

8.2 HAVELOCK NORTH RESIDENTIAL ENVIRONMENT

8.2.1 INTRODUCTION

Havelock North has a distinctive residential character due in large part to its built form and the natural environment. This character includes tree-lined streets, landscaped gardens, elevated and spacious sites and the established community, recreation and education facilities in the Village. Te Mata Peak forms a dramatic backdrop to the Village and the various residential environments range from the elevated ridges with panoramic views over the Heretaunga Plains and Hawke's Bay, to the sheltered valleys nestled in the hills, and to the lower and flatter areas on the perimeter of the Heretaunga Plains. The age of the settlement and its attractive natural setting give the town a special character unique to the region.

The attractiveness of Havelock North means that it has been subject to strong development demand for some time. Most of the District's recent residential growth has been channelled towards Havelock North because it is located generally off the fertile soils of the Heretaunga Plains, and a range of new urban and semi-urban subdivisions have occurred over the last ten years.

Havelock North's residential character is a result of its evolution over time and its community has a keen desire to maintain the village feel. There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it; at the same time there is concern that intensification may undermine much of the Village's established character. The purpose of the Havelock North Residential Environment section is to therefore provide for a more compact form whilst ensuring that higher density housing is of quality design and is located in appropriate areas. Havelock North residents have a strong connection with the area in which they live and are committed to protecting its character; it is understandable that high amenity levels are sought and there is a desire for them to be maintained throughout the Village. Controls over design and location of certain activities are therefore incorporated into the District Plan.

It is also important to recognise that the District's demographics are changing. In particular, the population is ageing, and sufficient variety in housing options needs to be considered. Further investigation is required into how housing for the elderly is to be provided for in Havelock North; such housing should be located close to services.

There is also recognition that some non-residential activities can be provided for in the Residential Zone. However, there is concern that such activities can be incompatible with the surrounding residential uses, and can therefore create negative effects such as noise, car parking congestion, and loss of visual amenity. The effects of non-residential activities must be made compatible with those of residential activities. Some non-residential activities, such as schools, day care centres and churches, have a convenience role in a residential setting and the positive effects, such as reduction in travel time, should be recognised. These activities should be provided for but at the same time require controls to limit the extent of effects on surrounding properties.

Two distinct areas of residential character have been identified. These areas largely reflect changes in topography, but also vary in terms of architectural style, landscaping and subdivision pattern. Two Zones have therefore been established:

- Havelock North General Residential; and
- Havelock North Character Residential.

Further to these, part of Toop Street and Breadalbane Avenue have been identified as exhibiting special character warranting additional attention and protection. The Toop Street Special Character Area has been created as an overlay covering a number of properties fronting Toop Street as well as the streetscape. The Breadalbane Avenue Special Character Area has been created to recognise and protect the existing characteristics of the neighbourhood, while providing for a greater intensity of development. As a result,

certain special Standards apply to development in these areas.

A separate Iona Special Character Zone is identified on the western side of Havelock North which recognises the newly created development area. While still residential, these neighbourhoods have been afforded their own section in the Plan due to the difference to existing residential zones and within the environment itself.

8.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- HNRAO1** Intensification and infill development ~~compatible in character with~~ contribute positively to existing neighbourhood development in Havelock North.
- HNRAO2** Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy.
- HNRAO3** A residential environment free from excessive noise, odour, dust, glare and vibration nuisance.
- HNRAO4** Retirement village development at a scale and density that is consistent with the amenity of the surrounding and adjacent residential development.
- HNRAO5** The amenity of the residential areas of Havelock North is maintained through appropriate land use standards.
- HNRAO6** Non-residential activities are of a scale and design that is compatible with the surrounding residential environment.
- HNRAO7** New residential development is consistent with or enhances the amenity of the existing residential environment and does not compromise the existing streetscape amenity characteristic of Havelock North.
- HNRAO8** Distinct areas of residential development with unique character which is protected from development incompatible with that character.
- HNRAO9** Residential or non-residential development that does not create adverse effects in terms of flooding or ponding

8.2.3 OBJECTIVES AND POLICIES

ALL ZONES

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

Relates to **North.**

Outcomes

HNRAO1,

HNRAO2,

HNRAO4,

HNRAO7,

HNRAO8

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

HNRP1

Explanation

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

Havelock North General Residential Zone

This Zone demonstrates a regular pattern of subdivision leading from the central roundabout. The development pattern is largely blocks with good street connections between areas. Curvilinear streets and cul-de-sacs are a relatively minor aspect of the established residential areas of the Village, but are more significant in the new development areas on the periphery of Havelock North.

Much of the residential activity occurring in this Zone has evolved since the 1800s. The lot pattern for sites close to the Village Centre was uniform and topography was not a constraint at that time. The predominant pattern was for single-storey detached dwellings with varying styles, much of which would have been constructed during the post-war period. Since that time, a pattern of redevelopment and infill has occurred which includes single storey, multi-unit block developments with relatively high density and common driveways. This type of development often results in greater site and impervious surface coverage (buildings and paved areas) with small front and rear gardens. The sites close to the Village Centre have also experienced significant infill development, many of which involve the development of dwellings to the rear of existing dwellings.

The area covered by the General Residential Zone is largely the flat land radiating from the Village Centre, between the Karamu Stream and the foot of the Havelock Hills. This area is characterised by the dominance of built form and a sense of openness with established street trees, vistas along wide streets, and wide berms with footpaths on one or both sides of the street. Treatment of the street edge is varied from open lawns to trees, shrubs and gardens.

Fences have become more evident in recent times, with many designed to fit with the character of the house to which they relate (for example, low concrete walls in association with art deco houses), whilst others such as high, closely boarded fences are being designed to provide privacy. In some more recent developments (New Development Areas - NDAs) covenants to prohibit fences on front boundaries ensure an open feel to the street edge, although the boundary between private property and the street boundary is well distinguished, visually, by landscaping. In general, close to the Village, the character is dominated by the built environment with the landscaping secondary to this. This is particularly so where infill or redevelopment of multi-units has occurred on sites. It is anticipated that this is the Zone in which comprehensive and multi-unit residential development will occur in terms of implementing the Heretaunga Plains Urban Development Strategy (HPUDS) intensification targets.

The removal, re-positioning and relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Havelock North 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 building activities are also provided for as permitted activities subject to compliance with specific performance standards in order to ensure that 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.

Havelock North Character Residential Zone

The area covered by this Zone is largely the area of the foothills of Te Mata Peak. This Zone demonstrates a subdivision pattern which is less regular when compared with that of the General Residential Zone. This is largely

reflective of the change in topography and is also evident in the narrower roads which in many cases are landscaped. The roading pattern emphasises a number of key roads (such as Duart Road) which lead upwards and act as a spine for development to reach into the hills. In these areas, the landform tends to create a pattern of many properties backing onto gullies, vegetated areas or reserves.

Landscape Character : This Zone is also characterised by trees and landscaping which are the dominant elements in defining the overall visual impression of the area. In many places the buildings disappear behind planting at the street edge and within the front yard of properties. Plantings or sloping berms to the edge of the carriageway blur the boundaries between private and public property and reinforce the dominance of landscaping, as well as visually reducing the width of the road reserve. The varied nature of the landscaping means that the streetscape is constantly changing as the observer's viewpoint changes, while the large number of exotic specimen trees means that the streetscape changes with the seasons.

Architectural Character : The development of the foothills of Te Mata Peak exhibits a very different architectural character to that of the flatter parts of Havelock North. This development resulted from the breakup of larger land holdings over a period of time. There remain a number of substantial houses on these original sites that have been surrounded by newer development. The gradual subdivision of these sites into more urban sizes has meant that the architecture of these areas is mixed, with no large concentrations of one style representative of an era in building design. Topography means a change from the predominance of single-storey houses found elsewhere in Havelock North and Hastings urban areas. The use of multi-level buildings means that designers are able to build to the constraints of sites.

