roading and Vehicle Access**

Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.

**Outcome**  
 The outcomes of section 26.1 of the DISTRICT PLAN on transport and parking will be achieved.

**15. Infrastructure – Water, Wastewater and Stormwater**

Any application for comprehensive residential development shall include an infrastructure network assessment which has been certified by Council's Infrastructure Asset Management Team and which confirms that there is, or will be at the time of connection, sufficient infrastructure capacity to service the development.

**Outcome**  
 Public health and environmental wellbeing is maintained

**9.2.6K Retirement Villages**

1. Building Height – as per medium density residential zone standard

2. Height in relation to boundary –

a) buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the

Commented [RW18]: Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site of pedestrian access way.

b) For buildings adjacent to the boundary of an adjoining residential zoned site the medium density residential zone standards shall apply.

c) The 4m 60 degree standard does not apply to

i a boundary with a road

ii existing or proposed internal boundaries within a site

iii site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

iv Boundaries adjoining open space and recreation zones, commercial and commercial service zones, industrial.

### 3. Setbacks

a) Buildings to be set back from the relevant boundary by the minimum depth in the yards table below:

#### Yard

Front 1.5 metres minimum depth

Side 1 metre minimum depth

Rear 1 metre minimum depth (Excluded on corner sites)

b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### 4. Building coverage

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

### 5. Outdoor Living Space

a) A residential unit at ground floor level must have an outdoor living space that is at least 30m<sup>2</sup> with a minimum 4m dimension. Up to 10m<sup>2</sup> of the component can be part of a communal open space.

b) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that;

i is at least 8 m<sup>2</sup> and has a minimum dimension of 1.8 metres; and

ii is accessible from the residential unit; and

iii may be;

- grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or

- located directly adjacent to the unit.

#### 6. Outlook Space

The provisions of Clause 16 of Schedule 3A of the Resource Management Act shall apply.

#### 7. Windows to Street

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

#### 8. Landscaped Area

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

### **9.2.7 ASSESSMENT CRITERIA - FOR CONTROLLED ACTIVITIES**

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above.

#### **9.2.7A RELOCATED BUILDINGS**

(a) The external appearance of the relocated building and any necessary works so that it is compatible with the amenity of the surrounding area.

(b) The design material and timetable of the proposed reinstatement works (design includes the size, scale and form of the relocated building(s) and how it integrates with the surrounding buildings) as well as the building being structurally sound for its intended purpose.

(c) The extent to which mitigation measures are considered or utilised to soften the effects of the reinstatement work.

(d) The imposition of a performance bond if required to secure the completion of any necessary works and reinstatement of the building

### 9.2.8 ASSESSMENT CRITERIA - FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

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

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

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

Council may assess Residential Activities that do not comply with Density provisions in General Performance Standard 9.2.5A for the Flaxmere General Residential Zone with the Matters of Discretion in MRZ-MAT1, and the Hastings Medium Design Framework, however Council's assessment is not restricted to these matters.

Commented [MG20]: PC5, Topic 5, Key Issue 3, Submitter: Kāinga Ora (050.73, 050.74, 050.112)

#### 9.2.8A ACTIVITIES NOT COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.2.5

##### (a) Building Height

- (i) Whether the height of any building will overshadow adjoining sites and/or disrupt the visual amenity of the neighbouring properties
- (ii) The extent to which an alternative is proposed that maintains the amenity of the area.

##### (b) Height in relation to boundary

- (i) The extent to which the proposed building will provide reasonable access to daylight and sunlight having regard to the planned built form environment.
- (ii) Whether the height and location of the building is adequately designed/screened so as not to compromise privacy.
- (iii) The degree to which the building height, location and scale harmonises with the adjoining property at the boundary where the infringement occurs.
- (iv) The extent to which the infringement poses an adverse effect on the safety, efficiency and operations of the neighbouring activities including the Bride Pa Aerodrome

Commented [AES21]: PC5, Topic 5, Key Issue 3, Submitter Kāinga Ora (050.106)

**(c) Front Yards**

(i) Whether the infringement will compromise amenity values and ~~neighbourhood~~ character having regard to the planned built form environment.

