

7.2 HASTINGS RESIDENTIAL ENVIRONMENT

7.2.1 INTRODUCTION

The most significant residential settlement in Hastings District is concentrated in the Hastings SMA. Residential development is characterised by a mix of single dwelling or multiple dwelling sites, with low to moderate overall development density.

Hastings flat topography has shaped the roading pattern into a traditional grid form and the subdivision of land for housing into a regular and consistent rectilinear pattern. Hastings sense of place is geographically defined by its location in the heart of the Heretaunga Plains and the surrounding Ruahine and Kaweka Ranges to the north and west, and Te Mata Peak and hills to the south. Significant investment into cycle ways in and around the City, diversity of schools, a strong CBD, high quality public parks, street trees and good quality soils which have resulted in mature gardens all contribute to the amenity and sustainability of the Hastings environment.

In most residential areas of Hastings, sites are well landscaped with generous yards creating an open low density environment. Consolidation and infill has been a major method of meeting residential demand for the past 30 years and is beginning to impact upon the character of the suburbs, particularly those nearer to the city centre where the character has changed to a greater mixture of building ages and styles with less openness and landscaping.

The Heretaunga Plains Urban Development Strategy (HPUDS) study commissioned by Hastings District Council, Napier City and Hawke's Bay Regional Council has established a comprehensive picture of future demand for housing and has recommended an integrated package of methods to provide for residential activity throughout Hastings and the wider region. In summary the strategy is to achieve a greater density and efficiency of residential development within existing urban areas to minimise the loss of good horticultural land to greenfields residential development. This has shaped the zoning and Plan provisions for residential activity in Hastings and beyond. One of the key points is that many people through the HPUDS submission process expressed concern that greater densities reduce amenity. Some infill subdivision has resulted in poor amenity outcomes. The following plan provisions therefore seek to introduce the concept of 'Comprehensive Residential Development' where multiple residential units are planned in an integrated way and enable better amenity outcomes.

Planned intensification to assist with meeting future demand for housing in Hastings is to be provided for specifically in the Hastings City Living Zone. Opportunity for residential intensification in the General Residential zone will also be provided, though it will be more carefully managed in terms of location in relation to amenities such as parks and shopping centres and appropriateness of the site. Comprehensive residential developments provide opportunities for people to live in a new house as part of a high quality housing development that is close to the city centre and to Hastings high amenity parks instead of being located in a new greenfield lower density suburb on the outskirts of town. It provides a lifestyle option that is not presently widely available in Hastings. Some of the benefits of Comprehensive Residential Development include:

- Reduced vehicle trips and more cycling biking and walking, and the associated health benefits
- Adding support to local retail and further reduce the need for car-driven errands.
- Foster a sense of community. Higher density living can create more secure neighbourhoods because people living at higher densities are more likely to walk, shop locally, and get to know their neighbours.
- The efficient use of land leaves more space available within a development for landscaping and amenity plantings and gardens and/or communal recreation areas.

The Council's adopted Medium Density housing Strategy reveals that Comprehensive Residential Development as part of a well-planned design and strategy to provide new housing for the steadily growing population of Hastings will have many positive outcomes.

Whilst Comprehensive Residential Development is encouraged in Hastings, there are some residential areas; those early established suburbs, that have recognised architectural history and special character values that are worthy of maintaining for future generations. These areas will be managed differently from the General Residential and City Living areas and as such the difference is addressed through having a Hastings Character Residential Zone.

Population projections indicate there will be a significant increase in the population aged 65 and over, as well as an increase in the percentage of this group living in retirement villages or homes. The growth of the retirement sector will be provided for within the residential provisions for Hastings and within Greenfield areas identified for future housing.

Hastings has grown outward from the core of commercial and industrial activity. Ribbon

commercial development adjacent to residential areas has meant that some borders between commercial and residential areas have become blurred creating potentially competing and conflicting land uses that can be managed in part through District Plan provisions. Creep of commercial activities into residential zones can also impact on the vibrancy and sustainability of the CBD; the District Plan therefore seeks to prevent this.

Council recognises that certain non-residential activities can be provided for in the residential zone; those that have a similar scale, intensity and character to residential activities. These can be compatible with the residential neighbourhood. However, there is potential that such activities can be incompatible with the surrounding residential uses and create negative effects such as noise, car parking congestion, and loss of visual amenity. For this reason, District Plan rules are necessary to limit the extent of effects on surrounding properties.

Some larger and more significant non-residential activities have lawfully established in residential areas over time and are an accepted presence within their residential neighbourhood. Often these are valued elements in these areas and provide an integral service to the community or satisfy a proven community need. In these situations, the District Plan provides for their on-going presence through the inclusion of site specific provision by way of scheduled sites that still retain the character and qualities of the area in which these scheduled sites are located.

7.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- HRAO1** That a variety of housing options are available in Hastings to meet the diversity of needs of Hastings residents.
- HRAO2** Hastings residents are provided a high quality residential environment.
- HRAO3** That areas of special residential character and architectural history value are maintained for future generations.
- HRAO4** New development that relates positively to the surrounding buildings and contributes positively to the quality of the streetscape.
- HRAO5** Retirement village development at a scale and density that is compatible with the amenity of the surrounding and adjacent residential development and which enhances the existing streetscape amenity characteristic of Hastings.
- HRAO6** Residential or non-residential development that does not create adverse effects in terms of flooding or ponding.
- HRAO7** Comprehensive Residential Development that is compatible in character with, and contributes positively to, the existing neighbourhoods of Hastings.
- HRAO8** The supply of land within the City Living Zone remains available for comprehensive residential development and is not diminished or fragmented through the establishment of other activities or conventional infill subdivision.
- HRAO9** Comprehensive Residential Development that has been designed in an integrated way providing an enjoyable and attractive place for people to live, with more two storey units achieving a greater efficiency of floor area to land area used.
- HRAO10** The special character and amenity of the Hastings Character Residential Zones is maintained by ensuring that new development is sympathetic to, and consistent with, the elements and qualities of the original character.
- HRAO11** Recognise activities that provide for the wellbeing of the community by way of scheduled activities and retain the scale and qualities of the area in which the scheduled activities are located.

7.2.3 OBJECTIVES AND POLICIES

7.2.3.1 All Residential Zones in Hastings

OBJECTIVE **RO1** ~~to enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties and the local environment~~ **community while offering protection to the amenity of neighbouring properties and the local environment ensuring a quality living environment for residents and neighbours.**

POLICY **RP1** *To provide for diversity by Zoning areas of the Hastings residential environment to recognise different characters and to appropriately manage different types of residential development.*

Explanation

The three Zones will assist in maintaining and enhancing the character and

amenity of the residential area within Hastings, and provide opportunities for residential intensification where appropriate. In addition to these, there is the Deferred Residential Zone for future development. The Zones are outlined below.

Hastings General Residential Zone

This Zone applies to the majority of the Hastings Residential environment. It is a low-rise, low to medium density suburban environment. The quality of this environment is dependent on a number of factors, including the size of sites; the relationships between the residential buildings to the site, the surrounding properties and the street; and the amount of open space and greenery on sites. These factors have a significant effect upon the overall character, quality and appearance of the urban area.

One of the primary factors that has, in some cases, lowered the quality and undermined the character of the Hastings residential area is 'poor quality' infill housing (putting one or two houses behind an existing house). Some of the factors that have resulted in poor quality developments are: new infill dwellings being disproportionately large in relation to the site, leaving very little or no open space around the dwelling; the development results in a loss of greenery and a significant increase in hard surfaces (e.g. concrete, tarmac, paving); and high front fences for privacy (because the only private outdoor space for the front house is in the front yard). This ultimately results in a less attractive streetscape and compromised amenity for residents and neighbours.

For this reason, the Performance Standards in the Plan are designed to address this issue and ensure that as infill development occurs and more houses are built the residential environment remains a pleasant place to live with a good quality of life for residents.

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

City Living Zone

The purpose of the City Living Zone is to provide for a more compact form of residential development. Due to the compact nature of such housing it is important that the housing is located in appropriate areas and is of high quality and design.

The areas identified specifically for medium density residential development are contained within the City Living Zone. The zoned areas are located in close proximity to Mahora shops & Cornwall Park, and around local shops on Heretaunga Street East and the open space of Queen's Square. Both areas provide access to high quality amenities and services. Close proximity to these amenities is important for the wellbeing of the residents because generally this housing typology has less private outdoor space, and amenity can be gained from the surrounding environment.

Due to the significance of the Mahora Suburban Centre and the local Parkvale / Akina shops along Heretaunga Street East in providing amenity and service for Comprehensive Residential Development, these areas are zoned Suburban Commercial to cater for commercial activities in this location. For this reason, housing in the Suburban Commercial Zone is limited to residential units above ground level with commercial activities below. This arrangement enables convenient access to goods and services for residents.

The establishment of mixed use developments within the Suburban Commercial Zone in the future is encouraged as these would further establish these neighbourhoods as vibrant, interesting places to live with the convenience of amenities and public transport at the doorstep.

Whilst infill housing (putting an additional detached house or houses behind an existing house) is apparent in Hastings urban areas, comprehensive residential development as a form of residential development has not been prevalent for some years in Hastings. To re-establish comprehensive residential housing as a desirable development option in Hastings, it is important that it is of high quality. For these reasons, rules about design, layout, size and location of comprehensive residential developments are incorporated into the Plan.

Non-residential activities are to be carefully managed in the City Living Zone to

ensure that the land supply remains available for comprehensive residential development now and into the future and to ensure that non-residential activities are compatible with the residential environment. However, we need to keep in mind that schools and childcare facilities need to be located within these areas or in close proximity in order to meet the needs of residents living within this zone and encourage biking and walking to these facilities.

The City Living Zone is essential to the successful implementation of HPUDS in achieving a more compact urban area. To achieve this while still providing for open space and greenery a shift to double-storey development is encouraged to ensure a greater efficiency of the use of the land available. It is anticipated that this will result in a new residential character emerging in these particular zones, it is therefore essential that this character enhances the amenity of the existing environment.

Hastings Character Residential Zone

Some residential environments in Hastings are special as a consequence of the presence of recognisable architectural and streetscape features that form or create a cohesive character. These environments are considered to justify retention on the premise that they are a relatively scarce legacy to this generation. The maintenance of these areas is also part of the HPUDS implementation strategy to ensure that a diversity of residential choice remains available and that intensification is not appropriate in all existing residential areas. Specific measures have been incorporated in the Plan to ensure that these environments are able to be appreciated by future generations. Generally the value or special character of a particular environment is primarily viewed from the road.

Features that contribute to the special character of the Character Zones in Hastings include:

- Age, style and condition of housing;
- Lot size/width;
- Set-back and density of housing;
- In most cases a transparent and interactive relationship between building and street;
- The 'grain' of the area - the size, spacing and rhythm of street-front buildings;
- Character of front yard;
- Character of street - width, berms, etc;
- Presence of trees and shrubs, on/off street;
- Property boundary definition - hedges, fences, walls;
- Historical ambience.

In each case, there needs to be a measure of coherence to bind an area together in terms of some of these features. Special Character is apparent when:

- components such as buildings, trees and views combine to create a distinctive character; and/or
- the scale and/or style of subdivision pattern and/or building has a high degree of coherence and continuity, and/or has remained relatively free of intrusions; and/or
- there is a predominance or cohesion of individual buildings which are individually of merit.

This purpose of this Zone is to:

- Recognise and value the architectural history of the built form, pattern of subdivision and streetscape in Hastings early established residential neighbourhoods;
- Maintain the architectural history of the built form, pattern of subdivision and streetscape from inappropriate subdivision and development;
- Retain pre-1950 dwellings; and
- Ensure that improvements to the front facades of pre-1950 dwellings are

undertaken in a manner that maintains the characteristics of the style and era of construction.

Hastings has 13 Character areas to which varying degrees of protection apply, depending on the concentration of character houses, their uniqueness or cohesion in terms of style or era and the scarcity value of the particular character. Specific planning provisions will ensure that future development in these areas will be complimentary to the identified special character.

In the Character Residential Zone the controls reflect and reinforce the identified character of an area. Controls specific to these Zones include:

- density limits;
- limits on infill;
- controls on bulk and location for buildings;
- design and appearance criteria;
- control on demolitions and/or removal of pre 1950 dwellings and of additions and alterations to the front façade of pre1950 dwellings.

In general the controls will have the outcome of maintaining the special character of a street and/or area. In addition, the controls are expected to provide a climate of stability and certainty that will encourage private owners to maintain and invest in their period homes. This should help to ensure the retention of the special character of the City's early built suburbs.

The Plan does not intend that the elements or qualities which give the Character Zones their uniqueness be kept from change (i.e. are 'frozen in time'). It is also not intended that any new building in these Zones should be period replicas. Rather it is intended that development as a whole is sympathetic to, and respects, such elements, ensuring that the special character of an area is retained.

With the recognised need to provide new housing within our District's existing urban limits, this Zone primarily prevents Comprehensive Residential Development occurring in areas where it is not appropriate. However, the zone also identifies specific areas around Cornwall Park where Comprehensive Residential Development can occur subject to meeting assessment criteria and evaluation to ensure it is designed to carefully fit in and respect the particular characteristics of that area.

POLICY RP2 *Enhance and promote the sustainability of the District'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 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 accessways (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 RP3 *Manage the scale and intensity of residential development to ensure that it relates positively to the quality of the collective streetscape and avoids adverse effects on neighbourhood amenity, environmental quality, community health and safety.*

Explanation

The HPUDS study revealed that significant urban intensification has already taken place but concluded that density increases are still possible and necessary in the existing residential centres, having regard to market demand and residential preferences and the opportunity to manage the effects associated with higher density environments. Residential intensification will take some pressure off the Heretaunga Plains land resource and can contribute to improved diversity, amenity, and sense of place if planned and managed carefully. The provision for Comprehensive Residential Developments as a Restricted Discretionary Activity (non-notified) in specified areas the General Residential Zone of Hastings will allow for a site by site assessment of the potential impact of additional development, acknowledging that some of these developments can be appropriately integrated into existing residential areas.