Havelock North Deferred Residential Zone

The Deferred Residential Zone is applied to land which has been identified as appropriate for future residential use; through the Heretaunga Plains Urban Development Strategy and where a structure plan has been prepared for residential development of the area, but which is not live zoned due to current unavailability of necessary infrastructure. The purpose of the Deferred Residential zoning is to ensure a continuity of residential land supply at a rate that is aligned with Council's financial planning for the infrastructure servicing of the land. The Deferred Residential Zone also signals Council's intentions for this land to provide for urban growth needs in the short to medium term. Areas zoned Deferred Residential will be able to be developed under the Havelock North General Residential Zone provisions subject to triggers being met as set out in 8.2.4.4.

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POLICY HNRP2 *Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the character of the local neighbourhood.*

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.

OBJECTIVE HNRO2 *New non-residential activities will be of a scale and design that is compatible with the surrounding residential environment.*

Relates to Outcome HNRAO6

POLICY HNRP3 *Provide for non-residential activities which are compatible in scale, intensity and character with residential activity and which do not undermine the integrity of the Havelock North Village Centre Zone.*

Explanation

Non-residential activities provide local and convenient services within residential areas as well as home-based employment. Non-residential activities should be provided for in Havelock North; however they must be of an appropriate scale and intensity and be consistent with the overall character of the area. However, non-residential activities can produce effects which are incompatible with the surrounding residential environment and which can be a nuisance to residents. Such negative effects include increased traffic, noise, visual detracting, car parking and a loss of residential coherence. The Havelock North Strategic Management Area (SMA) therefore provides for such activities according to their anticipated effects and imposes certain specific requirements on the development of new activities as well as alterations to existing activities. To ensure the sustainability and vibrancy of the Havelock North Village Centre Zone, Commercial Activities (excepting Home Occupations) will be discouraged from locating in the Residential Zones.

POLICY HNRP4 *Early childhood centres, care facilities, homes for the aged, places of assembly and health care centres will be provided for in residential areas where their effects in terms of design, traffic generation, noise, and scale do not compromise the character of the residential environment.*

Explanation

These activities provide a service to the community and are necessary in terms of social and community wellbeing. They are most appropriately located in a residential environment, rather than commercial or industrial zones. However, these activities have the potential to produce adverse effects for the surrounding neighbourhood if they are not developed with the character of the neighbourhood in mind. To protect identified character and residential amenity, these activities require assessment via the resource consent process with specific standards around scale, intensity and design.

OBJECTIVE HNRO3 *To maintain and enhance residential amenity by ensuring adverse noise effects are avoided and mitigated.*

*Relates to
Outcome
HNRAO3*

POLICY HNRP5 *Ensure that residences are free from unreasonable and excessive noise.*

Explanation

It is necessary to enforce performance standards in relation to 'nuisance' effects such as noise in the Residential Area. Residents expect a certain standard of peace and quiet and general pleasant amenity. The Resource Management Act provides specific obligations with regard to mitigation of nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of Performance Standards.

OBJECTIVE HNRO4 *To recognise and provide for activities that are an existing use or which provide a valuable service to the community or will satisfy a proven community need.*

*Relates to
Outcomes
HNRAO3,
HNRAO5,
and
HNRAO6*

POLICY HNRP6 *To schedule activities on certain sites that provide a valuable service to the community or satisfy a proven community need which may be used for the purpose stated in order to manage the adverse effects of these activities.*

Explanation

The Council recognises that there are some existing uses in Havelock North that provide a valuable service to the community. However, many of these existing uses may not qualify as being permitted under the Rules of the Zone in which they are located. Many land uses such as dairies and shops, and some educational facilities, provide for the social wellbeing of the community. These land uses need to be recognised in the Plan. The Council wishes to retain these types of facilities whilst ensuring any adverse effects these land uses may create are avoided, remedied or mitigated. Maintaining the character and scale of the respective 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 area. Sites containing scheduled activities are identified on the Planning Maps. The site may be used for the purpose stated in Appendix 26, and must comply with the rules in the Plan.

OBJECTIVE HNRO5 *To protect people, property and infrastructure of the community from flooding and ponding effects associated with stormwater runoff*

*Relates to
Outcome
HNRAO9*

POLICY HNRP7 *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.

POLICY HNRP8 *Avoid residential or non-residential development which is unable to adequately mitigate the adverse effects of stormwater runoff.*

Explanation

Flooding and ponding are unacceptable effects of new development. If these effects cannot be adequately mitigated then development should not proceed.

HAVELOCK NORTH GENERAL RESIDENTIAL ZONE

OBJECTIVE HNRO6 *to ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its designed to create a high quality living environment for residents and neighbours and location.*

Relates to Outcome HNRAO1

POLICY HNRP9 *Manage the scale and intensity of consolidation and infill development to avoid adverse effects on local neighbourhood amenity.*

Explanation

HPUDS has identified that further development in Havelock North should occur as consolidation of the existing urban environment. This will mean that higher density housing is required in some locations, and some infill will also occur. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further infill must occur in accordance with quality urban design principles that achieve high quality design living environments that 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.

POLICY HNRP10 *Provide for comprehensive development on a limited basis and in appropriate locations on sites that are located within walking distance (400-600m) of public parks or commercial centres and are located on public transport routes.*

Explanation

Comprehensive residential development (medium density housing) has been identified as an appropriate way of providing for new housing development in existing urban areas. This type of housing is provided for specifically in the Medium Density Residential Zone in Havelock North; however it is only may also be appropriate in the General Residential Zone in certain locations, typically in close proximity to the Village Centre where amenities are a short walking distance and parks and reserves are close by. Vacant greenfield land within new development areas provides a unique opportunity to develop land for compact house types without the constraints that exist within an existing residential area. This type of development also serves to provide for a variety of housing choice within these new residential areas. Appropriate locations for comprehensive residential development within new development areas are described and/or shown within the respective structure plans for each particular area. While comprehensive residential development is envisaged in the General Residential Zone, it would not be encouraged in the Character Residential Zone. 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 its compatibility with the existing residential environment. Of particular concern is provision for adequate site size and street frontage, outdoor living areas, and a quality living environment and a positive contribution to the streetscape and neighbourhood in general.

POLICY HNRP10A *Ensure that the open character and amenity of the Crombie Drainage Reserve is maintained, by limiting the height and appearance of any fences adjoining the reserve.*

Explanation

For the Brookvale Structure Plan area (Appendix 13B, Figure 1), it is important that the relationship of all sections to the Crombie Drainage Reserve is appropriately managed so that an open space feel and strong connectivity is achieved. Any fencing will therefore be required to be limited in height and of open style construction so that the open feel is maintained.

OBJECTIVE *To ensure that potential conflicts over zone boundaries are addressed, in advance of any new residential development occurring within the Brookvale Romanes Urban Development Area.*

POLICY *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.

HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE

OBJECTIVE *To ensure that the amenity and special character of the Havelock North Character Residential Zone is maintained and the landscape character of the Zone is retained.*

Relates to
Outcomes
HNRA05
and
HNRA07

POLICY *Encourage the design and appearance of buildings and fencing in the Havelock North Character Residential Zone to be in keeping with the character of the existing streetscape.*

Explanation

The identification of the Character Residential Zone enables the management of different areas within the Zone through zone-specific amenity standards. This will enable the existing streetscape character to be retained, in particular the open space feel and the landscaped nature of this area of the Residential Environment. Street trees in combination with plantings on private properties are fundamental to the character of this Zone. Development is generally low scale, with large front yards and low or no fencing in many cases. There is a need to ensure that the design of any new development is consistent with the surrounding area in terms of building and fencing appearance and compatibility when viewed individually and cumulatively within the urban landscape.

POLICY *Maintain and enhance an attractive landscape character for the Havelock North Character Residential Zone by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and tree planting.*

Explanation

The Havelock North Residential Environment is characterised by the balance between natural and built character. This is of importance to the Havelock North community. Throughout the Residential Area, the treed landscape, both in streets and private gardens, contribute to a predominance of vegetation over built form. Houses frequently nestle within this treed environment and are either glimpsed in part or screened from view completely. Where houses are more in view, gardens still play a part in defining the landscape setting. This unique character needs to be retained, whilst allowing for additional development where appropriate. This issue is of particular concern in the Havelock North Character Residential Zone, and as such standards for landscaping and building balance

are higher in this Zone. This unique character is threatened by the felling of existing vegetation to make way for new development.

