

RESZ - RESIDENTIAL ZONES OVERVIEW CHAPTER

INTRODUCTION

The Residential Zones cover the main urban residential environments within the District that primarily provide for the residential land use needs of the community.

The following objectives and policies apply to all residential zones in addition to the zone specific objectives and policies and other provisions located in the specific zone chapters.

The residential zones recognise that the Hastings community is diverse and that there is a need to provide a range of housing options in locations that meet the demand as well as the needs of the community which cover a variety of housing preferences and living arrangements.

This chapter also includes general standards for relocated buildings as well as matters for control or of discretion applicable across all residential zones in respect of certain activities with a controlled or restricted discretionary activity status as specifically indicated through cross referencing in the relevant residential zone activity table.

OBJECTIVES

RESZ-01 Purpose of Residential Zones

Primary purpose: To provide for residential activities and land use
 Secondary purpose: To allow activities that support the health and wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone.

RESZ-02 Well Functioning Residential Environments

Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:
 a. meet the needs of different households;

- b. enable Māori to express their cultural traditions and norms;
- c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport;
- d. support reductions in greenhouse gas emissions; and
- e. are resistant to the likely current and future effects of climate change.

RESZ: O3 Planned Built Environments

Development is in accordance with the planned residential built form and character anticipated in each particular residential zone or precinct and described in the zone specific objectives.

RESZ: O4 Infrastructure

Residential Intensification and development is supported by sufficient three waters and roading infrastructure.

RESZ: O5 Responsive Residential Environments

Residential Environments, including their character and amenity values develop and change overtime in response to the diverse and changing needs of people, communities and future generations.

RESZ: O6 Urban Growth

Urban growth is managed in accordance with the Hawke's Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy

POLICIES

RESZ-P1 Housing Diversity

Relates Provide a range of residential zones that cater for different types of housing

<u>to</u> <u>RESZ-</u> <u>O2</u>	<u>densities, typologies and living arrangements.</u>
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RESZ-P2 Residential Amenity

<u>Relates</u> <u>to</u> <u>RESZ-</u> <u>O3 &</u> <u>RESZ-</u> <u>O5</u>	<u>Manage the effects of residential activities and development to ensure a quality living environment that is consistent with the Hastings Medium Density Design Framework 2022 relative to the particular planned built form environment sought for the zone.</u>
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RESZ-P3 Planned Built Environment

<u>Relates</u> <u>to</u> <u>RESZ-</u> <u>O3</u>	<u>Manage the effects of residential activities and development to ensure that the scale and intensity is aligned with the particular planned built form and character sought for each particular zone.</u>
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RESZ-P4 Managing Growth

<u>Relates</u> <u>to</u> <u>RESZ-</u> <u>O6</u>	<u>Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular residential environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.</u>
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RESZ-P5 Infrastructure

<u>Relates</u> <u>to</u> <u>RESZ-</u> <u>O4</u>	<u>Ensure that the three waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring.</u>
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RESZ-P6 Supporting Activities

<u>Relates</u> <u>to</u> <u>RESZ-</u>	<u>Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment and planned built form character of the particular zone.</u>
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GENERAL STANDARDS FOR RELOCATED BUILDINGS APPLICABLE IN ALL RESIDENTIAL ZONES

To avoid repetition, the standards for relocated buildings have been located here as these standards are applicable to this particular activity in all residential zones where they are cross – referenced in the specific zone activity table.

RESZ-RBS	a. <u>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.</u>
	b. <u>Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.</u>
	c. <u>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:</u> <ol style="list-style-type: none"> <u>A Hastings District Council Building Compliance Officer (or equivalent);</u> <u>A member of the New Zealand Institute of Building Surveyors;</u> <u>A licensed building practitioner (carpenter or design category); or</u> <u>A building inspector from the local authority where the building is being relocated from.</u>
	d. <u>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). (i), (ii) and (iii).</u>
	e. <u>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.</u>
	f. <u>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.</u>

- 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 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 standard (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.

MATTERS FOR CONTROL OR DISCRETION

To avoid repetition, the matters for control or discretion for certain activities across all residential zones are located below. If these matters for control or discretion are applicable to a particular activity they will be cross – referenced in the specific zone activity table.

RESZ-MAT1: Visitor Accommodation, Education Facility, Places of Assembly, Emergency Service Activities, Non-Residential Care Facilities, Rest Home Care

1. The scale and intensity of the activity (including the hours of operation, number of beds, or occupants, where relevant)
2. The height, bulk, form, scale, location, design and external appearance of any proposed new buildings or additions to existing buildings, including whether the buildings will 'front' onto the street with main pedestrian entrances to promote a safe and active street frontage (where appropriate):

3. The location, screening and landscaping of the buildings and activity including any outside play areas, utility or waste storage areas in terms of effects on the amenity of adjoining properties and/or the streetscape;
4. Adequate infrastructure (water supply, wastewater and stormwater) to service the proposed activity (based on when activity is at 100% occupancy / capacity, where relevant);
5. The safe location and design of access to and from the site, including any drop-off / pick up and carparking areas;
6. The number of vehicle movements anticipated by the activity and the effects on the safety and efficient operation of the adjoining road network;
7. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.

RESZ-MAT2: Buildings Ancillary to a Recreation Activity on Reserves Vested under the Reserves Act 1977 (and exceeding a gross floor area of 50m²)

1. 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;
2. Design against crime - CPTED considerations including the design and location of buildings, parking areas and landscaping;
3. 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;
4. 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 to the retention of existing trees, visual screening of parking areas and adjoining sites, and the view of the site from the street;
5. 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;
6. The potential for the activity to generate traffic, parking demand and/or visitor numbers;
7. The potential cumulative effects having regard to the presence of similar activities

located in the vicinity or activities with similar effects;

8. Whether the activity can be adequately serviced.

RESZ-MAT3: Additions and Alterations to Existing Recreation Activity Exceeding 15% Gross Floor Area or 15% Site Area Standards

1. 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;
2. 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;
3. 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 to the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street;
4. 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 to the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street;
5. The potential for the activity to generate traffic, parking demand and/or visitor numbers;
6. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects;
7. Whether the activity can be adequately serviced.

RESZ-MAT4: Relocated Buildings

1. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished buildings 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;
2. 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);

3. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
4. 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 buildings, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
5. 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;
6. 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, 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;
7. 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;
8. The matters outlined in 6 and 7 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.