OBJECTIVE RO2 ~~to ensure a high quality that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities.~~

POLICY RP4 *Maintain and enhance a high quality standard of amenity in the residential environment for residents and neighbours while enabling development innovation and building variety.*

Explanation

Residential amenity in Hastings is dependent upon achieving minimum environmental standards for all developments which are regulated through District Plan provisions. However, it is through innovative building design that high quality levels of residential environments amenity for residents can be achieved, by designing buildings specifically for the Hawke's Bay climate and outdoor lifestyle. When translating this to built residential form, it means maximising the ability to benefit from this Hawke's Bay environment through building design, site layout and connection with the outdoor space and context. In implementing the HPUDS strategy it will also mean being innovative in maximising floor area to land area ratios by using double story housing typologies in a manner that maintains amenity.

The removal, re-positioning and relocation of residential buildings support the achievement of the HPUDS intensification targets. As such the removal and re-positioning of buildings are provided for as permitted activities in the Hastings General Residential and City Living Zones as these activities are encompassed in the definition of Residential Activity. In the Hastings Character Residential Zone the re-positioning, removal or demolition of post 1950s dwellings is permitted. However, re-positioning, removal or demolition of dwellings built prior to 1 January 1950 are discretionary activities in order to retain these character homes in their original location.

Relocated building activities are managed in the Hastings General Residential and City Living Zones through a Permitted Activity status subject to specific performance standards in order to ensure that these buildings are appropriately repaired and upgraded to maintain the character of each particular residential environment. Within the Hastings Character Residential Zone relocated buildings are considered on the same basis as the construction of new residential buildings, as restricted discretionary activities (non-notified).

POLICY RP5 *Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.*

Explanation

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

POLICY RP6 *Ensure that permanent residential buildings that are converted from visitor accommodation buildings are able to provide suitable amenity requirements for the residents and neighbours.*

Explanation

The amenity requirements of a permanent resident are greater than that of a visitor staying for a short period of time. It is therefore important that adequate suitable accommodation with access to daylight, outdoor living space, landscaping, a front yard, room for a garage and manoeuvring is provided. These aspects also benefit the neighbours' amenity. This will generally mean that former motels will require modification before they could be considered appropriate to use for permanent accommodation.

OBJECTIVE RO3 ~~to ensure that suitable levels of infrastructural services are in place and that potential conflicts over zone boundaries are addressed, in advance of any new residential development.~~

POLICY RP7 *Identify land intended to be developed in the future as part of a growth area by including a Deferred Residential Zone.*

Explanation

Growth Areas identified through the Hastings Urban Development Strategy (See Appendix 1 & 2) will be rezoned as demand for residential land occurs. In some instances, the investigation and servicing of areas required to make them economic is larger than the residential market can immediately accommodate. Where this occurs a deferred zoning will be placed on the balance of the Growth Area. The deferred status will signal the intended long term use of the land while providing for its continued use by a wide range of rural activities.

POLICY RP8 *Along the urban/rural interface, separate potentially incompatible activities such as residential activities and productive rural uses through interface buffers or special yard requirements to minimise nuisance or conflicts.*

Explanation

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

POLICY RP9 *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 complexity and 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 as the infrastructure is designed for existing levels. New development shall ensure that it does not adversely impact upon the stormwater network.

OBJECTIVE RO4 **To protect people, property and infrastructure of the community from flooding and ponding effects associated with stormwater runoff.**

POLICY RP10 *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 RO5 **To recognise and provide for land uses that are long established on a site and provide a valuable service to the community, or that have a proven community or economic benefit as a Scheduled Activity.**

POLICY RP11 *To schedule activities on certain sites that are long established, provide a valuable service to the community or have a proven community or economic benefit which may be used for the listed activity whilst avoiding, remedying or mitigating the adverse effects resulting from the scheduled activity.*

Explanation

The Council recognises that there are some long established uses in Hastings 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. Land uses such as Royston Hospital, Hawke's Bay Racing Centre, education facilities and schools, have been providing for the social wellbeing of the community for several decades. These activities play an important part in the social and cultural history of the community and are recognised in the Plan as a scheduled activity. The Council, while ensuring any adverse effects these land uses may create are avoided, remedied or mitigated, wants to retain these types of facilities.

Maintaining the character and scale of buildings and activities prevalent in the residential zones is important as the potential adverse effects from scheduled activities can significantly alter the character and amenity of an area. Also any changes to the scheduled activities should recognise the character and scale of the buildings and activities in the area.

The location of scheduled activities are identified on the planning maps. The site may be used for the scheduled activities stated in Appendix 26 and must comply with the rules in the Plan. The scheduled activity is in addition to the permitted, controlled and discretionary uses provided for in the respective zones. The addition of new scheduled activities is not envisaged because it undermines the integrity of the objectives and policies of the zone and other zones that provide for those activities.

This scheduled activity encompasses the site of the original Vidal Winery established in 1907 and some surrounding properties subsequently taken over by the company. The winery was well established before the areas surrounding it were developed for urban purposes. In recent years a wider range of uses associated with the winery and its growing role as a tourist attraction have been added. While the site is designed to provide for the uses as a whole, it is recognised by Council that some potential for conflict with the surrounding residential area exists. Due to its close proximity to the Heretaunga Street East City Living Zone and access to amenities, should the site revert to residential

use, it is preferable that it develops in the form of Comprehensive Residential Development.

POLICY RP12 *To provide for existing industrial activities as Scheduled Activities that are long established on a specific site, whilst avoiding, remedying or mitigating any adverse effects resulting from the scheduled activity.*

Explanation

The district plan has in the past, made provision, by way of industrial zoning, for particular isolated industrial activities that are longstanding. These isolated industrial sites do not align with the District's Industrial Strategy. For this reason zoning has been replaced by scheduling the activities on the site. It is appropriate to continue to provide for them as Scheduled Activities in the Hastings District Plan. Notwithstanding this, the scheduling of further industrial activities is to be actively discouraged because it will undermine the integrity of the objectives and policies of the Plains Production zone. Furthermore, it will undermine the utilisation of the industrial land resource that is provided in the district, by way of the Industrial zones wherein land is zoned for industrial activities and infrastructure has been purpose built to meet the needs of industry, whilst protecting the environment from potential adverse effects associated with industrial activity. This is not an appropriate way to sustainably manage the industrial land resources of the district.

7.2.3.2 General Residential Zone

OBJECTIVE GRO1 **to recognise that certain non-residential activities can be located in residential areas in a way which maintains and enhances the amenities of the area and enables people to provide for their social, economic and cultural well-being, and for their health and safety.**

POLICY GRP1 *To provide for non-residential activities in the residential area where activities are not disruptive to residential amenities; permit ancillary work opportunities by way of home occupations and by considering the impact of location, scale, and generated effect on neighbouring sites and the local environment.*

Explanation

Certain non-residential activities have similar scale, intensity and character to residential activities and may therefore be compatible with the residential neighbourhood. Activities such as home occupations, small scale visitor accommodation and small scale early childhood centres, improve equity of access and reduce travel requirements, hence achieving a more sustainable urban form.

POLICY GRP2 *Maintain and enhance an attractive open space character in the general residential zone by ensuring that development is compatible in scale to surrounding activities and structures and has outdoor living space, on-site landscaping, screening and tree planting for larger developments .*

Explanation

Hawke's Bay is characterised by its attractive landscape character and the climate lends itself to an outdoor lifestyle. Retention of significant existing vegetation, maintenance of open green space in residential areas, screening and new street planting associated with development areas, will ensure that the attractive landscape character is maintained and enhanced.

OBJECTIVE GRO2 **to enable residential growth in Hastings by providing for suitable intensification of housing in appropriate locations.**

POLICY GRP3 *Provide for comprehensive residential development on sites in locations that are located in close proximity within walking distance (400-600m) of to high quality public amenities public parks and commercial centres and are located on public transport routes.*

Explanation

Comprehensive residential development is an appropriate way to provide for new housing in Hastings and can lead to better amenity outcomes than traditional infill development. It has been specifically provided for within the City Living Medium Density Residential Zone; however, provided that the comprehensive residential developments are in close proximity to amenities, such as shopping areas, public transport routes and public parks, such development can also be appropriate in the General Residential Zone. This type of development is therefore envisaged in identified locations within the General Residential Zone (refer Appendix 27 Figures 1-3). 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 contribute to the public streetscape and neighbourhood in general. may also be appropriate in other locations in the General Residential Zone; however the suitability of such sites

will need to be assessed on a case by case basis. Within the Character Residential Zone, an overlay provides for Comprehensive Residential Development in certain streets overlooking or directly adjacent to Cornwall Park. Cornwall Park provides residents with high quality recreation space and because of the Park's appeal and attractiveness, the properties identified in Appendix 27 Figure 2 are considered to be a prime location for increasing the density of residential activity. The underlying character zone provisions however, will ensure that new development is respectful of and complements the existing residential amenity and character of this area.

POLICY GRP4 *Manage the design, layout, scale and intensity of infill housing and comprehensive residential development to ensure developments contribute positively to avoid adverse effects on the local neighbourhood character and amenity.*

Explanation

In achieving the consolidation of the Hastings residential environment sought by HPUDS it is unrealistic to expect all new housing to be part of comprehensive residential development, particularly given the large site sizes that such development requires. Therefore some infill development is also necessary. There are already concerns around the quality of infill development established during the 1990s and 2000s. Any new infill must occur in accordance with quality design and site layout that results in a good quality living environment, is sympathetic to the surrounding environment. Higher residential density will also require certain design criteria and locations for such development will need to be carefully considered. It is not simply the environmental effects of such development that are of concern, but also the impact such development has on the wellbeing of the community and those who live in such developments. This means that new infill development will need to address the issues that have caused concern with previous developments as set out in Policy RP1 above.

7.2.3.3 City Living Zone

OBJECTIVE CLO4 *to promote housing in the City Living Zone that establishes a new compact, high amenity, sustainable urban form in providing for future residential growth in Hastings.*

POLICY CLP1 *Enable the provision of Comprehensive Residential Development in the City Living Zone and manage the quality to ensure the site size, shape and form is able to accommodate it in a well-designed manner.*

Explanation

The areas suitable for Comprehensive Residential Development have been identified by means of thorough analysis in the Hastings Urban Design Framework 2010 and the Medium Density Housing Strategy 2011/2012. The zoned areas have been chosen based on several factors including close proximity to Hastings high amenity parks, cycle ways, shopping centres, infrastructure, services and public transport routes.

Residential sections in the existing urban areas of Hastings are predominantly characterised by their long narrow shape. This shape lends itself to the current infill development configuration of units located one behind the other accessed via a long driveway. This type of development often results in high fences being erected along the street front boundary to create private outdoor space for the front unit, and along the driveway to create privacy for rear outdoor living spaces of the dwellings located behind. This high fencing and often a lack of landscaping detracts from the residential amenity of the area.

The Council wants to effect a change to the traditional infill model of medium density development by encouraging redevelopment of multiple sites. By amalgamating 2, 3 or more standard Hastings sections in a row, the size and shape of the redevelopment site becomes squarer and is of a larger size to enable more dwellings to front the street with garaging or parking areas clustered to the rear of the site. Such a site layout enables the public and private parts of the residential section to be defined, ensures a greater connection between dwellings and the street, providing passive surveillance and in general a more pleasant streetscape and greater amenity for residents living in the development and surrounding neighbourhood.

The size, shape (including length of street frontage) and aspect of a site are key to determining the potential layout of the development and the overall design outcome. These three site attributes are, as a consequence, critical to achieving the high quality residential environment the Council and the community desire.

POLICY CLP2 *To ensure that the land supply within the City Living Zone remains available for Comprehensive Residential Development and is not diminished through the establishment of other activities.*

Explanation

Land suitable for compact housing is a limited resource in Hastings and therefore it is important that the area zoned for such housing be retained for that purpose and to contribute to meeting the future housing needs of the District. For example further fragmentation for traditional infill development would make the agglomeration of sites to undertake comprehensive developments more difficult. For this reason, the District Plan Rules are more restrictive for

this Zone than in the Hastings General Residential Zone for activities other than Comprehensive Residential Development.

OBJECTIVE Encourage comprehensive residential development to occur in an integrated manner to ensure that developments are liveable and contribute positively to the neighbourhood.

POLICY CLP3 Ensure that Comprehensive Residential Development is of a high quality through the implementation of principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2010) and by means of District Plan provisions, including design assessment criteria and the use of non-regulatory methods.

Explanation

The New Zealand Urban Design Protocol provides the principles that underpin high quality development. Quality urban design can help ensure medium density developments provide attractive, liveable and affordable options, without impacting on heritage, identity, privacy, or overloading of urban infrastructure. Hastings District Council is a signatory to the Protocol and the District Plan provisions for Comprehensive Residential Development are based on these principles.

POLICY CLP4 Ensure Comprehensive Residential Development creates an attractive streetscape and contributes positively to neighbourhood character.

Explanation

Any new building or other development will have an impact on the surrounding area. The degree of impact will be dependent on its size, location and appearance of the building in the streetscape. It is important therefore that the multi-unit housing development is respectful of the desired neighbourhood character. The arrangement of buildings, open spaces and other features of the site need careful consideration if an attractive and functional development that relates well to its surroundings is to result. A requirement for Resource Consent and design assessment criteria are included in the District Plan to ensure that Comprehensive Residential Development developments have regard to the matters explained above.

OBJECTIVE Ensure a high standard of amenity for residents of comprehensive residential development.

POLICY CLP5 Ensure that comprehensive residential development environments are enjoyable and attractive places for people to live.