OBJECTIVE **HNRO8** **To ensure that the special character of Toop Street is maintained and protected from development which is incompatible with this established character.**

*Relates to Outcome
HNRAO8*

POLICY **HNRP13** *Assess new building development to ensure the special amenity of the Toop Street Special Character Area is maintained and protected.*

Explanation

Toop Street is located in the Havelock Hills and demonstrates a subdivision that has been designed in terms of an overall concept considering the landform and existing vegetation and the way in which the buildings relate to this. The lot sizes are generally large creating an open and park-like feel.

The area has a character which is unique within the District. This unique character of the area is not only due to the vegetation, but also due to the cluster of John Scott designed, or Scott-influenced, dwellings in the area. The design of the buildings, together with subsequent landscaping, has produced a residential area with a unique character. John Scott's hand is evident in the way that the buildings sit in the landscape, following the contours of the sites, framing views, the form of the buildings, roofing and fenestration, and the materials chosen. The houses vary in scale with many being multi-level structures to suit the contours of the site. Other architects who have worked included in the subdivision include Jane Bishop, Roger Walker and Graham Linwood.

The landscaping demonstrates an overall form which appears to cross site boundaries, providing a park-like feeling to residential gardens, closed vistas along the street edge, terracing, and naturalised gardens showcasing large established trees including gums. The design also builds on the past use of the site (for example retaining the apricot trees from the former orchard area).

Subsequently the standards associated with this character area are specifically targeted to ensure that new buildings remain sympathetic to the form of the land and the established landscaping. New dwellings will be required to provide a site plan that demonstrates landscaping that blends in with the adjoining sites. This will include appropriate species selection as well as scale of the landscaping. Additionally, the minimum site size in this area is 1000m² ensuring future subdivision does not compromise the amenity and special character of the area.

The Toop Street Special Character Area is shown in Appendix 37

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

*Relates to Outcome
HNRAO8*

POLICY **HNRP14** *Maintain character and amenity in the Breadalbane Avenue Special Character Area, such as the open and spacious feel through minimum allotment sizes which are large enough to accommodate development while protecting existing neighbourhood characteristics.*

Explanation

One of the defining characteristics of the Breadalbane Avenue is the openness and spacious feel. It has a rural feel to the neighbourhood which was developed from the land around the historic Chamber's homestead. The avenue itself was historically the track access to the homestead.

As a result of the development happening over a number of years, the dwellings within the area are all of different character, style and size. Further to this only six dwellings have been constructed over a 6.5 hectare area, ensuring a neighbourhood which is dominated by its landscape and mature trees rather than buildings. Finally the timing and density of development of the Avenue has meant that there was never a requirement for footpaths or urban style fencing requirements, adding to the open and rural feel of the area.

While the intensification of the special character area will change the rural feel of the development, where possible the key characteristics of the area shall be retained. Such measures will include a reduction of the width of the road carriageway, reduced levels of footpaths, low fencing and the encouragement of protection of existing trees. New developments which aims to protect these key characteristics shall be encouraged.

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

POLICY HNRP15 *Encouragement of protection of existing mature trees in the Breadalbane Avenue Special Character Area through requiring larger sites, low building coverage and by allowing minor flexibility in allowing sites to be subdivided under the minimum site size, provided the average site size is no lower than 1000m².*

Explanation

One of the defining characteristics of the Breadalbane Avenue Special Character Area is the existing trees and other flora. The District Plan has no provisions to actively protect specific trees within the character area. However some flexibility shall be afforded to property owners at subdivision for the relocation of proposed boundaries if by doing so it can ensure the protection of existing trees. Any reduction of minimum site sizes for any section should be balanced by having larger sites throughout the remainder of the proposal to ensure a 1000² average site size. Any level of non-compliance shall also be determined against the value of any flora being protected.

POLICY HNRP16 *Ensure that the existing Breadalbane Avenue road corridor and its rural character are maintained through the preservation of a narrow carriageway with a wide berm area, which will have rural berm treatments such as swales and reduced levels footpaths and street lighting, as well as lower fence heights to maintain a rural feel.*

Explanation

The existing Breadalbane Avenue road corridor was formed over the original vehicle access to the original Chambers Homestead. This has resulted in the unique kinking road design that is a key characteristic to the Breadalbane Avenue Special Character Area. Further to this, the road has retained an existing rural feel by having a narrow carriageway, wide grass berms and low or no fencing to the existing properties.

The existing shape and design shall be retained so that further intensification should adapt to the existing design. Further, the road shall retain a rural feel through a reduced carriageway width where possible, while ensuring a level of safety is maintained, reduced levels of footpaths and minimal rural style lighting along Breadalbane Avenue. Wide berms will also be maintained where possible, with the use of low impact urban design principles such as swales rather than kerb and channel. Fencing of front yards will be required at a lower minimum height to ensure the open rural feel is retained.

POLICY HNRP17 *Encouragement of the retention of existing heritage features and the existing haphazard building and lot design within the Breadalbane Avenue Special*

Character Area.**Explanation**

There is an inconsistent design to the sections and dwellings within the Breadalbane Avenue Special Character Area. The dwellings vary in sizes and styles, and are setback at various distances from existing boundaries and each other. This haphazard design has created a character which is distinctive to the neighbourhood. As intensification occurs, a continuation of this haphazard nature is encouraged through varying building setbacks, distances between buildings and varying allotment design.

There is also a John Scott designed dwelling built on the former location of the original Chamber Homestead location. This house is considered of important heritage value and has been protected as a category II building in Section 18.1 of the Plan.

8.2.4 RULES

- (a) For the purpose of the Activity Status Table, the description of the Activity Statuses is in Section 1.1 of the District Plan.
- (b) All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. Except that Comprehensive Residential Developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.

8.2.4.1 Havelock North General Residential Zone

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNGR1	Residential Activities	P
HNGR2	Supplementary Residential Buildings	P
HNGR3	Home Occupations	P
HNGR4	Temporary Events	P
HNGR5	Scheduled Activities - any activity listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
HNGR6	Visitor Accommodation for up to 5 people	P
HNGR7	Non-Residential Care Facilities	P
HNGR8	Show Homes	P
HNGR9	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P

HNGR10	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HNGR11	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of the site area, as at 12/09/2015	P
HNGR12	Temporary Military Training Activity	P
HNGR13	Relocated Buildings	P
HNGR14	Comprehensive Residential Development <u>complying with the specific performance standards and terms in 8.2.6F</u> on land identified in Appendix 29 or within the Brookvale Structure Plan area identified in Appendix 13B, Figure 1.	RDNN
HNGR15	Any building ancillary to a Recreation Activity on reserves vested or gazetted under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNGR16	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site area, as at 12/09/2015	RD
HNGR17	Visitor Accommodation for more than 5 people	RD
HNGR18	Educational Facilities	RD
HNGR19	Places of Assembly	RD
HNGR20	Early Childhood Centres	RD
HNGR21	Homes for the Aged	RD
HNGR22	Emergency Service Facilities	RD
HNGR23	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J.	RD
HNGR24	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential	RD

	Activities not complying with General Performance Standard 8.2.5A (Density).	
HNGR25	Fences within the Brookvale Structure Plan Area (Appendix 13B, Figure 1) and adjoining the Crombie Drainage Reserve which do not meet General Performance Standard 8.2.5K(4) (a).	RD
HNGR26	Comprehensive Residential Development <u>not meeting one or more of the specific performance standards and terms in 8.2.6F</u> on land identified in Appendix 13B, Figure 1 not meeting one or more of the general or specific performance standards in 8.2.5 or 8.2.6 (except 8.2.6L(1) parent site area or 8.2.6L(2) exclusive use area standards refer Rule HNGR31 below).	RD
HNGR27	Health Care Services	D
HNGR28	Comprehensive Residential Development on sites outside of the areas shown in Appendix 29 or Appendix 13B, Figure 1.	⊘
HNGR29	Any Permitted, Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b).	D
HNGR30	Residential Activities not meeting General Performance Standard 8.2.5A (Density)	D
HNGR31	Comprehensive Residential Development on land identified in Appendix 13B, Figure 1 not meeting standard 8.2.6L(1) parent site size or exclusive use area standard 8.2.6L(2).	⊘
HNGR32	Supplementary Residential Buildings not meeting Specific Performance Standard 8.2.6D (b).	NC
HNGR33	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	NC
HNGR34	Residential Activities within the Development Restriction Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan'.	NC