**Commented [AES22]:** PC5, Topic 5, Key Issue 3,  
Submitter Kāinga Ora (050.107)

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

**(d) Side and Rear Yards**

(i) Whether the proposed setback of the building from a shared boundary will compromise the amenity values of the neighbouring site.

(ii) Whether adequate screening and planting is provided for along the shared boundary to soften the effects of the yard infringement

(iii) The location of windows in relation to the neighbouring building and whether this will compromise the privacy of either property.

(iv) The extent to which adequate outdoor living space is provided for on the site.

**(e) Site Coverage (including hardstand)**

(i) Whether the building coverage will create adverse effects on amenity values and ~~neighbourhood~~ character of the planned built environment.

**Commented [AES23]:** PC5, Topic 5, Key Issue 3,  
Submitter Kāinga Ora (050.109)

(ii) Whether site coverage will impede the ability to plant lawns and trees around buildings.

(iii) Whether building coverage will physically dominate adjoining sites.

(iv) The extent to which existing vegetation is retained, or new plantings are proposed to compensate the loss of landscaped permeable surface area.

(v) The extent to which the remainder of the site includes permeable surfaces allowing for rain soakage rather than adding to stormwater runoff.

(vi) The provision of a landscaping plan and the timeframe proposed to implement the plan.

**(f) Fence Height:**

(i) Whether, in the case of a solid fence, the effect will be softened by the planting of trees and shrubs between the fence and the road boundary.

(ii) Whether the non-compliance is detrimental to the amenity of the streetscape, in relation to other fences in the neighbourhood.



(iii) Whether, in the case of a visually transparent fence, the non-compliance is softened by the planting of, or the existence of, trees and shrubs.

**(g) Landscaping:**

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

**(h) Stormwater Attenuation**

The following matters shall be considered in assessing proposals that do not meet the Stormwater Attenuation standard 9.2.5K:

- (i) Proposals that do not meet the terms of 9.2.5K shall demonstrate how stormwater can be adequately controlled on site to ensure the reticulated network is not overloaded.
- (ii) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 7.2.5B and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area;
- (iii) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 9.2.5K as at the date the Plan was amended by decisions on submissions, the impacts on the existing stormwater network in the particular catchment area of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.
- (iv) Where an activity cannot practicably meet the stormwater runoff limits of the standards, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

*Note: Where it can be demonstrated that a public benefit will arise from a proposed upgrade, Council may consider making a proportional contribution (along with the developer) to construct upgrades to the stormwater network.*

*Consideration of such a solution would also include the extent and significance of the stormwater network upgrades requires, and any wider benefit of these upgrades to facilitate development intensification that would in turn assist with the Council long term HPUDS intensification goals .*

### **9.2.8B RELOCATED BUILDINGS**

In considering applications for relocated buildings as restricted discretionary activities, Council has limited its discretion to those particular matters outlined below and retains the discretion to grant or refuse consent and to impose conditions in relation to those matters only. As a restricted discretionary activity, applications may be notified under the Act.

- a. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished building being relocated onto the site at any one time; consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- b. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- c. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- d. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the building, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- e. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- f. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, and any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given the length of time the building will remain on the site in an unfinished state.

- g. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.
- h. The matters outlined in (f) and (g) above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

#### **9.2.8C HOME OCCUPATIONS**

Traffic Generation: the scale of the activity and whether this will compromise the amenity of the area, including traffic movements, car parking and noise.

- (a) Nuisance: The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration.
- (b) The extent to which non-compliance with any of the conditions in 9.2.6A can be avoided, reduced or mitigated

#### **9.2.8D TEMPORARY EVENTS**

- (a) Whether traffic movements impact on the safety of the roading network in the surrounding area.
- (b) The extent to which buildings and structures can be mitigated by screening or other remedial measures where appropriate.
- (c) The extent to which hours of operation, duration and frequency of the temporary activity are taken into account.
- (d) The effects (including cumulative effects) on amenity and heritage values.
- (e) The effects on infrastructural services.
- (f) The cumulative effects of non-compliance with more than one condition.