Explanation

The enjoyment of a person's living environment is dependent on many environmental factors. As Comprehensive Residential Development results in less land area for each individual dwelling it is all the more important that the development is designed with the residents' quality of life in mind. Comprehensive Residential Developments may need a more creative design solution than the traditional standalone dwelling and for this reason the District Plan provisions, assessment criteria and guidelines are comprehensive to assist with achieving good results.

POLICY CLP6 Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, site coverage or loss of privacy.

Explanation

Amenity has a number of aspects including privacy, outdoor living space, noise, security and access to sunlight and outlook. All are important environmental concerns that affect quality of life and public health and should be carefully considered when designing a Comprehensive Residential Development. The term "minimise" is used in the Policy as it is acknowledged that urban intensification, by definition, will result in more buildings within the existing urban area. Double story buildings can ensure less site coverage and more space available for outdoor living and landscaping and should therefore be an important component of comprehensive residential developments.

7.2.3.4 Hastings Character Residential Zone

The Hastings Character Residential Zone encompasses what is special to Hastings City specifically, not Hawke's Bay or New Zealand as a whole. These are areas of special and unique character within the Hastings context and some of these areas have homes that provide a significant contribution to early architecture in Hawke's Bay. The Hastings Character Residential Zone acknowledges this and seeks to retain those characteristics that create a sense of place in these areas of Hastings. For details of the Hastings Character areas read the document Hastings Built Character Assessment 2012.

OBJECTIVE HCO1 Maintain and enhance the character and appearance of the Character Zone areas with regard to the established pattern of development, and streetscape in Hastings early-established residential neighbourhoods.

POLICY Maintain and enhance the character of Hastings early-established residential

HCP1 *neighbourhoods by regulating alterations and additions to the front facade of pre-1950s dwellings and the removal of existing character buildings.*

Explanation

The requirement for Resource Consent to remove (via demolition or relocation off-site), or externally alter the front façade of pre 1950 dwellings within the Hastings Character Zone will assist with maintaining the authenticity of character and appearance of the Zone. By assessing developments in terms of design and their connection with the prevailing character of the Zone, there can be certainty around developments being undertaken in a manner which does not conflict with the architectural form, pattern, and intensity of buildings and streetscapes in the areas to which the Zone is applied.

POLICY HCP2 *Ensure that dwelling façades and front gardens remain visible to the streetscape by limiting the height of front yard fences and by encouraging, where practical, the construction of garages and carports to the rear of, or alongside the dwelling on the site.*

Explanation

The visual connection of private residences and land with the streetscape is very significant with regard to the authenticity of the character of the area. It is the relationship between the private and public space that is particularly worthy of maintaining. For this reason performance standards and terms particularly focus on development of the frontage of the property with larger than usual setbacks from the street, lower fence heights and limitations on garages and buildings in the front yard.

Garages or accessory buildings located in front of houses, particularly double garages, can dominate the appearance of the frontage and conceal the house from the road. This is not in keeping with the character areas and should be avoided or mitigated by careful design if there is no other practical alternative. Landscaping and trees are often an important part of the character; therefore the retention of trees and landscaping, particularly in the front garden, is desirable where practical.

POLICY HCP3 *Retain dwellings constructed prior to 1950 within the Character Zone where they contribute positively to the special character of the streetscape.*

Explanation

The Character Zone has been identified as a consequence of the presence of recognisable architectural history, subdivision and streetscape features that form a cohesive character. Amongst other features are; the age or era of the dwelling, its coherence and homogeneity with other dwellings of the same era that contribute to the character of the area and has value in terms of representing the best examples of Hastings early built suburbs. For these reasons, Resource Consent for demolition, removal and additions and alterations of a pre-1950 dwelling will be necessary to consider the contribution that the individual dwelling has to the collective character of the area.

POLICY HCP4 *Provide for some non-residential activities in the Hastings Character Residential zone where activities are not disruptive to the special character and residential amenities.*

Explanation

Existing buildings in a character area are a vital part of the special character or appearance. Therefore it is usually important to keep them. Generally the most appropriate use which is in keeping with the character area is the original use, but some changes of use may be appropriate, particularly where the existing building is being converted, instead of being replaced. The non-residential activities that have similar scale, intensity and character to residential activities have been included either as Permitted or Restricted Discretionary Activities dependent on the scale of the activity. Those non-residential activities that generate traffic, excessive signage and other non-residential characteristics that go beyond that of the character area should be avoided to maintain the special character of the area.

7.2.4 RULES

(i) For the purpose of the Activity Status Table, the description of the Activity Statuses are in Section 1.1.5.5 of the District Plan.

(ii) All Permitted, Controlled, Restricted Discretionary (non-notified) Activities shall comply with the General Performance Standards and Terms in Section 7.2.5 and any relevant Specific Performance Standards and Terms in Section 7.2.6.

7.2.4.1 Hastings General Residential Zone

RULE TABLE 7.2.4.1 HASTINGS GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GR1	Residential Activities (<i>except Comprehensive Residential Development</i>)	P
GR2	Supplementary Residential Buildings	P
GR3	Visitor Accommodation	P
GR4	Home Occupations	P
GR5	Show Homes	P
GR6	Non Residential Care Facilities	P
GR7	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
GR8	Temporary Events	P
GR9	Education Facilities	P
GR10	Early Childhood Centres	P
GR11	Homes for the Aged	P
GR12	Premises for the Sale of Liquor at 505 & 507 Railway Road Hastings being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702	P
GR13	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
GR14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
GR15	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
GR16	Temporary Military Training Activity	P
GR17	Relocated Buildings	P
GR18	Comprehensive Residential Developments <u>complying with specific performance standard 7.2.6E</u> , on land identified in Appendix 27 Figures 1-3 and Appendix 80 - Figure 4	RD-NN
GR19	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RD-NN
GR20	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
GR21	Places of Assembly and Emergency Services	RD
GR22	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in	RD

	Section 7.2.5 and/or the relevant Specific Performance Standards and Terms in Section 7.2.6	
GR23	Any Permitted ^{note 1 & 2} or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or Specific Performance Standards and Terms in Section 7.2.6.	RD
GR24	Comprehensive Residential Developments <u>that do not meet one or more of the specific performance standards and terms in Section 7.2.6</u> outside land identified in Appendix 27 Figures 1-3	RD
GR25	Scheduled Activity S4 Hawke's Bay Racing Centre. The following activities: The construction, alteration of or addition to buildings and structures which do not comply with the Performance Standards or are not provided for by Rule GR7.	D
GR26	Any Restricted Discretionary activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 or relevant Specific Performance Standards and Terms in Section 7.2.6.	D
GR27	Health Care Services	D
GR28	Residential Activities not meeting General Performance Standard and Term 7.2.5A (Density)	D
GR29	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C.	NC
GR30	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC
<p>Note 1: Rule GR23 above does not apply to Supplementary Residential Buildings that exceed 80m²; instead Rule GR29 applies</p> <p>Note 2: Rule GR23 above does not apply to Residential Activities that exceed density standard 7.2.5A, instead Rule GR28 applies</p>		

7.2.4.2 Hastings City Living Zone

RULE TABLE 7.2.4.2 HASTINGS CITY LIVING ZONE		
RULE	LAND-USE ACTIVITIES	ACTIVITY STATUS
CL1	Residential Activities (except comprehensive residential development and infill residential development)	P
CL2	Supplementary Residential Buildings	P
CL3	The conversion of an existing principal residential building into two residential buildings.	P
CL4	Home occupations	P
CL5	Scheduled Activities – any	P

	activity listed in Appendix 26 in respect to the stated site	
CL6	Temporary Events	P
CL7	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
CL8	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
CL9	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
CL10	Key Development Site being 401 Eastbourne Street East, Lot 1 DP6739. The following activities on the above site: Offices, Cafes and Restaurants (unlicensed), Visitor Accommodation; and Mixed Use Development (residential and commercial activities that are limited to offices, cafes and restaurants (unlicensed))	P
CL11	Temporary Military Training Activity	P
CL12	Relocated Buildings	P
CL13	Comprehensive Residential Developments that comply with the Specific Standards set out in 7.2.6E	G
CL14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RD-NN
CL15	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
CL16	Early Childhood Centres	RD
CL17	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or the relevant Specific Performance Standards and Terms in Section 7.2.6	RD
CL18	Any Permitted ^{note 1} or Controlled Activity that does not comply with one or more of the relevant General or Specific Performance Standards and Terms in Sections 7.2.5 and 7.2.6.	RD
CL19	Key Development Site being 401 Eastbourne Street East, Lot 1 DP6739. The following activities on the above site: The sale of liquor ancillary to cafes and restaurants and	D

	Temporary Events	
CL20	Homes for the Aged	D
CL21	Comprehensive Residential Developments that do not comply with the Specific Performance Standard and Terms 7.2.6E(2) (Density)	D
CL22	Visitor Accommodation	D
CL23	Places of Assembly / Emergency Services / Education Facilities	D
CL24	Infill Residential Development	NC
CL25	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C(b)	NC
CL26	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	NC
Note 4: Rule CL18 above does not apply to Supplementary Residential Buildings that exceed 80m ² ; instead Rule CL25 applies (NC).		

7.2.4.3 Hastings Character Residential Zone

RULE TABLE 7.2.4.3 HASTINGS CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HC1	Residential Activities (except Construction of new buildings and Comprehensive Residential Development)	P
HC2	Partial Demolition of a dwelling(s) built prior to 1 January 1950	P
HC3	Restoration of a dwelling(s) built prior to 1 January 1950	P
HC4	Repairs and Maintenance to dwellings built prior to 1 January 1950	P
HC5	Demolition or relocation off site of a dwelling(s) built on, or post 1 January 1950.	P
HC6	Construction of new buildings (including Supplementary Residential Buildings) located behind or to the rear of an existing Principal Residential Building	P
HC7	The conversion of an existing principal residential building into two residential buildings.	P
HC8	Visitor Accommodation	P
HC9	Home Occupations	P
HC10	Non Residential Care Facilities	P
HC11	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site	P
HC12	Temporary Events	P
HC13	Temporary Military Training Activities	P
HC14	Education Facilities	P
HC15	Early Childhood Centres	P
HC16	Homes for the Aged	P

RULE TABLE 7.2.4.3 HASTINGS CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HC17	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
HC18	Any building ancillary to a Recreation Activity on reserves under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HC19	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
HC20	Construction of new buildings (excluding those covered by rule HC6 above and garages and accessory buildings complying with 7.2.5H2)	RD-NN
HC21	External additions and alterations to the front façade of dwellings built prior to 1 January 1950*	RD-NN
HC22	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RD-NN
HC23	Relocated Buildings	RD-NN
HC24	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
HC25	Any Permitted ^{note 1} or Controlled Activity ^{note 2} not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and or Specific Performance Standards and Terms in Section 7.2.6.	RD
HC26	Comprehensive Residential Developments on land identified in Appendix 27 Figure 2	RD
HC27	Demolition or relocation off site of dwellings built prior 1 January 1950	D
HC28	Places of Assembly and Emergency Services	D
HC29	Any Restricted Discretionary activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and or Specific Performance Standards and Terms in Section 7.2.6.	D
HC30	Health Care Services	D
HC31	Supplementary Residential Buildings not meeting Specific Performance Standard and Term 7.2.6C(b)	NC

RULE TABLE 7.2.4.3 HASTINGS CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HC32	Comprehensive Residential Development outside the areas identified in Appendix 27 Figure 2	NC
HC33	Residential Activities that do not comply with General Standard 7.2.5A 2 (Density).	NC
HC34	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC

Note 1: Rule HC25 above does not apply to Residential Activities that do not comply with General Performance Standard and Term 7.2.5A 2 (Density), instead Rule 33 applies

Note 2: Rule HC25 above does not apply to Supplementary Residential Buildings that exceed 80m²; instead Rule HC31 applies (NC)

7.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

The following Standards and Terms shall apply to all Permitted, Controlled and Restricted Discretionary Activities except comprehensive residential developments which need only comply with specific performance standard 7.2.6E and assessment criteria 7.2.8F.

Note: 'All Hastings Residential Zones' means Hastings General Residential, Hastings Character Residential and City Living Zones.

7.2.5A DENSITY

Exceptions to 7.2.5A 1 (a) above	Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area
ii)	Sites created after 12 November 1997
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

Outcome

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

Outcome

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.

2. Character Residential Zone

c. One residential building per site, as per the following density requirements in the following Character Areas *Note:*

Character Area No.	Name	Density (m ²) net site area
1	Beresford Street	600 m ²
2	Southampton Street	350 m ²
3	Fitzroy Avenue	800 m ²
4	Duke Street/Grays Road	800 m ²
5	York Street	800 m ²
6	Tomoana Road	800 m ²
7	Cornwall Road	700 m ²
8	Nelson Street North	700 m ²
9	Prospect Road / Knight Street	800 m ²
10	Market Street South	800 m ²
11	Heathcote Avenue	600 m ²
12	Charlotte & Duchess Crescent, Caroline Rd and Frederick Street	1000 m ²
13	Willowpark Road	500 m ²

Note: Maps of Hastings Residential Character Areas are shown in the Appendix 38.

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

Exceptions to 7.2.5A 2 (a) above	Density per site
i. Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii. Sites created after 12 November 1997	One residential building
iii. Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

Outcome

The residential density of the Character areas will preserve the existing character and subdivision form of the Character area.

Outcome

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.

7.2.5B ON-SITE STORMWATER MANAGEMENT**All Hastings Residential Zones**

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

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

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

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.

7.2.5C MAXIMUM BUILDING HEIGHT

General Residential	8 metres
City Living	8 metres
Character Residential	8 metres

Outcome

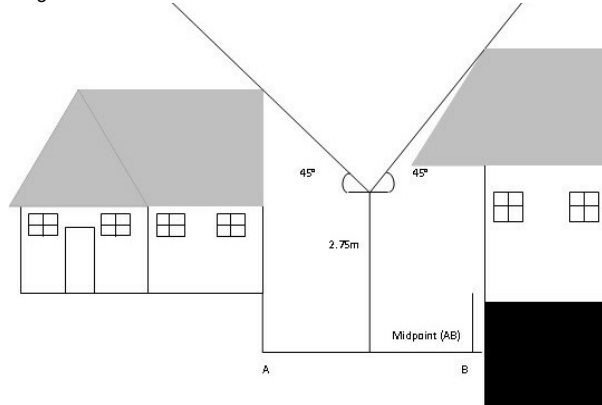
The general amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings, and access to daylight on adjoining properties will be protected.