8.2.4.2 Havelock North Character Residential Zone

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNCR1	Residential Activities (EXCEPT construction of new buildings in the Toop Street Special Character Area (in which case Rule HNCR8 shall apply) and Comprehensive Residential Development)	P
HNCR2	Home Occupations	P
HNCR3	Temporary Events	P
HNCR4	Scheduled Activities - any activity listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
HNCR5	Non-Residential Care Facilities	P
HNCR6	Visitor accommodation for up to 5 people	P
HNCR7	Recreation Activity that occurs on reserves vested the Reserves Act 1977.	P
HNCR8	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HNCR9	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
HNCR10	Temporary Military Training Activity	P
HNCR11	Relocated Buildings EXCEPT in the Toop Street Special Character Area (Appendix 37).	P
HNCR12	Construction of new buildings and additions that exceed 20m ² in area in the Toop Street Special Character Area (Appendix 37).	RDNN
HNCR13	Relocated Buildings in the Toop Street Special Character Area (Appendix 37)	RDNN
HNCR14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNCR15	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015	RD
HNCR16	Homes for the Aged	RD
HNCR17	Emergency Service Facilities	RD
HNCR18	Relocated Buildings outside the Toop Street Special Character Area (Appendix 37) not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J	RD

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNCR19	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNCR20	Early Childhood Centres	D
HNCR21	Places of Assembly	D
HNCR22	Educational Facilities (EXCEPT for those existing Educational Facilities listed in Appendix 26)	D
HNCR23	Health Care Services	D
HNCR24	Any Permitted or Controlled Activity not meeting one or more of the relevant Specific Performance Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6C.	D
HNCR25	Residential Activities not meeting General Performance Standard 8.2.5A (Density).	D
HNCR26	Supplementary Residential Buildings not complying with Specific Performance Standard 8.2.6C.	NC
HNCR27	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC

8.2.4.3 Havelock North Deferred Residential Zone

RULE TABLE 8.2.4.3 - HAVELOCK NORTH DEFERRED RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNDGR1	The activities that are Permitted in the Deferred Residential Zone shall be those provided as Permitted Activities in the Plains Production Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.5, the relevant Specific Performance Standard(s) and Terms in 6.2.6 and Specific Performance Standard 8.2.6G.	P
HNDGR2	Controlled Activities in the Deferred Residential Zone shall be those provided as Controlled Activities in the Plains Production Zone (Section 6.2) and those listed below, provided they comply with the General Performance Standards and Terms in Section 6.2.5 and the relevant Specific Performance Standard(s) and Terms in 6.2.6 and	C

	Specific Performance Standard 8.2.6G.	
HNDGR3	Removal of shelterbelts on land adjoining any land zoned General Residential.	C
HNDGR4	Any activity which is not provided for as a Permitted or Controlled Activity (for the avoidance of doubt, this includes activities which do not comply with Specific Performance Standard 8.2.6G)	NC

8.2.4.4 Havelock North Deferred Residential Zone

The Deferred Residential Zone provisions shall cease to apply, and the provisions of the Havelock North General Residential Zone shall apply, after the following dates and or/events:

- (a) For Stage 2 of Area A of the Brookvale Romanes Urban Development Area as shown on the Brookvale Structure Plan Appendix 13B, Figure 1 13 January 2021, or until such time as Council resolves to uplift the deferred zoning, whichever is sooner;
- (b) For Area B of the Brookvale Romanes Urban Development Area as shown on the Brookvale Structure Plan Appendix 13B, Figure 1 13 January 2023; or until such time as Council resolves to uplift the deferred zoning, whichever is sooner; and
- (c) For Area C of the Brookvale Romanes Urban Development area as shown on the Brookvale Structure Plan Appendix 13B, Figure 1 13 January 2025, or until such time as Council resolves to uplift the deferred zoning, whichever is sooner.

8.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities. Comprehensive residential developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.

8.2.5A DENSITY

Exceptions to 8.2.5A (a), (d) and (e) 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

Outcomes

Development intensity which is compatible with surrounding activity and takes account of amenity, sense of place and infrastructural capacity. More dense development closer to the Village Centre will provide convenience and reduced travel.

The amenity of existing Goddard Lane residents will be protected by limiting the number of residential units that can utilise Goddard Lane (which is narrow with limited capacity) for access.

Development density will not compromise the visual amenity of the Breadalbane Avenue Special Character Area and will ensure that open space and vegetation on individual sites that is consistent with the character of the Zone is provided.

Development in the Toop Street Special Character Area will be consistent with the existing subdivision pattern in the Area, which has contributed to the balance between built and natural form. The special character of the Area will not be compromised by small lots leading to loss of vegetation and open space character.

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.

8.2.5B BUILDING HEIGHT (EXCEPT COMPREHENSIVE RESIDENTIAL

DEVELOPMENT)**a. All Zones**

The maximum height for all buildings shall be 8 metres

Outcome(s)

The general amenity of the Zone will be maintained by preventing tall obtrusive structures or building; and access to daylight on adjoining properties will be protected. In the Havelock North Character Residential Zone, built form will blend in with the landscape and in particular buildings will not tower over existing vegetation or dominate streetscapes, and will fit in with elevation and topography.

8.2.5C HEIGHT IN RELATION TO BOUNDARY

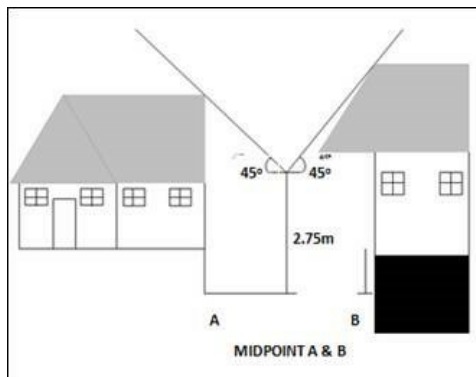
a. All Zones (Except Comprehensive Residential Development on sites identified in Appendix 29)

- i. On any side or rear boundary of a site, buildings shall be contained 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.

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

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

Note: In respect of comprehensive residential development activities on sites within Appendix 13B, Figure 1 the above standard only applies to the external boundaries of the parent site.



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.

8.2.5D BUILDING SETBACKS

a. Havelock North General Residential Zone (Except for Comprehensive Residential Development on sites identified in Appendix 29)

- i. Front boundary:
 3 metres (with frontage to Access Roads).
 5 metres (with frontage to Arterial or Collector Roads).

Except that:

Sites within the Brookvale Structure Plan Area as identified in Appendix 13B, Figure 1 and located opposite the Plains Production Zone on Thompson Road shall have a front yard of 10m.

Other boundaries

1 metre

iii. No building shall be erected within 30 metres of the top of the bank of that part of the Karitwhenua Stream that flows between Te Mata Road and the confluence with School Stream.

Outcome

The amenity of the residential area will be maintained by buildings being set back from roads.

This setback will ensure that a 30m buffer is maintained between the Plains Production zoned properties and new residential development.

b. Havelock North Character Residential and Toop Street Special Character Area

i. Front boundary:

Site Size	Minimum Building Setback
Sites with a net site area of less than 700m ²	3 metres
All other sites with a net site area of 700m ² or greater	5 metres

ii. Other boundaries:

1.5 metres

Outcome

The unique amenity of the area will be maintained such that adequate yards within properties will be provided to accommodate sufficient landscaping, screening and space between buildings.