#### **9.2.8E EARLY CHILDHOOD CENTRES, EDUCATIONAL FACILITIES, HOMES FOR THE AGED, HEALTHCARE SERVICES, VISITOR ACCOMMODATION AND OTHER NON-RESIDENTIAL ACTIVITIES**

**(a) Amenity**

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

- the number of people/patrons on site at any one time
- The number of staff at any one time
- The hours of operation (particular consideration to activities operating outside usual office hours 8am-5pm)
- The proximity of the activity to adjacent residential buildings and anticipated number of movements (pedestrians and vehicle traffic)

(ii) Whether the proximity of the activity to adjacent residential buildings will significantly compromise residential privacy and amenity.

(iii) Whether the hours of operation are appropriate to maintain the residential amenity of the environment. In particular, when an activity intends to operate outside of usual office hours (8am - 5pm) will the residential amenity of the neighbourhood be maintained.

**(b) Traffic generation Parking and Access**

(i) Whether the volume of traffic likely to be attracted to the site is likely to cause an adverse effect on the neighbouring people and environment including the road network and traffic safety and efficiency

(ii) Whether any adverse effect associated with the activity can be mitigated adequately.

(iii) The extent to which the proposed development take into account the good urban design principles in the Subdivision and Infrastructure Development Best Practice Design Guide 2011

(iv) Whether any cumulative effects resulting from the clustering or non-residential activities such as early childhood centres close to schools results in adverse cumulative effects on the operation of the road network with consequent impacts on the safety of pedestrian, cyclists and vehicles using the network

**(c) Infrastructure constraints**

(i) Whether the site has constraints relating to problems of disposing of wastewater or stormwater and whether the applicant is able to demonstrate how these can be avoided, remedied or mitigated to the extent that the proposed activity can be adequately accommodated on site.

(ii) The extent to which the proposal takes into account the Hastings District Council Subdivision and Infrastructure Development in Hastings District - Best Practice Design Guide 2011

**(d) Proximity to other non-residential activities**

(i) The extent to which the activity will disrupt residential coherence.

(ii) The hours of operation of the activity, and whether the location in the Residential Zone means it is inappropriate for the activity to operate outside of normal office hours.

**(e) Landscaping**

(i) Whether the activity is or will be visually screened or partially screened from adjoining properties.

(ii) Whether existing trees on the site can be retained to enhance the neighbourhood with regard to Crime Prevention by Environmental Design Principles.

(iii) Whether the proposal demonstrates how new landscape planting will be undertaken to improve the appearance of the facility, particularly around parking areas, site boundaries and when viewed from the street.

**(f) Design and Appearance of Buildings**

(i) The extent to which any new buildings associated with the activity are designed to be compatible with and/or complement other buildings and where possible have visual connections with adjacent street(s) and public space.

(ii) Whether the activity will occur within existing buildings and the extent to which any additions or improvements will impact on the visual amenity of neighbourhood.

(iii) Whether the location of buildings on site and associated activities will have the potential to generate adverse effects on the amenity of the area as well as on the neighbours in terms of noise, dust, glare and vibration

(iv) The extent to which active street frontages have been incorporated into the design so that buildings face the road boundary and views of the street are not obstructed by car parking, fencing or other activities

(v) The extent to which the buildings can be designed or sufficiently screened to lessen visual dominance on the amenity of neighbourhood.

(vi) The extent to which the proposal take into account the urban design principles in the Flaxmere Urban Design Framework

**(g) Natural Hazards**

(i) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.

(ii) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan

**9.2.8F PLACES OF ASSEMBLY/ EMERGENCY SERVICES FACILITIES**

(a) The hours of operation of the activity and whether this is a reasonable expectation of such an activity in a residential environment.

(b) Whether the design of any new building(s) and/or alteration of existing buildings take into account good design principles in considering connections with the surrounding neighbourhood.

(c) The anticipated number of patrons and the intensity of the development and whether this will compromise the amenity of the residential environment.

(d) Whether the activity will compromise the character of the residential area in terms of residential privacy and amenity.