7.2.5D HEIGHT IN RELATION TO BOUNDARY

All Hastings Residential Zones, except the City Living Zone

- a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained with 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.
- i) Except that: Where two or more attached residential buildings are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.

Diagram A



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

Outcome

The amenity of residential activities in all Zones will be protected by preventing overly tall and obtrusive structures or buildings close to boundaries. This will provide a minimum level of access to daylight within the living environment.

Hastings City Living Zone

- c. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained with 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).

7.2.5E MAXIMUM BUILDING COVERAGE

Hastings General Residential	45% of net site area
Ada Street Retirement Village (Appendix 26 Figure 2)	40% of net site area
Lyndhurst Urban Development Area (Appendix 11 Figure 1)	35% of net site area
Hastings City Living Zone	45% of net site area

Hastings Character Residential Zone	35 % of net site area
Except the following Residential Character Areas:	45% of net site area
1 (Beresford St)	45% of net site area
2 (Southampton St)	45% of net site area
11 (Heathcote Avenue) and	45% of net site area
13 (Willowpark Road)	45% of net site area
<i>Note:</i> Maps of Hastings Residential Character Areas are shown in the Appendix 38.	

Outcomes

Controlling site coverage will limit the scale of development on a residential site and will have the cumulative effect throughout a neighbourhood of avoiding the 'overcrowded' appearance. It can help create a spacious open feel which can contribute to the amenity value of the area.

Limiting building coverage allows more open space is available for planting. This may improve the site's appearance and cumulatively maintain amenity values and character of a neighbourhood

7.2.5F BUILDING SETBACKS

3 metres (Access Roads)	1 metre
5 metres (Collector & Arterial roads)	

Outcome

The amenity of the residential area will be maintained by buildings being setback from roads and from neighbouring buildings.

Hastings Character Residential Zone

All buildings shall comply with the stated setback requirements of the character areas in the table below. For the purposes of the table below the side boundary of a property is that boundary of a site which connects with and lies perpendicular to a public road.

Note: Maps of the Hastings Residential Character areas are illustrated in Appendix 38.

CHARACTER AREA	FRONT BOUNDARY SETBACK	SIDE BOUNDARY SETBACK	SETBACK FROM ALL OTHER SITE BOUNDARIES	SETBACK FROM CITY LIVING ZONE BOUNDARY
1 Beresford Street	6m	1.5m	1m	n/a
2 Southampton Street	6m	1m	1m	n/a
3 Fitzroy Avenue	6m	1.5m	1m	n/a

4	Duke Street/Grays Road	6m	1.5m	1m	n/a
5	York Street	6m	1.5m	1m	n/a
6	Tomoana Road	6m	1.5m	1m	2m
7	Cornwall Road	7m	1.5m	1m	2m
8	Nelson Street North	7m	1.5m	1m	2m
9	Prospect Road / Knight Street	7m	1.5m	1m	n/a
10	Market Street South	7m	1.5m	1m	n/a
11	Heathcote Avenue	5m	1m	1m	n/a
12	Charlotte & Duchess Crescent, Caroline Rd and Frederick Street	10m	1.5m	1m	n/a
13	Willowpark Road	6m	1.5m	1m	n/a

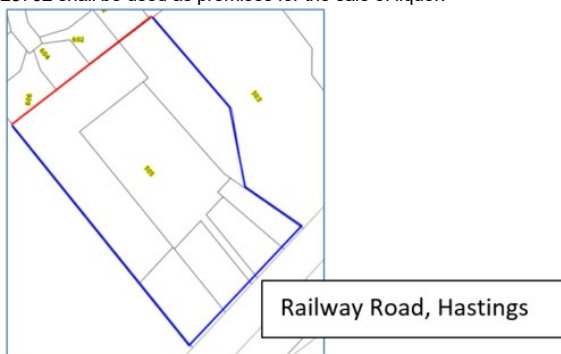
Outcome

The building setbacks are an integral aspect of the prevailing character of the neighbourhood. A reduction in these yards may diminish the established character of the Zone and should be avoided.

7.2.5G SPECIAL BUILDING SETBACKS

a. 505 and 507 Railway Road South, Hastings

No building located within 50 metres of the rear boundary (see diagram below the red line denotes the rear boundary of the site) at 505 and 507 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall be used as premises for the sale of liquor.

**Outcome**

The amenity of the residential area will be maintained by buildings being setback from roads and from neighbouring buildings.

b. Urban Development Areas (Appendix 11 and Appendix 14)

Residential buildings shall be erected a minimum distance of 30 metres from a Plains Production Zone boundary or a minimum distance of 10 metres from a road which provides the boundary between a residential and Plains Production Zone.

Outcomes

An open space buffer will be provided which maintains on site and neighbourhood amenity.

c. Lyndhurst Urban Development Area (Appendix 11)

- i. **Setback from Napier/Hastings Expressway**
Habitable buildings shall be a minimum distance of 12 metres from the designation boundary of the Napier/Hastings Expressway (see map in Appendix 11 Figure 2).
- ii. **Setback from Stoneycroft Reserve**
Buildings shall be located a minimum distance of 5 metres from any boundary adjoining the Stoneycroft Reserve - OS7-11.

Outcomes

To provide a buffer between the expressway and adjacent residential activities.

The edges of the Stoneycroft reserve will be open, further enhancing the visual amenity provided by the reserve.

d. Setback From Waterbodies And Watercourses

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

flood control scheme area.

Outcome

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

7.2.5H RELATIONSHIP OF GARAGES AND ACCESSORY BUILDINGS TO DWELLING

**1. Hastings General Residential Zone and City Living Zone
Integral Garages**

- a. Garages on sites that front a public road and that form part of a single storey residential building shall occupy not more than 50% of the width of the front elevation of that residential building.
- b. The standard in (a) above does not apply to garages which form part of a two storey residential building.

Standalone Garages and Accessory Buildings

- c. Standalone garages and accessory buildings on sites that front a public road shall not obscure more than 50% of the width of the front elevation of the residential building.

Outcome

To maintain the amenity of the streetscape by ensuring that garages and accessory building do not dominate the frontage of the site.

2. Hastings Character Residential Zone

Garages or accessory buildings on sites that front a public road may be located forward of the existing residential building in the following circumstances:

- a. The garage or accessory building shall not obscure more than 25% of the existing residential building from the public road or street; and
- b. The garage or accessory building shall have a maximum height of no more than 3.5 metres; and
- c. The design and external appearance of the garage or accessory building shall match that of the existing residential building (in terms of exterior cladding, window joinery and roof materials)

Note: Maps of Hastings Residential Character Areas are shown in the Appendix 38.

Outcomes

To maintain the special character of the site by ensuring that garages and accessory buildings do not dominate the front of the site.

To ensure the scale and bulk of garages or accessory buildings do not dominate the existing residential building on site.

To ensure that the construction of new garages, do not dominate the views of the existing residential building from the street

7.2.5I OUTDOOR LIVING SPACE

1. All Hastings Residential Zones

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

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

Except that Standard 7.2.6E(5) applies when converting an existing residential building into 2 or more residential units.

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

Outcome

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

7.2.5J LANDSCAPING**Hastings General Residential Zone**

- 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% of its area.

Outcome

Visitor accommodation will be screened and harmonise with the residential zone.

Hastings Character Residential Zone

- b. Not more than 30% of the area specified for the front boundary setback of a site shall be used for vehicle access and parking. The remainder of this area shall be landscaped in grassed lawn, gardens beds, trees and shrubs or a combination of the above.

Outcome

The predominance of landscaping in the front yard of a site will contribute to the maintenance and enhancement of the special character of the Zone where front yard gardens form a significant aspect of the character and amenity of the Zone.

7.2.5K SCREENING FOR VISUAL AMENITY**All Hastings Residential Zones**

- a. Any outdoor storage (including waste), or service area associated with non-residential activities shall be fully screened from adjoining sites and from the street by fencing

that complying with relevant height standards, and or by landscaping.

If using landscaping to achieve the above rule the following standard shall be met - Trees shall have a minimum height of 2 metres at the time of planting (PB95) and shrubs shall have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height.

Outcome

The visual amenity of the residential area will be maintained by screening storage areas from view.

7.2.5L FENCES

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. Hastings General Residential Zone and City Living Zone

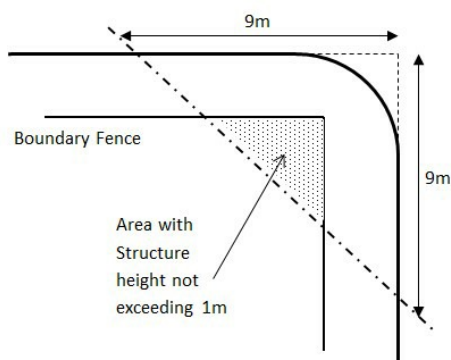
*Sites that front onto Access Roads**

- a. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.5 metres.
- b. Except that:
fences may be constructed up to a maximum 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.
- c. **Fences on all other boundaries** of a site shall have a maximum height of 1.8m.

*Sites that front onto Collector or Arterial Roads**

- d. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.8 metres.
- e. Except that:
Corner sites that front a Collector or Arterial Road shall have a maximum fence height of 1 metre for a distance that is subject to the following calculation:

The area (m²) of a corner site within the road boundaries of all roads and a straight line with points joining 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 Appendix 69 for details of the Road Hierarchy (this defines access roads from collector and arterial roads).

Outcomes

A balance between allowing solid fences as noise barriers from traffic on busy roads and an open, attractive residential environment will be maintained and traffic sightlines preserved.

2. Fences - Sites adjoining Frimley Park

- a. Where sites adjoin Frimley Park, the boundary that adjoins Frimley Park shall be unfenced; or fences on or within 3m of that boundary (excluding side boundary fences) shall have a maximum height of 0.5m, or have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction with a maximum height of 1.8 metres.

Outcomes

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

3. Fences - Hastings Character Residential Zone

- a. **Fences within the front boundary setback** (front yard) of a site shall have a maximum height above the existing ground level of 1.2 metres.
- b. Except that fences may be constructed to a maximum height above the existing ground level of 1.8 metres if a minimum of the top 600mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.
- c. **For sites adjoining Frederick Street, fences within the front boundary setback** (front yard) may be of solid construction up to a maximum height of 1.8 metres.
- d. Fences on all other boundaries shall have a maximum height of 1.8 metres.

Outcome

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

4. Fences - Howard Street Urban Development Area (Appendix 80)

Where sites adjoin a reserve, including cycleway/walkway linkages, the boundary (of the site) that adjoins reserve shall comply with the following:

- At least 50% of the boundary shall have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction with a maximum height of 1.8 metres.

Outcomes

Residential properties opening out onto public spaces will require an open style fence which will provide enclosure for the residential property whilst maintaining the visual connection with the park and a greater sense of security for both residents and recreational park and pathway users.

7.2.5M TRAFFIC GENERATION

All Hastings Residential Zones

Motor vehicle movements on access roads as shown in Appendix 69, shall not exceed the following threshold limits:

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

HCV-II - Nil
HCV-I - 1
All Others - 30

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

Outcome

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

7.2.5N TRANSPORT AND PARKING**All Hastings Residential Zones**

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.

7.2.5O NOISE**All Hastings Residential Zones**

- a. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.
- b. All activities associated with Premises used for the Sale of Liquor at 505 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall comply with the maximum noise levels specified in Section 25.1 for sites zoned Commercial.

Outcome

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

7.2.5P LIGHT AND GLARE**All Hastings Residential Zones**

All external lighting shall be shaded or directed away from any adjoining residential buildings 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.

7.2.5Q TEMPORARY EVENTS**All Hastings Residential Zones**

- a. Only two events shall take place on a site over a 12 month period.
- b. Each event shall be of a maximum duration of three days.
- c. Maximum attendance at any one time shall be 300 persons.

- d. The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place.
- e. No parking associated with the temporary event shall be accommodated on any public road or road reserve.
- f. Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards and Terms for the Zone do not apply to Temporary Event days.

Outcome

It will be possible for Temporary Events to take place 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.

7.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS**7.2.6A HOME OCCUPATIONS****All Hastings Residential Zones**

- a. Home Occupations 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(s) residing on the site and employ no more than one full-time equivalent person.
- c. Home occupations shall operate during the following hours only:
 - Monday- Friday: 8am to 6pm
 - Saturday: 9am to 12pm
- d. The home occupation and storage associated with the home occupation shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building. Only goods produced on the site shall be retailed from the site.
- e. The activity shall not operate machinery, load or unload vehicles or receive customers or deliveries before 8am or after 6pm Monday to Friday, and before 9am or after 12pm on a Saturday.

Note: Home-Based Education & Care Services are home occupations.

Outcome(s)

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.

7.2.6B VISITOR ACCOMMODATION**Hastings General Residential and Character Residential Zones**

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.

7.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

All Hastings Residential Zones

- a. One supplementary residential building shall be allowed per site.
- b. Maximum gross floor area, excluding integral garages or carports, shall be 80m².
- c. Supplementary residential buildings shall comply with the General Performance Standards and Terms in Section 7.2.5 of the District Plan except that it need not comply with Standards 7.2.5A Density or 7.2.5I 1 (Outdoor Living Space).

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

Outcome(s)

This provision provides flexibility in providing for extended family (and the like) or supplementary accommodation on site and contributes to utilising land in an efficient manner while maintaining residential amenity for occupants and neighbours.