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

Front Yard	Residential Buildings - 5 metres
Side Yards (Front Sites only)	All Buildings 1.5 metres for any boundary with a

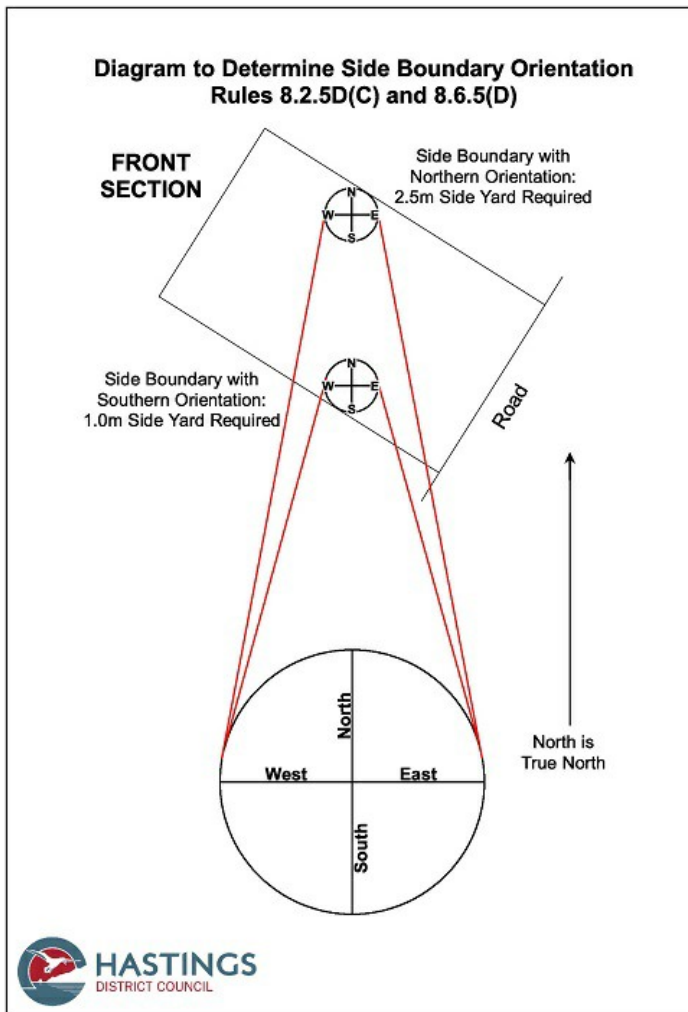
	<p>southern orientation (or immediately due east) and 2.5 metres on any boundary with a Northern orientation (or immediately due West)</p> <p>Where abutting road front sections have already been developed, minimum yards will be determined on the existing setbacks achieved on these sites. For example a 1m side yard shall be located next to a 2.5m yard on the abutting site. (1m side yards on abutting properties cannot adjoin).</p>
Rear Yard	3 metres
Yards where boundaries adjoin Rural Residential Zone	7.5 metres

Outcome

The unique amenity of the Breadalbane Avenue Special Character Area will be maintained such that adequate yards within properties will be provided to accommodate sufficient landscaping, screening and open space between buildings.

The off-setting of side yards allows for some variety in the development of section frontages but primarily seeks to create sufficient space between residential dwellings for greater privacy, and a greater sense of openness.

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



d. Setback from Waterbodies and Watercourses

In any zone, buildings shall be a minimum of 6 metres from the top of the bank of any surface water body or water course

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.

e. Special Building Setbacks for Sites adjoining Lot 1 DP 2466 and Lot 1 DP 17134 (located on the corner of Napier and Thompson Roads)

Any sites adjoining parent Lot 1 DP 2466 and Lot 1 DP 17134

Blk IV Te Mata SD shall have the following minimum building setbacks:

Dwellings: 7.5 metres
Accessory Buildings: 5 metres

Outcome

To ensure that open space is maintained between zones.

8.2.5E RELATIONSHIP OF GARAGES AND ACCESSORY BUILDINGS TO DWELLINGS

Havelock North General and Character Residential Zone

Integral Garages

(a) Garages or accessory buildings on sites that front a public road and that form part of a single storey residential building shall occupy not more than 50% of the width of the front elevation of that residential building.

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

Standalone Garages and Accessory Buildings

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

Outcome

The amenity of the streetscape will be maintained by ensuring that garages and accessory buildings do not dominate the frontage of the site.

Outcome

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

8.2.5F BUILDING COVERAGE

a. Havelock North General Residential Zone

Maximum Building Coverage:

~~45% of net site area except that for comprehensive residential development activities on sites within Appendix 13B, Figure 1 a maximum building coverage of 50% applies over the total area of the parent site.~~

Outcome

Retention of the open character of Residential Areas and management

of any increase in stormwater runoff from sites.

b. Havelock North Character Residential Zone

Maximum Building Coverage must be in accordance with the following table:

Site Size/Type	Maximum Building Coverage (% of net site area)
Sites with public street frontage with a net site area of less than 700m ²	40%
Sites with public street frontage with a net site area of 700m ² or greater	35%
Sites with no public street frontage	45%

Outcome

The visual and streetscape amenity of this Zone will be maintained, preventing development that is inconsistent with the surrounding properties in terms of building coverage. Stormwater runoff from sites will be minimised by the retention of adequate pervious surface areas.

8.2.5G STORMWATER

All zones

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

AVERAGE RECURRENCE INTERVAL (ARI)	RUNOFF COEFFICIENT
5 year	0.5
50 year	0.6

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.

Outcome

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

8.2.5H OUTDOOR LIVING SPACE

(Except for Comprehensive Residential Development on Sites Identified In Appendix 29 refer to 8.2.6G.4 and for sites within Appendix 13B, Figure 1 refer to 8.2.6M.6)

Havelock North General Residential Zone

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

- a. Have a minimum area of 50m² and
- b. Include 1 area capable of containing a 6 metre diameter circle;
- c. Be directly accessible from the principal residential building;
- d. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and
- e. May take the form of a deck, terrace or verandah, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.

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

Note: Havelock North Character Residential Zone is not subject to this Standard.

Outcome

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

8.2.5I LANDSCAPING

1. **Havelock North Character Residential Zone (Including the Toop Street Special Character Area)**
 - a. Within the front boundary building setback required in 8.2.5D (b) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary which shall include at least 1 mature and healthy tree. Existing trees and plantings can be used to meet this requirement;
 - b. Within the site, not less than 25% of the net site area shall be landscaped, which may include areas planted in trees, grass or shrubs. This shall include the equivalent of at least 1 tree for every 200m²**Note* 1 of net site area. These trees may be grouped or spread across the site. Except that:
 - i. The 25% landscaping requirement in (b) may be dispensed with where existing plantings of a depth of 1 metre are retained on any other boundary;
 - ii. Existing trees and plantings can be used to meet this requirement.
 - c. Additions, alterations and accessory buildings not

exceeding 20m² shall be exempt from the landscaping standard 8.2.5J.

**Note 1: Where this calculation results in a figure which would require 0.5 of a tree or more, the figure shall be rounded up to the nearest whole number. Where the calculation results in a figure which would require less than 0.5 of a tree, the figure shall be rounded up to the nearest whole number. For example, a site with an area of 700m² would require 3.5 trees (as 700/200 = 3.5) so this figure would be rounded up to 4 trees.*

Note 2: For the purposes of this standard, trees must have a minimum height at maturity of 5 metres. Shrubs are considered to be a perennial plant that has a maximum height of 1.8 metres.

Outcomes

Streetscape amenity will be retained by ensuring buildings do not dominate the street frontage and plantings shall complement other trees and greenery in the neighbourhood.

The established landscaped character of the Zone will be maintained to a level to sufficiently screen buildings and structures consistent with the surrounding residential neighbourhood.

Outcome

Minor alterations and additions will be able to be undertaken without the need to provide additional landscaping.

2. **Breadalbane Avenue Special Character Area (Appendix 37A)**
 - a. Within the front boundary building setback required in 8.2.5D (c) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary. Existing trees and plantings can be used within the planting strip.
 - b. Additions, alterations and accessory building not exceeding 20m² shall be exempt from the landscaping standard.