(e) Whether the activity provides for the anticipated additional traffic to avoid adverse effects on the safety of pedestrians and residents in the vicinity

(f) Whether the proximity of the activity to adjacent residential buildings will unduly compromise residential privacy and amenity

(g) The extent to which the activity provides for anticipated additional traffic to avoid adverse effects on the safety of pedestrians and residents in the vicinity.

(h) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.

(i) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan

### **9.2.8G EDUCATION FACILITIES**

(a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.

(b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.

(c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.

(d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.

(e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.

(f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.

(g) Whether the activity can be adequately serviced.

### **9.2.8H OVERSIZED SUPPLEMENTARY RESIDENTIAL BUILDINGS**

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

**9.2.8I ~~COMPREHENSIVE RESIDENTIAL DEVELOPMENTS INCLUDING RESIDENTIAL DEVELOPMENT AREA IN PERFORMANCE STANDARD 9.2.5Q & RETIREMENT VILLAGES~~**

Commented [MG24]: PC5, Topic 5, Key Issue 3, Submitter: Kāinga Ora (050.73, 050.74, 050.112)

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

**~~1. Site Context~~**

- ~~a. Whether the site for the proposed development is suitable for medium density housing. Consider whether the site is located within a walkable distance (400m — 600m) of:~~
- ~~i. public parks, recreational facilities and opportunities or on-site communal open space or playground;~~
  - ~~ii. commercial centres that provide a range of services and facilities~~
  - ~~iii. public transport services, stops and routes;~~
- ~~b. Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment;~~
- ~~c. Consider whether the development will integrate into the planned built environment context of the Zone in this location.~~

**~~2. Hastings Medium Density Design Framework~~**

~~Assess the proposal against the following key design elements:~~

- ~~a. **2.1 House types, sizes and adaptability** — Consider whether a varied range of house typologies (townhouses, duplex, terraces etc) and sizes (studio, 1 brm, 2brm, 3brm) commensurate with the scale of the development are provided. The house type and size of the residential units should work well for the size and shape of the site.~~
- ~~b. **2.2 Entrances, detailing and colour** — Consider whether the proposal has as many houses fronting the street as possible with clearly defined entrances connecting directly to the street or main access. Provide a sense of individuality by varying architectural detailing of building frontages (including windows, doors, varied roof lines, porches, balconies, chimneys, pergolas, louvres, screens and variation of exterior cladding materials). Use the surrounding built and natural~~



- ~~environment for cues on appropriate colours, subtle differences in colour are best to distinguish individual houses;~~
- ~~e. **2.3 Building height, dominance and sunlight** — Consider whether the following attributes have been used in the design to create visual interest and reduce building dominance:~~
- ~~i. varied building height;~~
  - ~~ii. roof form variations;~~
  - ~~iii. modulating building frontages (ie stepping parts of the building back or forward);~~
  - ~~iv. use of pitched roofs to reduce overall perceived height;~~
- ~~d. **2.4 Connections to open space** — Consider whether public or communal open spaces are integrated into the development and are provided with a high level of natural surveillance to ensure safety and usability.~~
- ~~e. **2.5 Landscape design** — Whether landscape design is suitable for the size of the site and building typologies proposed, retains existing mature trees or other vegetation, retains visibility to the street, and is appropriate for its function (for example: boundary or use delineation, amenity or to create privacy). Planting proposed should be appropriate for the particular soil / climate and provided with irrigation to ensure the landscaping is maintained;~~
- ~~f. **2.6 Private and safe environments** — Consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours:~~
- ~~i. buildings and windows are orientated to the street or public or communal open spaces;~~
  - ~~ii. buildings are separated including from buildings on neighbouring sites — use driveways, carparking areas or outdoor living spaces to increase separation distances;~~
  - ~~iii. window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered;~~
  - ~~iv. Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvres or screens;~~
  - ~~v. External lighting enhances safety and legibility. Manage light spill away from neighbouring properties;~~
- ~~g. **2.7 Outdoor living space** — Consider whether the outdoor spaces proposed for each unit are private, sunny (preferably northerly or westerly direction) and accessible to main living areas. Try to avoid outdoor spaces within the front yard where screening is needed to achieve privacy. Locate these to the side of the unit where possible.~~
- ~~h. **2.8 Access, carparking and manoeuvring** — Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located away from the street further within the site. Minimise vehicle crossings and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes. Consider the location of charging points for electric cars and bikes.~~
- ~~i. **2.9 Waste and service areas** — Consider whether sufficient space has been provided for waste and service areas to accommodate washing lines, waste~~