7.2.6D EARLY CHILDHOOD CENTRES, EDUCATION FACILITIES, HOMES FOR THE AGED AND NON RESIDENTIAL CARE FACILITIES

7.2.6E COMPREHENSIVE RESIDENTIAL DEVELOPMENT

Note: In the following provisions the term 'parent site' is used. This term means the site on which the comprehensive residential development is to take place. In some situations the parent site could be made up of multiple smaller sites which are combined to provide the area for the comprehensive residential development. Where a comprehensive residential development is intended allow the individual residential units to be sold separately the parent site will be subdivided to allow for this.

1. PARENT SITE AREA AND SHAPE

- a. The parent or development site is a minimum of 1400m² in total area and has a minimum continuous frontage to a public street of 30m; or
- b. The parent or development site is a rear site with a minimum total area of 2000m² and has a minimum dimension of 30m in width.

Outcome

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

neighbours of a comprehensive residential development.

2. EXCLUSIVE USE AREA PER RESIDENTIAL BUILDING

a. Hastings General Residential Zone

The following standards apply on land identified in Appendix 27 Figures 1-3:

- i. An average net site area of not more than 350m² per residential building.
- ii. A minimum net site area of 250m² per residential building.

*Outcome – Density 2(a)
To enable Comprehensive Residential Development in the General Residential Zone in areas specifically identified as being suitable for this purpose while ensuring that the density does not detract from the character of surrounding residential properties.*

b. Hastings Character Residential Zone

The following standard applies to land identified in Appendix 27 Figure 2:

- i. A minimum net site area of 250m² per residential building with an average net site area of 350m² and a maximum net site area that accords with the density stated in 7.2.5A 2(a).

*Outcome – Density 2(b)
In the locations that comprehensive residential development (CRD) is provided for within the Character Zone, a higher density of housing can occur, subject to meeting assessment criteria which consider the relationship of the CRD to the existing character of the surrounding area.*

c. Hastings City Living Zone

- i. An average net site area of not more than 350m² per residential building.
- ii. A minimum net site area of 250m² per residential building. Except that the following density standard shall apply under these circumstances below:

Outcomes

Density 2(c)(i) – To ensure the limited land resource of this Zone is developed primarily with Comprehensive Residential Development.

Density 2(c)(ii) – Comprehensive Residential Development does not, over time, become overly dense and therefore remains compatible with the Hastings context.

-Exceptions to 7.2.6E-2 (c)-above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

Outcome

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.

Note: Any increase in residential density in the Hastings City Living Zone that is not as a result of a Comprehensive Residential Development, is a Non-Complying activity.

Outcome

The land resource within the City Living Zone is not further fragmented, helping to facilitate sites large enough for comprehensive residential development.

3. BUILDING SIZE AND SCALE

- a. **Height of Buildings**
Maximum Building Height – 10m
- b. **Zone Setbacks for Comprehensive Residential Development**
 - i. All buildings shall be setback **2m** from any boundary with Hastings Residential Character Zone.
 - ii. All buildings shall be setback **1m** from any boundary with the Hastings General Residential Zone.
- c. **Building Height in Relation to Boundary**
 - i. On all proposed boundaries between residential buildings (i.e. within the parent site), buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass.

Except that: Where two or more residential buildings are connected (or attached) along a common boundary the requirement for a recession plane will be dispensed with along that boundary.

ii. Where the boundaries of a parent site adjoin the City Living Zone, all 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)

iii. Where the boundaries of a parent site adjoin a General Residential or a Character Residential zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above these site boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 4.

iv. The height in relation to boundary recession planes are not applicable from the front road boundary of a site or where a site boundary adjoins a public open space zone.

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

Outcomes

The general amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings, and access to daylight on adjoining properties will be protected:

There will be a buffer between more intensive residential activities and residential zones that accommodate generally lower density residential activities in order to accommodate the different characteristics of the zones:

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

The exception is where buildings share a common wall, recession planes can be dispensed with. This encourages an efficient use of land with benefits of allowing greater flexibility and the ability to create open space to compensate the increase in building bulk, in other parts of the site:

Where the parent site boundary abuts the City Living Zone, access to sunlight and daylight will

be maintained through applying the rules applicable to this zone:

Access to sunlight and daylight for residential properties in the neighbouring general residential or character residential zone will be maintained by requiring compliance with the recession plane rules applicable to these lower density residential zones:

4. BUILDING BULK

Comprehensive Residential Developments shall not include more than 3 residential buildings in a terraced or row configuration.

Outcome

To ensure that building bulk is compatible with the existing and proposed new compact character of the Hastings Residential Environments:

5. OUTDOOR LIVING SPACE

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

- a. Each residential building shall have a minimum of 20m² of ground level private outdoor living space that is directly accessible from a principal living area of that residential building.
- b. Private outdoor living space shall have a minimum dimension of 2.5m and shall be able to accommodate a 4m diameter circle, when provided at ground level and a minimum dimension of 2m when provided by a balcony except when it is wholly located above ground level (see 7.2.6E 5(d) below).
- c. Private outdoor living space shall be north facing, that is north of east or west.

Except that:

- d. Where the principal living area of a residential building is located above ground level, a minimum of 15m² of outdoor living space shall be provided by a balcony directly accessible from such an area. The balcony shall be able to accommodate a 2.5m diameter circle, have a minimum dimension of 1.2m and shall face north of east or west.
- e. Any communal recreational space provided shall be accessible for use by all residential buildings and shall have a minimum dimension of 4m and be capable of containing a circle with a diameter of 8m. This space can be provided either outdoors or indoors (in the form of a communal hall for example) provided that its use is explicitly for a recreation activity for the exclusive use of residents and guests of the residential buildings on the site.

Outcome

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

6. LANDSCAPING

- a. A minimum of 20% of the exclusive use area for each residential building shall be landscaped with vegetation cover. In general, this landscaping can be in the form of grassed lawn, garden beds, trees and shrubs or a combination of the above.
- b. For every 10m of road frontage of the parent site one specimen tree shall be planted of a minimum height of 2m at the time of planting (size PB95).

Outcome

To ensure that the ratio of open permeable space to covered (paved/built) space is balanced with the ability of the site to provide vegetation that improves outlook, privacy and softens building forms. The planting of specimen trees along the public road frontage of the site will improve streetscape amenity.

7. RELATIONSHIP OF BUILDING TO STREET

- a. Where the parent site adjoins an ~~Access Road~~, a front yard setback of 3m shall apply to all buildings. Where the road boundary of a parent site adjoins a Collector or Arterial Road the front yard setback for all buildings shall be 5m.

However, an entrance feature (portico, veranda/porch or covered pergola) or bay window may extend up to 1.5m into the front yard setback for a maximum (combined) width of 3.0m to emphasise an entrance or building frontage.

Each residential building shall have a visible front door entrance and a principal living area window that faces the public street, private road or main pedestrian access or driveway of the residential building.

EXCEPT where a comprehensive residential development is proposed on a Character Residential Zoned site. In this case, the front yard setback standards of the Character Residential Zone shall apply.

- b. The maximum height of any fence between each residential unit and the front road boundary of the parent site or any fence that faces a private road or main pedestrian access or driveway shall be 1.2m (if solid) or 1.8m if it is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction. Solid fences or walls of a maximum height of 1.8m are permitted to provide privacy. They shall be level with or behind the elevation of the residential unit fronting the road, private road or main pedestrian access.
- c. Garages or carports shall be setback at least 1m from the front elevation of the residential building and 5m from the road boundary of the site or internal private road or vehicle accessway.
- d. Garages shall occupy no more than 50% of the width of the front elevation of buildings fronting the road, internal private road or vehicle access way.

Outcomes

7(a) – To ensure that the front public space between the dwelling and the street is defined and there is adequate

space to ensure the amenity of the residential area is maintained:

-

A clear visual connection between each unit and the street or main entrance to the development is provided to add visual interest to the streetscape and improve pedestrian and residential amenity:

-

Clear visual connections enable passive surveillance which improves the safety of people and property:

7(b) - Enable passive surveillance by having a visual connection between the dwelling and the street.

Streetscape amenity is enhanced by low and/or permeable fencing:

7(c) - Where garages or carports are not accessed via rear lanes or courtyards, they shall be setback from the street and front dwelling facade so that they do not dominate the street.

7(d) - The dwelling, not the garage, will be the primary feature of the development on the streetscape:

8. SERVICE / UTILITY AREA / DELIVERIES

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

Outcomes

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

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

1. SITE CONTEXT

Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² 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. A 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

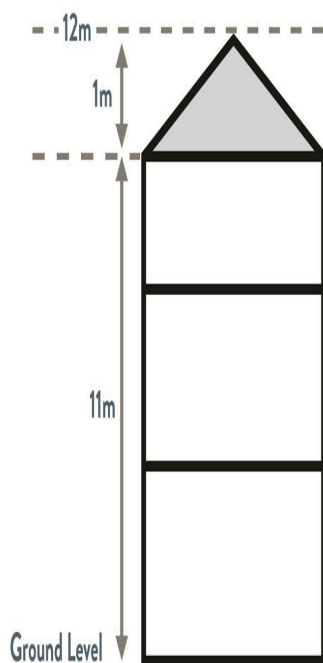
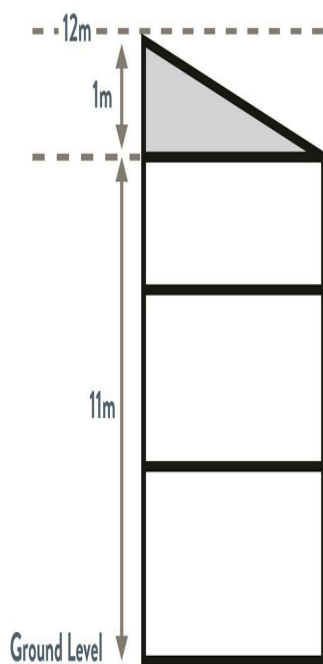
Buildings and structures (except fences and standalone walls) must not exceed a height above ground level of 11m except that buildings that have a pitched or gable roof may have a maximum height of up to 12m above ground level.

This standard does not apply to:

- a. Solar panels components provided these do not exceed the height by more than 500mm;
- b. 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;
- c. Antennas, aerials, and flues provided these do not exceed the height by more than 1 metre;
- d. 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;
- e. Lift overruns provided these do not exceed the height by more than 1m; or
- f. Any scaffolding used in the construction process.

Comments

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:
- i. 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
 - ii. 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**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
streetscape*

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.
- c. All buildings must be setback 2m from any boundary with a Character Residential Zone.

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 30m², with a minimum 4m dimension
- b. A residential unit above ground floor must have an outdoor living space of at least 8m², 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 an internal
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. WINDOW 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

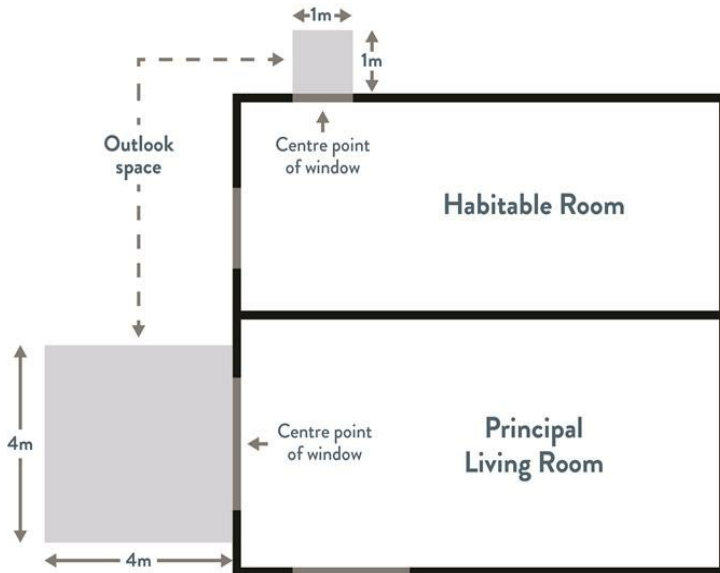
- a. An outlook space must be provided for each residential unit as follows:
 - i. A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.
 - ii. All other habitable 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

- iii. 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

The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient 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 the 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 / 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.

9.16. AVAILABILITY OF RETICULATED SERVICES ON SITES WITHIN APPENDIX 80

Comprehensive Residential Developments within the Howard Street Urban Development Area (Appendix 80) shall be required to connect to public reticulated services for water, wastewater and stormwater systems, where capacity is available.

Outcome

A means of Supply and Disposal for Water, Wastewater and Stormwater that can meet the potential needs of activities on the site and avoid significant adverse effects on the environment.

Comprehensive

Residential Developments occurring within the capabilities of the reticulated service capacity. This should not adversely impact on

the ability to service
complying
developments within the
Howard Street
Development Area
(Appendix 80)

7.2.6F KEY DEVELOPMENT SITE – 401 EASTBOURNE STREET EAST

1. HEIGHT

Maximum height of all buildings on the site shall be 10m.

2. TRANSPORT & PARKING

- a. A 100% exemption from the carparking requirements outlined in standard 26.1.6D applies for permitted commercial activities listed in the Rule CL10 of Activity Table 7.2.4.2.
- b. For residential activities – 1 carpark per residential unit is required.
- c. Car parking, vehicle turning areas and any residential garaging associated with activities on this site shall be located to the rear of any new buildings on site and shall not be located adjacent to the road frontage.

3. BUILDING DESIGN & LOCATION

- a. Buildings at ground floor level shall maintain a continuous active street frontage by:
 - i. building up to the street or road boundaries of the site; and
 - ii. the provision of display windows fronting the street at ground floor level; from the intersection of Hastings St and Eastbourne St for a length of 10m along the site frontage of each street, at least 80% of the façade of the building at ground floor level shall have clear glazed windows.