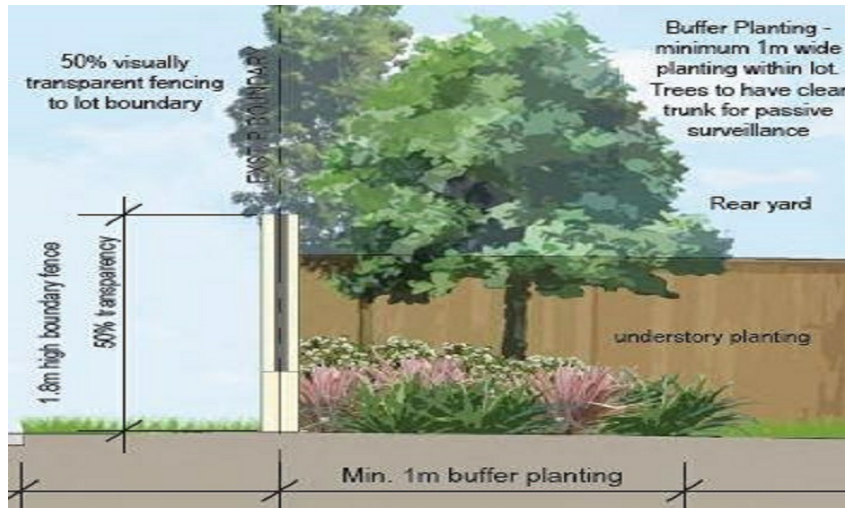
Outcomes

Streetscape amenity will be retained by ensuring buildings do not dominate the street frontage and maintains a established landscaped character

consistent with the surrounding residential neighbourhood.

3. **Brookvale Structure Plan Area (Appendix 13B, Figure 1)**

(a) Sites adjoining Romanes Drive shall provide a buffer planting strip with a minimum width of 1 metre, consisting of a mixture of specimen trees with a clear trunk and understory planting, as shown in the diagram below:



Outcome

Planting is provided along Romanes Drive to assist to integrate new residences with established parts of Havelock North and ensures an open, attractive residential environment.

8.2.5J SCREENING FOR VISUAL AMENITY

a. All zones

Any outdoor storage, or service area associated with non-residential activities, homes for the aged, educational facilities and early childhood centres shall be screened from adjoining sites and from the street by landscaping and/or fencing.

Outcome

The screening of storage or service areas will ensure that the residential amenity of the Zone is protected.

8.2.5K FENCING

1. Havelock North General Residential Zone (Except Comprehensive Residential Development on sites identified in Appendix 29)

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

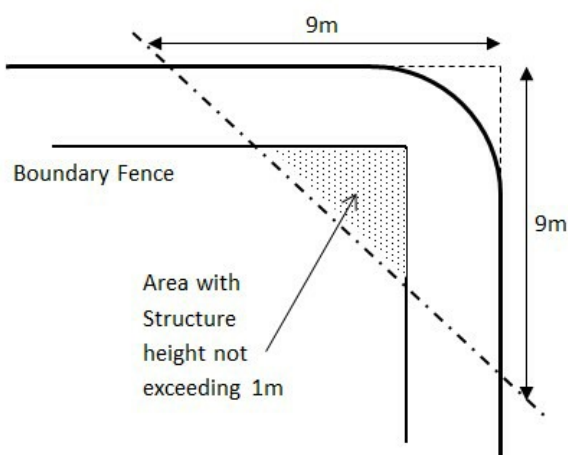
Except that: fences may be constructed up to 1.8m in height above ground level if a minimum of the top 300mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.

- b. Fences that front onto Collector or Arterial Roads*
Fences or walls (excluding retaining walls) within the front yard of a site shall have a maximum height of 1.8 metres and may be made of solid materials.
- c. Fences on Corner Sites of Collector or Arterial Roads*
Fences within the front yard of a site shall have a maximum height above the existing ground level of 1.8 metres and may be made of solid materials.

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 (m^2) of a corner site within the road boundaries of all roads and a straight line with points joining 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.



- d. Fences on any other boundary shall have a maximum height of 1.8 metres

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.

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

However, in some instances the front yard area of a residential site is the only outdoor space available for a garden (often as a result of infill housing) and for this reason a 1.8m high fence may be desired for greater privacy.

Sightlines to Collector and Arterial Roads are maintained.

2. Havelock North Character Zone

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

Outcome

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

3. Toop Street and Breadalbane Avenue Special Character Areas

For sites located in the Toop Street and Breadalbane Avenue Special Character Area, fences on front boundaries shall not

exceed a height of 1.0 metre and shall be able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction in combination with the landscaping required in Standard 8.2.5J. Fences on all other boundaries shall have a maximum height of 1.8 metres.

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

Outcome

The 'park-like' and open character of the Toop Street Special Character Area will be maintained.

Outcome

The existing rural nature of Breadalbane Avenue and the overall Special Character Area will be protected through retaining rural treatments within the road corridor

4. Brookvale Structure Plan Area (Appendix 13B, Figure 1)

- a. Where sites adjoin any Reserve (including the Crombie Drainage Reserve, the Reserve in Area A and that in Area B shown on the Structure Plan in Appendix 13B, Figure 1), the boundaries that adjoin it 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.

Outcome

The existing Character of residential properties opening out onto any Reserves 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.

- b. Fences of walls erected adjoining Romanes Drive or within the yard of these sites shall be a maximum of 1.8m high and must be constructed and maintained at least 50 percent transparency through the use of voids or gaps and be painted or finished in a black or dark green colour when viewed from Romanes Drive. Except that corner sites that front a Collector or Arterial Road must also comply with 8.2.5K(c); and

Open fences result in

good visual connections between the public space and private residences. It also ensures natural surveillance, a sense of safety and an open, attractive residential environment.

c. Fences or walls erected along the Napier Road boundary or within the front yard of these sites shall be constructed to meet standard 25.1.7D and be painted or finished in a black or dark green colour when viewed from Napier Road. Except that corner sites that front a Collector or Arterial Road must also comply with 8.2.5K(c).

Solid fencing or walls along this frontage ensures a consistent appearance at this entrance to the village and creates a noise barrier.

8.2.5L TRAFFIC GENERATION

All Zones

Motor vehicle movements generated by activities on sites on access roads as defined in the Road Hierarchy Maps in Appendix 69, shall not exceed the following threshold limits:

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

HCV-II: Nil

HCV-I: 1

All others: 30

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

Outcome

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

8.2.5M TRAFFIC SIGHTLINES, PARKING, ACCESS, AND LOADING

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

Outcome

The outcomes of Section 26.1 of the District Plan on Transport and Parking will be achieved.

8.2.5N NOISE

Activities shall comply with the provisions of Section 25.1 of the

District Plan on Noise.

Outcome

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

8.2.5O LIGHT AND GLARE

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

Outcome

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

8.2.5P BROOKVALE STRUCTURE PLAN AREA (APPENDIX 13B, FIGURE 1) - RESTRICTED VEHICLE ACCESS

Development of sites which adjoin Romanes Drive and Napier Road and are therefore identified as having restricted property access shown on the Brookvale Structure Plan, Appendix 13B, Figure 1 shall meet the following standard:

- a. No vehicle access to these sites shall be provided from Romanes Drive and Napier Road. All sites shall be accessed internally.

Outcome

No private accesses are provided to Romanes Drive and Napier Road to ensure the safe and efficient functioning of the roading network.

8.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

8.2.6A HOME OCCUPATIONS

All Zones

- a. Home Occupations will occupy no more than one third of the gross floor area of all buildings on the site.
- b. The Home Occupation shall be undertaken by a person residing in the residential building on the site and employ no more than one non-resident full-time equivalent person.
- c. Home Occupations shall operate during the following hours only:
Monday- Friday: 7.30am to 6pm
Saturday: 9am to 12pm

- d. The home occupation shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building.
- e. Only goods produced on the site shall be retailed.
- f. The activity does not operate machinery, load or unload vehicles or receive customers or deliveries before 8am or after 6pm Monday to Friday, and before 9am or after 12pm on Saturday.

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

Outcomes

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

Home Occupations will operate during daytime hours only and vehicle movements will occur at the same time as residential activities that generate higher vehicle movements.

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

8.2.6B VISITOR ACCOMMODATION

All Zones

Provide visitor accommodation for no more than 5 persons in addition to the person(s) residing on the site.

Outcome

The scale and effects of the activity are the same or very similar to residential activity therefore the potential for adverse effects is minor.

8.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

All Zones

- a. One Supplementary Residential Buildings shall be allowed per site.

- b. Maximum gross floor area, excluding integral garages, shall be 80m².
- c. Supplementary Residential Buildings shall comply with the General Performance Standards and Terms in Section 8.2.5 of the District Plan except that it need not comply with Standard 8.2.5A (Maximum Density) and 8.2.5I (Outdoor Living Space).