~~bins/recycling as well as storage for bikes, scooters and prams etc. Waste storage and service areas should be screened from the street and neighbouring residences. For large scale developments or rear sites accessed via 50m plus driveways consider communal enclosed and screened storage areas that are easily accessible for residents and to property frontages;~~

~~j. **2.10 Site coverage and low impact design**— Whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact design techniques;~~

~~k. **2.11 Building materials and environmental sustainability**— Consider whether the proposed exterior cladding or building materials will create a visually appealing development. Use building materials that are robust, sustainably sourced and will maintain their appearance over time. Materials that can be easily and cost-effectively maintained are preferable. As a general rule use one main building material with two or three supporting materials to emphasise features and create variety and interest.~~

### **3. Site layout**

~~Consider whether the unit layout and configuration of vehicle and pedestrian access to the site and each unit achieves an overall quality living environment for residents and neighbours including space and privacy between units, maximising site attributes such as access to sunlight, and outlook.~~

### **4. Building Form, Visual Quality and Streetscape Amenity**

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

### **5. Infrastructure Servicing**

- ~~a. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network);~~
- ~~b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or~~
- ~~c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.~~

### **6. Cumulative Effects**

~~Whether there are any cumulative impacts of non-compliance with more than one zone standard.~~

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

#### **1. Neighbourhood context**

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

(i) Proximity to community facilities – within walkable distance to schools, community halls, churches

(ii) Proximity to places of employment – close to accessible travel routes and connections and/or close to public transport options with areas of employment

(iii) Proximity to commercial facilities – well connected in terms of walking distance to commercial facilities that will provide the daily needs of residents such as dairy

(iv) Proximity to recreational facilities such as parks & reserves, and other recreational facilities

(v) Proximity to public transport

#### **2. Site context**

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

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

~~(ii) Wind—where relevant, the design should ensure that key outdoor living spaces are sheltered against negative effects of wind by taking into account the prevailing wind directions~~

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

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

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

~~(vi) Materials—where possible, design of homes /development should involve the use of durable quality building materials that contribute to healthy families and sustainable living~~

### ~~3. Streetscape Amenity~~

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

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

~~(ii) Public safety—the safety and perceived safety of the neighbourhood in the development design should integrate the design of the house, the living~~

~~room locating on the ground floor overlooking the street and having low front fences and hedges~~

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

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

#### ~~4. Site Layout~~

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

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

~~(ii) Public versus private~~

~~(iii) Private outdoor open space~~

~~(iv) On-site landscaping~~

~~(v) Stormwater management~~

~~(vi) Car parking and access~~

~~(vii) Service areas and utilities~~

#### ~~5. Building form and appearance~~

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

~~(i) Mass and proportions~~

~~(ii) Diversity and repetition~~

~~(iii) Roofs and floors~~

~~(iv) Windows and doors~~

~~(v) Façade detailing and materials~~

~~(vi) Energy efficiency~~

~~(vii) Water efficiency~~

#### ~~6. Internal configuration~~

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

~~(i) Indoor /outdoor flow or relationship~~

~~(ii) Size of rooms and spaces~~

~~(iii) Layout~~

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

~~(v) Orientation—passive solar energy~~

~~(vi) Natural ventilation~~

~~(vii) Views~~

~~(viii) Parking and garaging~~

### **7. Natural Hazards**

~~(i) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.~~

~~(ii) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan~~

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

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

### **9.2.8J RECREATION ACTIVITY ON RESERVES VESTED OR GAZETTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M<sup>2</sup>**

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

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

**9.2.8K THE ALTERATION OF EXISTING RECREATION ACTIVITY  
EXCEEDING 15% OF THE GROSS FLOOR AREA, AND / OR  
EXCEEDING 15% OF THE SITE AREA, AS AT 12/09/2015**

- a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.



- c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- g) Whether the activity can be adequately serviced.