For the remainder of the length of ground floor building façade along Hastings Street and Eastbourne Street there shall be a maximum continuous blank wall (i.e. without windows or openings) of no more than 2 lineal metres; and
 - iii. Locating pedestrian entrance(s) to buildings on the street frontage at ground floor level
- b. The design of the building should emphasise the corner of Hastings Street and Eastbourne Street by using one or more of the following methods:
 - i. Using a curved building façade at this intersection that matches the curve of the road and that of the building diagonally opposite; or
 - ii. Using the available height limit allowed in Standard 1 above to create a built feature in the form of a roof line projection at this intersection; and/or
 - iii. Using this corner of the building as the main pedestrian entrance.
- c. The external appearance and architectural design of the building shall complement the style and architecture of the existing commercial buildings located opposite the site by:
 - i. Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade;

Note: The building can be of a contemporary design but can incorporate elements of Art Deco or Spanish Mission architecture as a way of complementing the architecture of the existing buildings located opposite the site. In addition, the use of architectural features or details (such as recessing or projecting bay windows, balconies, or the inclusion of details such as screens, verandas, parapet design or variation in roof form) will also help to create an interesting building façade.

- d. The maximum building coverage on this site shall be 70%
- e. A 5m yard setback shall be provided on the southern and western boundaries of the site that adjoin properties occupied by existing residential activities.

Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.

4. COMMERCIAL ACTIVITIES

Activities at ground floor level and fronting Hastings St or Eastbourne St shall be those permitted commercial activities listed in Rule CL10 of the City Living Zone Activity Table 7.2.4.2.

5. RESIDENTIAL ACTIVITIES

- a. Residential Activities shall be located above ground level (i.e. at first floor level).
- b. Each residential unit shall be provided with a balcony with a minimum area of 7m² and capable of accommodating a 2m diameter circle that is accessed directly from a principal living area.
- c. Each residential unit shall have a minimum gross floor area of 50m²
- d. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise, in particular Standard 25.1.7C *Noise Sensitive Activities in Industrial and Commercial Zones*.
- e. Each residential unit shall be provided with a lockable external store of waterproof and durable construction. This shall have a minimum volume of 6m³. Where a lockable garage is provided, this standard shall be deemed to be met.

6. VISITOR ACCOMMODATION ACTIVITIES

Visitor accommodation activities on this site are exempt from standard 7.2.6B. There shall be no limit to the number of persons accommodated by such activities on this site.

Outcomes

The amenity of the local area will be maintained by preventing out of scale structures which could dominate surrounding buildings and reduce access to daylight on adjoining properties:

The frontage of the site will be pedestrian focussed retaining the existing commercial environment features of the surrounding area.

Carparking, vehicle access and manoeuvring and any residential garaging will not dominate the street frontage of the site.

The building and activities within this will be the feature of the street frontage.

The amenity of the area will be maintained by providing an attractive and interesting street frontage.

New buildings will relate

appropriately to this street corner, creating a focal point at this intersection ensuring a high quality and high amenity urban environment.

The style and architectural design of any new buildings on this site will create an interesting building façade that contributes positively to the existing building character of this area

The Council wish to encourage the commercial development of this site. However the City Living Zoning restricts building coverage to 45%. Therefore a specific standard allowing a greater building coverage is required in order for commercial development to be feasible. A greater building coverage will ensure that this site is able to be developed in a commercial manner which complements the surrounding commercial environment.

The provision of a buffer or yard separation between existing residential housing and any new building will ensure existing residential amenity is maintained.

Locating commercial activities at ground floor level will ensure an active street frontage that generates interaction and vibrancy in the area.

Occupants of residential units will be provided with a good quality internal living environment, access to storage and an outdoor living space for recreation and general residential amenity.

This standard will allow for commercial visitor accommodation activities on this site irrespective of the zone standards. This activity is anticipated and appropriate on this site due to its close proximity and the complementary nature of the activities to the Hawkes Bay Opera House Facility.

7.2.6G PLACES OF ASSEMBLY**1. YARDS**

- i. All buildings shall comply with the following minimum yard requirements:
Front Yard - 5 metres
All other yards - 5 metres
- ii. Accessory buildings
Front Yard - 7.5 metres
All other yards - 5 metres

2. MAXIMUM BUILDING COVERAGE

- i. The maximum building coverage on a site is 35% net site area or 200m² whichever is the greater.

3. LANDSCAPING

- i. A minimum of 25% of the net site area shall be landscaped.
- ii. A minimum of 50% of the front yard of the site required by 7.2.6G.1(i) above (excluding required vehicle access) shall be landscaped.

Outcome

Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.

Places of Assembly will be compatible with the scale of buildings and amenity of the Residential Zone

Visual appearance of Places of Assembly will integrate with the adjoining properties and the streetscape.

7.2.6H Structure Plans

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

- Lyndhurst Structure Plan Appendix 11 Figure 2
- Howard Street Structure Plan Appendix 80 Figure 2

Outcome

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

Howard Street Urban Development Area

- a) No development of a site shall occur until public road frontage (excluding Havelock Road) to the Engineering Code of Practice Standards has been provided to the site.
- b) No development of a site shall occur until Council's reticulated water, wastewater and stormwater network becomes available to the site.

Outcome

Development of sites within the Howard Street Urban Development Area shall not precede

*the implementation of
infrastructure to the site.*

7.2.6I 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.*

7.2.6J RELOCATED BUILDINGS

Hastings General Residential Zone and Hastings City Living Zone

- 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

7.2.6.1 Scheduled Activities

7.2.6.1A SCHEDULED ACTIVITY S3 – VIDAL WINERY AND RESTAURANT

1- Concept Plan

All permitted scheduled activities shall comply with the Concept Plan in Appendix 26 Figure 1.

2- Maximum Height For Residential Buildings

8 metres

3- Maximum Height For Buildings Associated With All Other Activities – 11 metres.

Provided that on any boundary with a site-zoned residential, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres 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.

4- Minimum Front Yard For Residential Buildings

5 metres from St Aubyn St East,
3 metres from Avenue Rd East

5- Minimum Front Yard For Buildings Associated With All Other Activities in relation to St Aubyn Street East frontage

50 metres

6- Minimum Front Yard for buildings associated with all other activities in relation to Avenue Road East frontage

3 metres

7- All Other Yards for residential buildings

1 metre

8- All Other Yards for all other activities

3 metres

9- Landscaping shall be in accordance with the Vidal Concept Plan in Appendix 26 Figure 1.

10- Transport and Parking shall be in accordance with the Concept Plan in Appendix 26 Figure 1.

As a consequence of any changes in the activities shown on the Concept Plan in Appendix 26 Figure 1 on site car parking will be determined by referring to the car parking space requirements Table 26.1.6.1-4 in Section 26.1.

11- Hours of Operation

- a. The winery bar, restaurant and function room shall operate during the following hours:

Sunday to Wednesday inclusive 8:30am – 11:30pm.
Thursday to Saturday inclusive following day 8:30am – 1:00am.

- b. The Restaurant Outdoor Area illustrated in Appendix 26 Figure 1 shall only be permitted to operate during the following hours:

Sunday to Wednesday inclusive 8:30am – 11:30pm
Thursday to Saturday inclusive the following day 8:30am – 1:00am.

- c. Bar facilities shall cease sales by 12 midnight on Thursday, Friday or Saturday nights.
- d. Live bands within the restaurant and function area shall cease playing at 12 midnight.
- e. The winery bar, restaurant and function area are permitted to operate to 1:00am the following day 12 times a year for special functions.

Outcomes

The general residential amenity of surrounding residential neighbours will be maintained.

The general amenity of the Residential Zone will be maintained whilst providing for the winery activity.

There will be adequate separation between incompatible activities and the provision of generous yards for planting and screening.

Space will be provided for planting and screening to maintain and enhance neighbourhood amenity.

The amenity of industrial sites will be maintained without detracting from the visual environment.

The outcomes of Section 26.4 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

Protection of neighbouring residents from night time noise and disturbance.

7.2.6.1B SCHEDULED ACTIVITY S4 - HAWKE'S BAY RACING CENTRE

1. YARDS

All buildings shall comply with the following minimum yard requirements

- Front Yard - 7.5 metres
- Side Yard - 8.0 metres
- Rear Yard - 8.0 metres

2. HEIGHT

- a. The maximum height of buildings shall be 12 metres
- b. Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession planes from points 2.75m above site boundaries adjoining residential zoned land. The angle of such recession planes shall be determined for each site by use of the recession lane indicator in Appendix 60 Figure 1.

3. BUILDING COVERAGE

Buildings accessory to the permitted activities listed in Schedule 1 shall be permitted to have a maximum building coverage of 40%.

4. SALE OF LIQUOR

The sale of liquor may take place within Scheduled Site S4

Outcomes

The amenity of the surrounding residential area will be maintained

by buildings being setback from roads and property boundaries.

Buildings will be setback from the boundaries to mitigate their impact on the amenity of adjoining properties

The scale and coverage of buildings associated with the Racing Centre will not be overly dominant in the surrounding residential environment

The social activities associated with the HB Racing Centre will be able to continue, with the regulation of the sale of liquor being controlled via the Council as a liquor licencing Authority which will protect the amenity of the adjacent Residential Zone.

7.2.6.1C SCHEDULED ACTIVITY S5 - ROYSTON HOSPITAL

1. YARDS

All buildings shall comply with the following minimum yard requirements:

- Front Yard - 3.0 metres access road
- Front Yard - 5.0 metres primary collector road
- All Other Yards - 1.5 metres

2. HEIGHT

- a. The maximum height of buildings shall be 10 metres.
- b. Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession plane from points 2.75m above internal boundaries. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60 Figure 1.

3. BUILDING COVERAGE

Buildings accessory to the permitted uses of the scheduled site shall be permitted to occupy the following maximum coverage of the site: 60%.

4. LANDSCAPING

All road frontages of the site shall be landscaped to a minimum depth of 2 metres for the length of the site with exception to frontages on Knight Street and all accessways.

- a. The landscaped area shall include 1 tree per 10 metres of road boundary frontage (unless this area is wholly required for vehicle access under Rule 26.1.6A of Section 26.1 on Transport and Parking of this District Plan).
- b. The tree(s) required in a) must have a minimum height of 2 metres at the time of planting (minimum planter bag size of PB95).
- c. In general, the landscaped area can include grassed lawn, garden beds, trees and shrubs or a combination of the above.

Outcome

The amenity of the surrounding residential area will be maintained by buildings being setback from roads and property boundaries.

Buildings will be setback from the boundaries to mitigate their impact on the amenity of adjoining properties.

The scale and coverage of buildings associated with the Royston Hospital will not be overly dominant in the surrounding residential environment.

The landscaped front yards will contribute to the maintenance and enhancement of the amenity of the site and area.

7.2.6.1D SCHEDULED ACTIVITY S27 - 1102-1106 KAIAPO ROAD (LOTS 2, 3, AND 4 DP 3400) & S28 - 1103 KAIAPO ROAD (LOTS 12, 13 AND 14 DP 3266)

1. YARDS

All buildings shall comply with the following minimum yard requirements:

- Front Yard - 3.0 metres
- All Other Yards - 7.5 metres

2. HEIGHT

- a. The maximum height of buildings shall be 11 metres.
- b. On any boundary adjoining residentially zoned land buildings shall not project beyond a building envelope constructed by recession plane from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60 Figure 1.

3. LANDSCAPING

All road frontages of the site shall be landscaped to a minimum depth of 1.5 metres for the length of the site with exception to accessways.

- a. The landscaped area shall include 1 tree per 10 metres of road boundary frontage (unless this area is wholly required for vehicle access under Rule 26.1.6A of Section 26.1 on Transport and Parking of this District Plan).
- b. The tree(s) required in (a) must have a minimum height of 2 metres at the time of planting (minimum planter bag size of PB95).

4. PARKING AND TRANSPORT

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

5. NOISE

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

6. LIGHT AND GLARE

- i. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added luminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
 - (a) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;
 - (b) An added illuminance in excess of 15 lux measured

horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

- ii. Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.
- iii. Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

Outcome

The amenity of the surrounding residential area will be maintained by buildings being setback from roads and property boundaries.

Buildings will be setback from the boundaries to mitigate their impact on the amenity of adjoining properties.

The landscaped front yards will contribute to the maintenance and enhancement of the amenity of the site and area.

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

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

Adjoining residential activities will not be adversely affected by glare from lighting associated with commercial activities.

7.2.6.1E SCHEDULED ACTIVITY S36 - ADA STREET RETIREMENT VILLAGE (APPENDIX 26 FIGURES 2 AND 3)

1. Concept Plan

- a. All permitted scheduled activities shall comply with the Concept Plan in Appendix 26 Figures 2 and 3 and {Link,13836,Subdivision

2. Visual Amenity and Outlook Of Neighbours

- a. Those parts of any site which are or may be visible from any reserve, public road, public parking space, or Residential Zone(s), shall be maintained in a tidy condition.
- b. Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.8 metres.

- c. Where car parking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1m of frontage so occupied, and such landscaping shall be wholly visible from the street.
- d. Any activity, including car parking areas, which adjoins a site for a residential activity, and where buildings do not adjoin the site boundary, either a fully enclosed fence with a minimum height of 1.8m shall be erected, or a landscape strip with a minimum depth and height of 1.8m shall be provided, so as to fully screen adjoining residential activities

3. Special Screening Requirements

Screening shall be maintained in general accordance with the landscaping shown within Appendix 26 Figures 2 and 3.

4. Landscaping

- a. Where the activity is located on land identified in Appendix 26 Figure 2, landscaping shall be maintained in general accordance with the landscaping shown within this Appendix 26 Figures 2 and 3.

Outcomes

The general residential amenity of surrounding residential neighbours will be maintained and development will occur in a manner that effectively manages the interface of residential activity with Plains Zone Land Based Primary Production Activity.

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.

Landscaping will be appropriate to the retirement site and to the wider neighbourhood.

The built form of the Ada Street Retirement Village site will be softened with landscaping and assist with improving the amenity of the area.