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

Outcome(s)

Flexibility to provide supplementary accommodation

Supplementary Dwelling Units will have minimal effects and result in the loss of only a small area of land.

8.2.6D TEMPORARY EVENTS

All Zones

- a. Only two events shall take place on a site over a 12 month period.
- b. Each event shall be of a maximum duration of three days.
- c. Maximum attendance at any one time shall be 300 persons.
- d. The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place.
- e. No parking associated with the temporary event shall be accommodated on any public road or road reserve.
- f. Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards and Terms for the Zone do not apply to Temporary Event days.

Outcome

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

8.2.6E NON-RESIDENTIAL CARE FACILITIES

- 1. **All Zones**
Non-residential Care Facilities shall cater for no more than 10 people at any one time. This excludes staff

and/or family who reside on the site.

2.

Havelock North Character Residential Zone

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

Outcome

Non-residential Care Facilities provide a needed community service but are not anticipated to be large scale activities in the Havelock North Residential Environment. The activity will be compatible in scale and form as the residential activities surrounding it.

8.2.6F COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON SITES IDENTIFIED WITHIN APPENDIX 29

1. SITE CONTEXT

- a. Comprehensive Residential Developments that propose a density of development greater than 1:350m² net site area shall be located on sites in the General Residential Zone that are within or partially within a 400-600m radius of:
- i. An existing or proposed public transport bus-stop; and
 - ii. An existing public park or proposed public open space reserve or a proposed on-site communal playground or open space area; and
 - iii. A commercial zone.

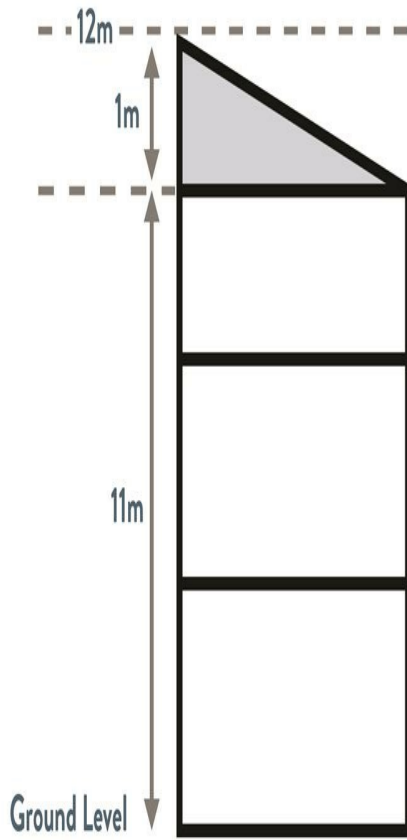
Outcome

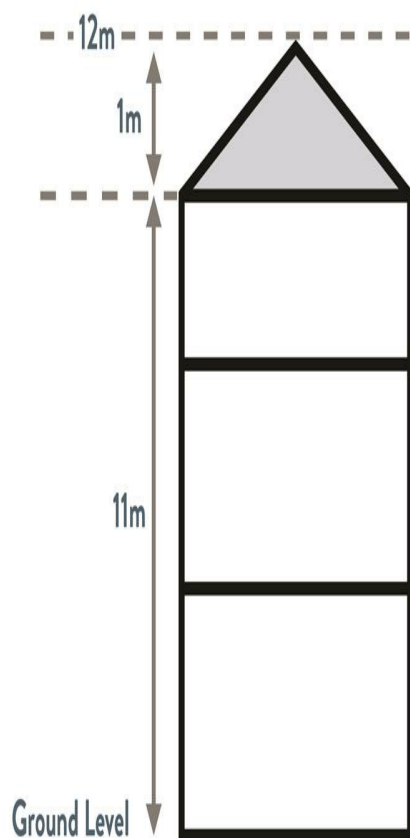
Medium density housing is located on suitable sites in the General Residential Zone

2. HEIGHT

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

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.
 - 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
 - iv. Underground carparking with landscaping above
 - v. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;
 - vi. Satellite dishes
 - vii. 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. WINDOWS AND CONNECTION 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 road or legal access;

Outcome

*A clear visual
connection between the
street and each
residential unit adds
visual interest and
improves passive
surveillance which*

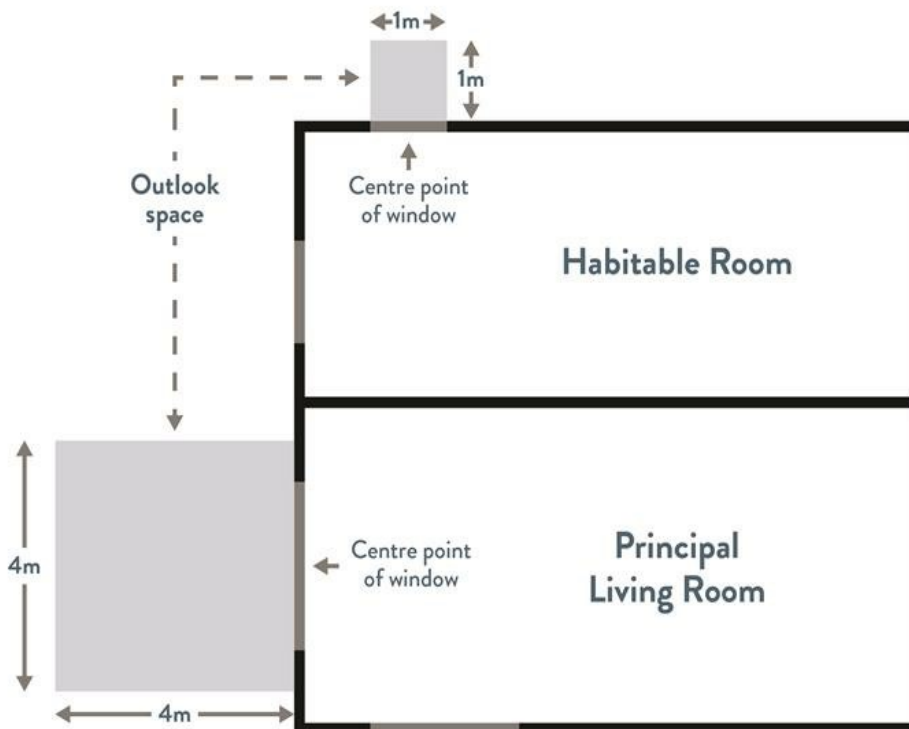
contributes to the safety of people and property.

11. OUTLOOK SPACE

- a. An outlook space must be provided for each residential unit as follows:
- 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.
 - 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.
 - Outlook spaces must be clear and unobstructed by buildings, structures and 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 *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.*

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 to 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 shall have a minimum area of 1,400m² and shall have a minimum continuous frontage to a public street of 30 metres; or
- b. The parent or development site shall be a rear site with a minimum total area of 2,000m² and shall have a minimum dimension of 30 metres in width.

2. Exclusive Use Area per Dwelling

- a. An average net site area of not more than 350m² per residential dwelling.
- b. A minimum net site area of 250m² per residential dwelling.

3. Building Size and Scale

- a. **Height of Buildings**
Buildings shall have a maximum height of 10m
- b. **Zone Setbacks for Comprehensive Residential Development**
 - i. Setback from the Havelock North Character Residential Zone boundary:
2 metres
 - ii. Setback from the Havelock North General Residential Zone Boundary:
1 metre
- c. **Building Bulk**
Comprehensive residential developments shall not include more than 3 residential units in a terraced or row configuration (any number of units may be attached if connected by a single level garage).

4. Outdoor Living Space

At least 30m² of Outdoor Living Space shall be provided for

each unit. This can be provided through a mix of private and communal areas, at ground level or in balconies, provided that:

- a. Each unit shall have a minimum of 20m² of ground level private Outdoor Living Space that is directly accessible from a principal living area of that unit.
- 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.
- c. Private Outdoor Living Space shall be north-facing, that is north of east or west.

Except that:

- a. Where the principal living area of a unit 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.
- b. Any communal outdoor living space provided shall be accessible for use by all units 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 units on the site.

5. Landscaping

A minimum of 20% of each individual unit site shall be landscaped with vegetation cover and must include the planting of 1 specimen tree of size PB95 for every 5 metres of road frontage of the parent site. In general, landscaping can be in the form of grassed lawn, garden beds, trees and shrubs or a combination of the above.