**9.2.8L LAND USE ACTIVITIES WITHIN THE HERETAUNGA PLAINS  
UNCONFINED AQUIFER OVERLAY NOT MEETING THE SPECIFIC  
PERFORMANCE STANDARDS AND TERMS IN SECTION 9.2.6I**

**1. SCALE & NATURE OF ACTIVITY**

- i. The scale and intensity of the land use activity including the nature and quantity of chemicals and/or substances to be stored or provided for on the site and the methods proposed for storing, handling or processing and disposal of those substances.
- ii. The availability of fully reticulated stormwater and sewage disposal systems or on-site treatment systems for the treatment of contaminated wastewater or stormwater from buildings and yards.
- iii. The method of disposal of both solid and liquid waste and the volume of waste disposal.

**2. RISK ASSESSMENT**

A risk assessment shall be provided, focusing on the following issues:

- i. Assessment of the probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g stormwater

drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances.

ii. Potential risk and effect on human health, natural ecosystems and the life supporting capacity of land and water, in particular, the Heretaunga Plains Unconfined Aquifer.

iii. Potential risk and effect on sites of significance to Tangata Whenua, sites of historical or archaeological significance.

iv. The extent to which a natural hazard event may exacerbate the risk as identified in (2) (i) and (ii), associated with the land use activity.

v. The potential for cumulative adverse effects of hazardous substances stored, handled, processed or disposed of.

### **3. ALTERNATIVE LOCATIONS**

Whether alternative locations for the activity have been considered, having particular regard to locations outside of the Heretaunga Plains Unconfined Aquifer Overlay.

### **4. DISTRICT PLAN**

Consistency with the relevant Objectives, and Policies of the relevant Zone of the Hastings District Plan.

### **5. RECORD OF EXISTING ACTIVITY**

The record of compliance and acceptable risk management of any existing activity where expansion or intensification of an existing activity is proposed.

### **6. MONITORING**

The environmental management and quality assurance practices proposed by the applicant including the extent and frequency of any monitoring programme proposed to confirm the environmental and hazard management procedures and practices are being carried out correctly and/or are achieving the objective of avoiding the risk of groundwater contamination in the unconfined aquifer.

### **7. PERFORMANCE BONDS**

The need to take a performance bond to ensure the adoption and use of careful hazard and environmental management practices and procedures.

### **8. HAWKE'S BAY REGIONAL COUNCIL CONSULTATION**

Consultation with the Hawke's Bay Regional Council including consideration of whether any resource consents are required from the Hawke's Bay Regional Council in respect of the activity to which the application relates and whether these have been applied for and/or have been granted.

### **9. TANGATA WHENUA**

Consideration of tangata whenua values and interests associated with the Heretaunga Plains Unconfined Aquifer.

#### 10. NATIONAL ENVIRONMENTAL STANDARDS, NATIONAL POLICY STATEMENT AND INDUSTRY CODES OF PRACTICE.

Whether the activity complies with relevant National Environmental Standards, National Policy Statements and Industry Codes of Practice or Best Practice Guidelines.

##### 9.2.8M RETIREMENT VILLAGES

1. The scale, bulk and location of buildings on the site particularly in regards to height, dominance, and sunlight.

2. Private and safe environments – consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites:

i. buildings and windows are orientated to the street or public or communal spaces.

ii. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas, or outdoor living spaces to increase separation distances.

iii. window and balcony placement type and size (particularly for upper floors) has been carefully planned and considered.

iv use of architectural elements to redirect views such as high window sills, opaque glass, fins, louvres, or screens.

v. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties.

3. Access, carparking and manoeuvring – consider whether access parking and manoeuvring dominates the front of the site.

4. Waste storage and service areas should be screened from the street and neighbouring residences.

5. Site coverage and low impact design – whether stormwater runoff can be reduced through the use of permeable paving water retention and re-use, rain gardens, or other low impact urban design techniques.

6. The effects of the retirement village on the safety of adjacent streets or public open spaces.

7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.

**Commented [RW25]:** Consequential change from Retirement Villages Association of NZ (S081) Topic 3 Key Issue 4

8. Infrastructure Servicing

i. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater, and roading network).