7.2.6.1F SCHEDULED ACTIVITY S8 - TAIKURA RUDOLF STEINER SCHOOL

1. Height in Relation to Boundary

On any boundary (excluding the road, front boundary or boundaries internal to the S8 site) buildings shall be contained within a building envelope constructed by recession planes from 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.

2. Building Setbacks

All buildings shall comply with the stated setback requirements:

- Front boundary: 3 metres (frontage to Access Roads)
- Front boundary: 5 metres (frontage to Arterial or Collector Roads)
- Other boundaries (excluding boundaries internal to the S8 site): 1 metre

Note: for all other standards refer to 7.2.5 and 7.2.6 where relevant.

Outcome

The amenity of the local area will be maintained by preventing buildings or structures that are out of scale, and which could dominate surrounding buildings and reduce access to daylight on adjoining properties.

7.2.7 ASSESSMENT CRITERIA - 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.

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

7.2.7A CONTROLLED ACTIVITY - REMOVAL OF SHELTERBELTS ON DEFERRED RESIDENTIAL ZONED LAND ADJOINING ANY LAND ZONED GENERAL RESIDENTIAL

(a) Prior to the removal of any, or part of any shelterbelt (not including general maintenance activities) the applicant will demonstrate what replacement shelter is planning to protect adjoining residential land from agrichemical sprays.

(b) Where no replacement shelterbelt is proposed the Council will need to be satisfied that the proposed activities on the site will not be subject the adjoining residentially zoned site to the effects of agrichemicals.

7.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITIES, DISCRETIONARY ACTIVITIES

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

7.2.8A ANY ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN SECTION 7.2.5 AND IN 7.2.6

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

1. Outcomes of the Standards

The ability of the activity to achieve the particular stated outcome of the general or specific performance standard(s) and terms which the activity fails to meet.

2. Site Constraints

Whether the physical constraints of the site are such that any of the general or specific performance standards in 7.2.5 and/or 7.2.6 cannot be met.

The following matters will be considered:

- Site size, site contours, site shape, waterway, pond, vegetation and / or trees on the site.

3. Building Height and Height in Relation to Boundary

The extent to which the height or height in relation to boundary of the building will be adversely affect the amenity of adjoining sites and/or the streetscape.

The following matters will be considered:

- Access of sunlight and daylight to adjoining sites;
- Whether the building will adversely affect the residential privacy of adjoining sites;
- Compatibility with the height of other buildings in the neighbourhood;

4. Garages and Accessory Buildings not complying with 7.2.5F and/or 7.2.5H

Whether the garage or accessory building dominates the frontage of the site and is visually intrusive in the streetscape. The following matter will be considered:

- Whether the garage door(s) or entrance are at a right angle to the street;
- The extent (lineal metres) of blank walls facing the street;
- The compatibility of materials with the existing residential building on the site;
- The extent to which the garage or accessory building will dominate the frontage of the site when viewed from the adjacent street or public space.
- The extent to which existing or proposed landscaping will mitigate the visual appearance of the garage or accessory building.

With respect to the Character Residential Zoned sites the following additional criteria will be considered:

- Whether the elevation of the garage or accessory building facing the street includes windows of a domestic scale that match or complement the style of the existing residential building on the site;
- Whether the exterior cladding and roofing materials of the garage or accessory building match or complement those of the existing residential building on the property;
- Whether the size and scale of the garage or accessory building is subordinate to the existing residential building when viewed from the street front of the site;
- Whether the garage or accessory building obscures more than 25% of the residential building from the public road or street and to what extent this impacts on the special character features of the property frontage and the streetscape of the character area in general.

5. Front Yard setback, excluding garages and accessory buildings

Whether the residential building or other principal building dominates the frontage of the site and / or is visually intrusive when viewed from the street or adjoining public space. The following matters will be considered:

- The extent of the front yard setback reduction and the compatibility with front yard setbacks of existing residential buildings in the immediate vicinity;
- The extent to which existing or proposed landscaping will mitigate the visual appearance of the building;
- Whether the front yard retains capacity for a front lawn and vegetation; and
- The extent (lineal metres) of any proposed blank walls facing the street;

6 . Side and Rear Yard Setback

Whether the reduction in the side and/or rear yard setback of the residential building or other buildings will adversely affect the amenity of adjoining sites. The following matters will be considered

- Whether the building will adversely affect the residential privacy of adjoining sites; and
- The extent to which existing or proposed landscaping or other screening will mitigate the visual appearance of the building along the shared boundary.

7. Building Coverage

The extent to which the bulk of the building(s) will dominate the site and adversely affect the appearance of spaciousness in the neighbourhood. The following matters will be considered:

- The extent which existing or proposed landscaping or other screening will mitigate the visual appearance of the building;
- The extent to which the design and placement of the building on the site mitigates the impacts of the additional building coverage;
- The amount of permeable surface coverage remaining on-site (i.e. lawn cover); and
- The percentage of the site covered by buildings or impermeable surfaces relative to other residential sites in the vicinity.

8. Fence Height

- The extent to which the fence will be visually dominant to the detriment of the visual amenity of the streetscape. The following matters will be considered:
 - Height, design, materials and degree of transparency (if any);
- The extent to which there is a visual connection between the site and the adjoining street to enable natural surveillance;
- Whether the fence is necessary for residential privacy or to mitigate traffic noise when the principal outdoor living space for the site is adjacent to the street.

9. Outdoor Living Space

- Whether there will be an outdoor living space of a useable shape and size able to accommodate the intended use of that outdoor space.
- Location and privacy of the Outdoor Living Space on the site: the following matters will be considered:
 - Whether the outdoor living space is located to the rear and/or side of the residential building.
 - The extent to which the appearance of spaciousness in the neighbourhood will be adversely affected by the non-compliance of the outdoor living space.

10. Landscaping

- The extent to which existing vegetation is retained;
- The extent to which new landscaping is proposed and whether this adequately softens and / or screens the built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the lost of existing vegetation;
- The extent to which the landscaping will contribute to the maintenance and enhancement of the street appeal and consistency with front yard landscaping on other sites in the immediate vicinity of the Character Residential Zone;
- The extent to which the front yard retains capacity for a front lawn and vegetation (i.e. not covered with a hardstanding surface).
- A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will be maintained.

7.2.8B STORMWATER ATTENUATION

The following matters shall be considered in assessing proposals that do not meet the stormwater attenuation standard 7.2.5B:

- (a) Proposals that do not meet the terms of 7.2.5B shall demonstrate how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded.
- (b) 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;
- (c) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 7.2.5B 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.
- (d) Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

Note:

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

For information about this refer to the Hastings District Council Engineering Code of Practice 2011 and the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide.

7.2.8C HOME OCCUPATIONS

- (a) The extent to which the scale of the home occupation is compatible with the amenity values and character of the residential area.
- (b) The extent to which the home occupation is carried out within existing buildings.
- (c) The method of retailing and the extent to which this will compromise the amenity of the area, including traffic movements, and noise.
- (d) The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration.
- (e) The location of buildings (other than the principal residential building) in relation to adjacent properties and the road.
- (f) The extent to which activities occur outdoors and the scale and character of outdoor activity and the extent to which these activities may compromise the amenity of the residential area.

7.2.8D TEMPORARY EVENTS

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

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

7.2.8E EARLY CHILDHOOD CENTRES, EDUCATIONAL FACILITIES, HOMES FOR THE AGED, HEALTHCARE SERVICES AND PLACES OF ASSEMBLY AND OTHER NON-RESIDENTIAL ACTIVITIES AND EMERGENCY SERVICE FACILITIES**1. Outcomes of the Standards**

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

2. Design and Appearance

(a) Whether the development will integrate with the surrounding area. Particular regard is given to the following:

- the density of buildings in the vicinity;
- how well the proposed building(s) relate to existing buildings, including building width, height, mass and position on the site;
- Whether the activity will occur within existing buildings.

(b) Height, bulk, form and scale

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

(c) Connection to the street

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

3. Infrastructure Servicing

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

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

(* Refer to the HDC Subdivision and Infrastructure Development in Hastings District - Best

Practice Design Guide 2011).

4. Traffic Generation and Access

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

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

5. Carparking and Hardstanding

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

6. Amenity

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

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

7. Noise

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

8. Utility Areas

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

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

9. Landscaping

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

- Landscaping enhances the visual appearance of the development, including around parking area, utility areas and site boundaries.
- Landscaping 'softens' the appearance of larger buildings and / or particular elevations of buildings;
- existing trees and mature Landscaping will be retained where practicable.

10. Natural Hazards

(a) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan

Maps and Appendices 57-58.

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

7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT

Hastings District Council is a signatory to the New Zealand Urban Design Protocol. As such, the following assessment criteria are based on principles of best practice urban design. The criteria are applicable for all comprehensive residential development within the Hastings Residential Environment - including the City Living, General Residential, and Character Residential Zones and Mixed Use Development within the Hastings Suburban Commercial Zone.

In assessing Resource Consent applications for comprehensive residential or mixed use developments, the matters over which the Council will have control or will restrict the exercise of its discretion are outlined in the following assessment criteria below.

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, community or 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.
- c. **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 location 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 that 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.

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT

A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
1. Site Context	
Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:	
a) Sunlight	a) Principal habitable rooms and outdoor living spaces are oriented to maximise access to sunlight, whilst having the ability to manage the negative aspects of the sun. - The design should include principles of passive solar design.
b) Wind	b) 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.
c) Views	c) Where relevant, the design should maximise opportunities for views to public and shared spaces. Opportunities include overlooking public parks or the distant hills and ranges.
d) Vegetation	d) Where possible, existing valuable landscaping and trees should be retained and integrated into the site design.
e) Heritage Buildings	e) Where possible, heritage buildings that existing on the site should be retained and celebrated as features that provide character to the development. At the same time where heritage buildings are found within the immediate context of the site and in terms of bulk and location and should consider replicating the heritage building design in terms of the use of materials and other architectural elements.
f) Materials	f) Where there is a predominant trend of building materials present within the proximity of the site, the development should, if possible look to follow this lead.
2. Streetscape Amenity	
Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:	
a) Street boundary treatment	Physical and visual separation between the public realm (street/park) and


TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT	
A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>b) Public safety</p> <p>c) Appearance</p> <p>d) Legibility (how easy it is to find your way)</p> <p>e) Connection to the street</p> 	<p><i>private property should ensure the protection residents privacy.</i></p> <p><i>Streets are generally safer when they are easily visible from nearby houses and well-lit. To contribute to the safety and perceived safety of the neighbourhood in the development design should integrate the following design attributes:</i></p> <ul style="list-style-type: none"> o <i>A principal living room should be located on the ground floor enable overlooking of the street (a deterrent for crime)</i> o <i>Low front fences, walls and hedges which enable good views of the street from dwellings.</i> o <i>At the same time, to protect residents privacy, the main garden/outdoor</i> o <i>Private outdoor living space should not locate between a dwelling and the street;</i> o <i>Environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property.</i> <p><i>The development should also enhance the streetscape. This could be done in the following ways:</i></p> <ul style="list-style-type: none"> o <i>Low fences</i> o <i>Avoid large garage doors (recess garages behind the main front of the dwelling);</i> o <i>High quality design.</i> o <i>Building entrances should be visible from the public street in order to connect are development with the street and avoid confusion about how dwellings are laid out relative to the public realm.</i>
3. Relationship of the development to the Parent Site-	
<p>(a) Whether the proposal relates well to the characteristics of the site on which it is to be located.</p> <p>(b) Whether the size and shape of development is in proportion to the size, shape and topography of the site and located within the site to take account of existing features and aspect.</p>	<p><u><i>Bulk and Location</i></u></p> <p><i>The arrangement of buildings should consider the following:</i></p> <ul style="list-style-type: none"> o <i>Minimise overshadowing of other dwellings and outdoor living spaces;</i> o <i>Privacy for residents both within and adjacent to the site</i> o <i>A clear distinction between public and private space for privacy, security and legibility.</i> o <i>Each dwelling should have sufficient and quality private outdoor space.</i> o <i>Shared outdoor spaces should have enough room to allow for landscaping, a vegie patch and trees.</i> o <i>Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space.</i>
<p>(c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings; and</p> <p>(d) Whether the setting of each building respects that of any other buildings on the site;</p>	<p><u><i>Private Outdoor Space & Landscaping</i></u></p> <p><i>For wellbeing of residents outdoor spaces should:</i></p> <ul style="list-style-type: none"> o <i>Have a sunny, sheltered, private area and enable good indoor-outdoor flow, have wide and high openings to maximise this flow;</i> o <i>Provide opportunities for gardening, even small areas of landscaping add value, interest enhance outlook and privacy.</i> o <i>Balconies that maximise exposure to sunlight, whilst remembering that shade is important too for those hot Hawke's Bay days.</i>
<p>(e) Whether stormwater runoff will be appropriately managed.</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p><u><i>Stormwater</i></u></p> <p><i>Increasing housing density also increases the area of a site that is covered by hard surfaces and thus decreases the ability of the site to absorb rainwater, this then 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.</i></p> <p><i>This can be resolved with On-Site Attenuation and/or Low Impact Design solutions to slow the rate of discharge to the public stormwater system and reduce the potential for flooding or ponding. Solutions include:</i></p> <ul style="list-style-type: none"> o <i>Minimising impervious surfaces such as concrete or asphalt, instead use pavers with open joints, pea gravel, limestone.</i> o <i>Collect rainwater from roofs in a tank and use to water the garden, or flush toilets.</i> o <i>Create a raingarden or a swale</i> o <i>Stormwater Attenuation methods.</i> <p><i>For more information refer to the current Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide 2010.</i></p>
<p>a) Parking and Access</p> <p>Whether the development is designed to enable safe and practical car parking</p>	<p><u><i>Car Parking and Access</i></u></p> <ul style="list-style-type: none"> o <i>Have a clear distinction between residents and visitor parking.</i>


TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT	
A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>and access. Pedestrian and cyclists should also be considered when designing a development.</p> <p><i>Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities:</i></p>	<ul style="list-style-type: none"> ◦ Locate visitor parking close to site entrances ◦ Car parking areas and garages that do not visually dominate the site. ◦ Minimise the number of vehicle access points. ◦ Vehicle crossings should be as narrow as is operationally possible and demarcate space for pedestrians and cyclists. ◦ Provide safe and secure storage for bicycles. ◦ Lane ways
<p>b) Service Areas and Utilities Development should consider the practical and/or discreet location of facilities including:</p> <ul style="list-style-type: none"> ◦ Washing lines ◦ Rubbish Bins ◦ Visibility of utilities ◦ Heat pump boxes etc. ◦ Letter Boxes 	<p><u>Service Areas and Utilities</u> Consider servicing needs early in the design process. We all need these services, but they are not elements that need to be seen, so locate them in places that are easily accessible, but also screened from public view where possible (letter boxes excluded). Ideas to this include the use of building recesses, fences, landscaping and side yards.</p>
<p>4. Building Form, Performance and Appearance Whether the development is an appropriate architectural quality is aesthetically pleasing and contributes positively to the surrounding area. Specific regard will be given to the following design attributes:</p> <p>-</p>	
<p>a) Mass and proportions Whether the development can assimilate with the surroundings:</p> 	<p><u>Mass and Proportions</u> A comprehensive residential development site within an area of single dwellings should be able to assimilate with the surroundings.</p> <p><i>Ideas to achieve this are:</i></p> <ul style="list-style-type: none"> ◦ The buildings need to appear as houses, not another type of building. In Hastings residential area, where most houses are single-storey, new comprehensive dwellings should be no higher than two-storey and if building are joined, there should be no more than three in a row and appear as separate entities. ◦ Reduce the bulk of terraced housing with variations in height and roof form, have vertical breaks and recesses in the façade. ◦ A collection of smaller individual buildings is less intrusive than one large single building. ◦ Look at the height and width of the neighbouring houses and use this to guide the bulk and form of the development. ◦ To help fit in with the adjoining buildings, transition the height of the buildings with the neighbouring ones in the following ways: <ul style="list-style-type: none"> - physical separation between the new and old; - introducing boundary setbacks at the upper level/s; and - creating secondary forms with dimensions that mediate between the height/scale of new and old.
<p>b) Diversity Whether the development has a range of dwelling types and sizes for create variation and interest.</p>	<p><u>Diversity</u> This will provide greater housing choice and provide for a more diverse population. If this is not possible minor architectural variations (e.g. form, secondary design elements, colour and materials):</p>
<p>c) Repetition Whether repeated built form is avoided. Dwellings in long rows are not part of the With Hastings vernacular; dwellings should generally be adjoined together in groups of no more than 3.</p>	<p><u>Repetition</u> This is to be avoided as it results in poor design outcomes.</p> 
<p>d) Roofs Should be high quality and fitting with the rest of the dwelling and development.</p>	<p><u>Roof form</u> Design the slope of eaves with shadowing in mind – of private outdoor space and neighbours properties.</p> <p>Provide quality ceiling and floor insulation – no gaps, holes or tucks visible.</p> <p>Damp Proof Traditional wooden floors</p>
<p>e) Windows and doors</p>	<p><u>Windows and Doors</u> Proportions and sizes of façade openings should add to the visual character;</p>

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT	
A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
	<p><i>be logical and reflective of their function:</i></p> <p><i>Double glazing with thermally broken timber or PVC frames</i></p> <p>-</p> <p><i>Secure locks and catches:</i></p>
f) Façade detailing and materials	<p><u>Façade detailing and materials</u></p> <p><i>Careful consideration of the materials should be given. The visual appearances and overall success of the development relies on the care and attention to building design at this level.</i></p> <p><i>Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins:</i></p> <p>-</p> <p><i>Ensure access for maintenance is considered at design stage.</i></p> <p><i>Use materials with a long life, require minimal maintenance and contribute to energy efficiency:</i></p> <p>-</p> <p><i>Materials like concrete and brick have high mass and absorb and store heat energy, and release it gradually:</i></p>
<p>5. Visual Quality</p> <p>Whether the development contributes to the visual quality of the site and neighbourhood.</p>	<p><i>For pedestrian and cycle travel to become viable for many users, there is a need for routes to offer stimulation and interest.</i></p> <p><i>While frontage and connection help to ensure a coherent, functional and safe environment, attention to visual quality is additionally necessary. This can be achieved with the following solutions:</i></p> <ul style="list-style-type: none"> ■ <i>Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.;</i> ■ <i>Seek to use eaves and recesses to create shadow lines and more visual interest;</i> ■ <i>Continuation of house style to fencing and walls (not just plain timber palings that detract from a well-detailed house);</i> ■ <i>A variety of colours and materials in the front façade of units;</i> ■ <i>Consider how materials and finishes will weather over time;</i> ■ <i>In the context of streets, treatments such as landscaping, differentiated surface treatments; and calming measures (speed tables, chicanes etc.) not only add visual amenity but can help to prompt appropriate driver behaviour and speed.</i>
<p>6. Internal configuration</p> <p>Whether the internal arrangements of spaces and functions in the dwellings of the development is useable, efficient and pleasant. Specific regard will be given to the following design attributes:</p>	
a) Internal/external relationship	<p><u>Internal / external flow</u></p> <p><i>For wellbeing of residents units should have good indoor-outdoor flow, wide and high openings to maximise this connection e.g. have double doors opening from a lounge to the garden. If there is a balcony, think about how this flows from the upstairs living space.</i></p>
b) Size of rooms	<p><u>Size of rooms</u></p> <ul style="list-style-type: none"> ○ <i>Design rooms for a range of uses e.g. – a bedroom could be an office, media room, playroom or library to support a range of lifestyles</i> ○ <i>Open plan living areas that accommodates a range of layouts.</i> ○ <i>Ensure the dwelling has sufficient storage space for the likely household.</i> ○ <i>Size and proportions of rooms useable and easy to get from one part of the dwelling to another.</i> ○ <i>Don't put the bathroom or toilet next to the kitchen.</i>
c) Visual and aural privacy both within the dwelling and between neighbouring dwellings:	<p><u>Aural Privacy</u></p> <p><i>Address noise control at the early stages of a project. In designing building layouts, the following may be considered:</i></p> <ul style="list-style-type: none"> ○ <i>locate noise tolerant areas (kitchens, bathrooms, storage, laundries) towards noise sources and noise sensitive areas to quiet areas;</i> ○ <i>locate vehicle/pedestrian entrances and exits, roller doors and lifts as far away as possible from bedrooms;</i> ○ <i>in residential spaces, locate living rooms of one apartment adjacent to the living rooms of another, and bedrooms next to bedrooms.</i> ○ <i>Use specialised building methods and materials – these can help to</i>

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT	
A) CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
	<p>reduce or eliminate sources of disturbance (dust, odour, noise, vibrations) e.g. Insulation and double glazing that have noise reduction properties:</p> <ul style="list-style-type: none"> o Locate heat pumps, extractors away from neighbours bedrooms o Use storage areas and wardrobes and the like as noise buffers <p><u>Visual Privacy</u> – Offset window placements by a 1 metre where dwellings face each other so they are not looking directly into each other's dwellings or private outdoor living space (e.g. the place a person sits to have a coffee or quietly read in the garden, usually close to the dwelling).</p>
<p>7. On-Site Car Parking Whether the development is laid out with consideration of the safety and practicality of car parking and vehicle access. This includes visibility around garages and car ports. There should also be a clear distinction between resident and visitor parking if the latter is accommodated on the site.</p> <p><i>Note: National Policy Statement on Urban Development – parking effects are only considered for Discretionary and Non-Complying activities.</i></p>	
<p>8. Orientation & Passive Solar Energy Whether the residential units have access to sunlight and daylight, both within the Comprehensive Residential Development and those external to the parent site. Specific regard will be given to the following design attributes:</p>	
a) Sunlight and Daylight	<p>i) The design and layout of proposed buildings and additions to existing buildings enables adjoining land or buildings to be protected from significant loss of sunlight and daylight; and</p> <p>ii) That sufficient sunlight and daylight reaches into, between and around proposed buildings and additions to existing buildings.</p>
b) Orientation /passive solar energy	Maximise the energy from the sun to warm the dwelling
c) Natural ventilation	With sufficient opening windows in each dwelling
d) Views – Visual Outlook -	Design the dwelling so that principal living areas (lounge, kitchen) benefit from the longest outlook. (e.g. overlook the garden, open space or distant landscape features):

7.2.8G ACTIVITIES OTHER THAN COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITHIN THE CITY LIVING ZONE

(a) Future Proofing for Comprehensive Residential Development	<p>(i) The extent to which the activity is required for the social wellbeing of the immediate community to be located within the City Living zone;</p> <p>(ii) Whether the activity is to be established within an existing or relocatable building.</p>
(b) Cohesion with the surrounding Residential Environment	<p>(i) The extent to which the building(s) associated with the activity is legible, has a coherent architectural style that integrates well into the streetscape and contributes to its quality.</p> <p>(ii) Height, bulk, form and scale – The extent to which the building(s) associated with the activity achieves a positive scale relationship to surrounding residential buildings and public spaces.</p>
(c) Access and Parking	(i) The extent to which the development provides adequate

Note: National Policy Statement on Urban Development – parking

<p><i>effects are only considered for Discretionary and Non-Complying activities.</i></p>	<p>and safe access to both vehicles and pedestrians and whether the vehicle access and car parking areas dominate the street frontage; and</p> <p>(ii) The potential for the activity to generate adverse effects in terms of noise, dust, glare, vibration, traffic and parking and to which mitigation options have been considered and evaluated.</p>
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7.2.8H ACTIVITIES WITHIN THE HASTINGS CHARACTER RESIDENTIAL ZONE

1. All Activities within the Zone

<p>(a) Compatibility with Context</p>	<p>The extent to which the new dwelling or building, addition or alteration is compatible with any existing dwelling on site and those in the surrounding character area.</p>
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<p>(b) Effect on the Character of the Zone</p> <p><i>Explanation</i> <i>Character areas are an important part of the District's original architectural history and provide high quality residential environments. As recognised in the objectives and policies, the character or appearance of a character area should be preserved or enhanced. This does not mean that old styles must be copied, but the emphasis must be on compatibility with the existing character or appearance of an area and ensuring that both new dwellings and buildings within this Zone as well as more intensive housing developments in identified character areas maintain the intrinsic qualities of the area.</i></p>	<p>1. The extent to which the proposed work adversely affects the existing character of the area in which it is located and what measures have been taken to avoid, remedy or mitigate any potential adverse effects. Specific regard will be given to the following:</p> <p>(a) Location and form of new construction relative to any existing buildings retained on site and any nearby buildings in terms of scale, balance and proportion:</p> <ul style="list-style-type: none"> • Whether the scale of any new building is the same or similar in character to those residential buildings existing in the specific character area; • Whether the proportions of window and door openings in the front façade of the new building are similar in character to those residential buildings existing in the specific character area; and • Whether the
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balance of glazing or openings to wall space in the front façade is similar to those residential buildings existing within the specific character area.

(b) Architectural style and quality of new construction.

(c) Construction materials and detailing.

(d) Whether the proposal is sympathetic to the early subdivision and original building setback patterns of the area, including consideration of the following in respect of comprehensive residential developments on identified sites:

- the larger sites within a comprehensive residential development should be located adjacent to the street frontage to maintain a sense of spaciousness (being a characteristic of the Zone).

(e) Whether any significant existing building features would be removed, obscured or otherwise compromised.

(f) Design elements such as parapets, roofs, walls, columns, windows and decorative elements.

(g) Location and design of services, such as heat pump external units, gas bottles, utility access points.

2. Landscaping - A landscaping plan is submitted with the application (for comprehensive residential development on identified sites in the Character Residential Zone), showing how the character and amenity of the neighbourhood will continue to be

	<p>maintained. The landscaping plan shall consider the following matters:</p> <p>(a) The extent to which existing vegetation is retained.</p> <p>(b) 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.</p> <p>(c) 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</p>
<p>2. Total or Substantial Demolition of the front façade of a pre-1950s dwelling or Removal of a Pre-1950s Dwelling off site and additions and alterations to the front façade of a pre-1950s dwelling.</p>	<p>The extent to which the proposed work adversely affects the existing character of the area and streetscape in which the dwelling is located and what measures have been taken to avoid, remedy or mitigate any potential adverse effects.</p> <p>To determine whether to approve or decline the application for demolition or removal of the dwelling or for additions and alterations to the front façade the following considerations shall be made:</p> <p>(a) Its contribution to streetscape character of the area.</p> <p>(b) The legacy value of the dwelling by reference to its architectural style, whether as an exemplar of the type or as being representative of type.</p> <p>(c) The integrity of the front façade of the dwelling in its current state, having regard to its architectural form and style and authenticity of its component parts.</p>

	<p>(d) Its relationship to other adjacent dwellings and buildings, whether it contributes to a group in such a way that its loss would result in the loss of a character value attributable to the group.</p> <p>(e) Its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or relationships to open space shared with adjacent buildings.</p> <p>(f) The practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act.</p> <p>(g) Whether alternatives to removal, total or substantial demolition have been considered including partial demolition (retaining the front façade in its entirety but demolishing the rear of the dwelling not visible from the street) or relocation of the dwelling within the site (i.e. further toward the street front or closer to the side boundary) to allow development to the rear of the site.</p>
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7.2.81 RECREATION ACTIVITY ON RESERVES VESTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M²

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

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

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

(h) Whether the activity can be adequately serviced.

7.2.8J 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.

7.2.8K RELOCATED BUILDING ACTIVITIES THAT FAIL TO MEET SPECIFIC PERFORMANCE STANDARD 7.2.6J

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.