4. Relationship of Building to Street

- a. Where the parent site adjoins a 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, verandah/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 unit 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 unit.

- 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 50% visually transparent. Solid fences or walls 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 and carports shall be set back at least 1 metre from the front elevation of the residential unit and 5 metres 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.

7. Service/Utility Area/Deliveries

- a. Each residential unit 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 unit and the road boundary and shall be screened from the unit's outdoor living space, any adjoining unit or adjoining Public Open Space or Residential Zone.

Outcomes

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

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:

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 zone.

To ensure that building bulk is compatible with the existing and proposed new compact character of the Havelock North Residential Environment

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.

The ratio of open permeable space to covered (paved/built) space will be balanced with the ability of the site to provide vegetation that improves outlook, privacy and softens building forms and to provide a minimum area for stormwater soakage to reduce runoff. The planting of specimen trees along the public road frontage of the site will improve streetscape amenity.

The front public space between the dwelling and the street will be defined and there will be 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. This adds visual interest to the streetscape and improves pedestrian and residential amenity.

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

The visual connection between the dwelling frontage and the street is maintained to enable passive surveillance. The amenity of the streetscape is enhanced by low and/or permeable fencing.

Where garages or carports are not accessed via rear lanes or courtyards, they shall be set back from the street and front dwelling façade so that they do not dominate the street.

An adequate service area that is separate and screened from outdoor recreation space shall be provided for clotheslines, rubbish and recycling storage.

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

8.2.6G 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:

- Arataki Urban Development Area (Shown in Appendix 13) and
- Brookvale Romanes Urban Development Area (portion as shown in Appendix 13B 'Brookvale Structure Plan').

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

8.2.6H SCHEDULED ACTIVITIES (EXISTING COMMERCIAL ACTIVITIES LISTED IN Appendix 26)

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

(ii) i. Commercial Activities**a. Control of Scale**

The maximum gross floor area for individual commercial activities shall be 250m².

Frontage

All buildings shall be built up to the front of the site boundary with 35% of the frontage walls glassed

ii. Residential Activities

a. All residential activities shall be located to the rear of the shop at ground floor level.

b. Access to such accommodation is separate from patron access to the shop

c. A service entrance at the rear of the shop shall not pass through residential accommodation.

iii. Visual Amenity and Outlook of Neighbours

a. Any outdoor storage or rubbish collection area shall be screened by the erection of a fence of a maximum height of 1.8 metres.

b. Where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1 metre of frontage so occupied, and such landscaping shall be wholly visible from the street.

iv. Noise

a. Internal Noise standards for residential activities within sites containing scheduled activities:

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

Outcomes

The scale of commercial activities will be compatible with the character and amenity values of adjoining residential activities.

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

Protection of the amenity values of residential activity areas from the adverse effects of suburban commercial activities

Activities fronting public roads, public reserves, parking areas or residential zones will have pleasant appearance. The visual amenity of adjacent residential activities will be maintained.

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

8.2.6I RESTRICTED BUILDING AREA

Havelock North Character Residential Zone

Within the Restricted Building Area there shall be no buildings or earthworks.

Note: the Restricted Building Area is identified on the Planning Maps (off Keirunga Road).

Outcome

The stability of the land within the Restricted Building area will be maintained through the avoidance of development in this area where the contours of the land slope very steeply.

8.2.6J 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.

8.2.6K RELOCATED BUILDINGS

Havelock North General Residential Zone and Havelock North Character Residential Zone (except in the Toop Street Special Character Area)

- 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 Preinspection 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

8.2.6L COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON SITES IDENTIFIED WITHIN APPENDIX 13B, FIGURE 1

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 to allow the individual residential units to be sold separately the parent site will be subdivided to allow for this.

1. Parent Site Area and Position

—a. The parent or development site shall have a minimum area of 500m² and shall be a front site.

Outcomes

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

2. Exclusive Use Area per Dwelling

—a. A minimum net site area of 250m² per residential dwelling.

To provide an option for house typologies that suit compact living environments.

3. Building Bulk

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

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

Front Yard All residential buildings	3 metres
Front Yard Integral or standalone garages, carports or accessory buildings	5 metres
All other yards	1.5 metres Except that comprehensive residential development proposals that comprise no more than two residential buildings may reduce these yards to 1 metre.

The front yard standard

~~will ensure garages and accessory buildings are set back from dwellings along the street frontage creating a more pleasant streetscape. All other yards will ensure there is a buffer between this more compact development type and the remainder of the urban development area.~~

5. Building Height in Relation to Boundary

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

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

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

6. Outdoor Living Space

- a. At least 30m² of outdoor living space shall be provided for each residential building within a comprehensive residential development. This can be provided through a mix of private and communal area, at ground level or in balconies, provided that:
- b. 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.
- c. Private outdoor living space shall have a minimum dimension of 2.5m and shall be able to accommodate a 4m diameter circle, when provided

at ground level and a minimum dimension of 2m when provided by a balcony except when it is wholly located above ground level (see 8.2.5M.6(e) below).

- d. Private outdoor living space shall be north facing, that is north of east or west:

except that:

—e. 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.

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.

7. Landscaping

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

Outcome

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

8. 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 open space or residential zone.

Outcome

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

Locating and screening

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

9. Urban Design Assessment

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

~~Context
Character
Choice
Connections
Creativity
Custodianship
Collaboration~~

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

8.2.7 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

This section is intentionally blank.

8.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

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

8.2.8A RELOCATED BUILDINGS

1. Toop Street Special Character Area

- (a) Whether the architectural design of the building integrates with other buildings located in the Character Area.
- (b) Whether the colour of the building blends in with the surrounding environment.
- (c) The site should have adequate existing screening and vegetation to sufficiently blend the building with the surrounding environment, and where this is not the case, new plantings consistent with the plantings of surrounding properties may be required. A detailed landscaping plan will also be required in this circumstance.

2. Havelock North General Residential Zone and Havelock North Character

Residential Zone EXCEPT in the Toop Street Special Character Area

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.

8.2.8B NEW BUILDINGS AND ADDITIONS THAT EXCEED 20M² IN THE TOOP STREET SPECIAL CHARACTER AREA

- (a) Whether the new building is consistent in terms of scale and form and will achieve a balance between built form and vegetation.
- (b) The existing character of the Area, in particular whether the development will be consistent with the small scale intimate layout of houses and lots.
- (c) The ability of the new development to integrate with the architectural style of the area. The idea is not to copy the existing architectural design, but to complement the existing design.
- (d) The proposed nature and location of building platforms, accessways, landscaping, planting, and the position, form and appearance of building development. In particular, any such development should:

- (i) Be of a scale, design and location that is sympathetic to the visual form of the residential area, and should not dominate the landscape;
 - (ii) Avoid large scale earthworks;
 - (iii) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (e) Garages and carports should not dominate the street scene and should be set back from street edges and recessed behind the dwelling.
- (f) Whether a detailed landscaping plan by an experienced landscape architect is provided, demonstrating the following:
- Landscaping that integrates with the adjoining sites
 - Species selection and whether this is consistent with other species planted in the area
 - Scale of the landscaping in accordance with Standard 8.2.5J
 - Closed vistas with landscaping dominant over built form
 - A streetscape in which the buildings blend into landscaping
 - Park-like gardens crossing property boundaries without fences or interruptions to plantings
 - Building design

8.2.8C ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN Section 8.2.5 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS

(a) General Assessment Criteria

An assessment of the effects of the activity shall be made considering the ability of the activity to achieve the particular stated outcome of the general or specific performance standard(s) and terms which it fails to meet.

(b) Building Height

- (i) Whether the height of any building will create adverse effects on neighbourhood character.
- (ii) The extent to which building height will overshadow adjoining sites.
- (iii) Whether the development provides adequate screening and existing trees are retained where possible.
- (iv) The extent to which the height of the building will disrupt the visual amenity of neighbouring properties.
- (v) Whether the slope of the site is such that building height requirements cannot be met, and the extent to which an alternative is proposed that maintains the amenity of the Area.

(c) Height in relation to boundary

- (i) The extent to which neighbouring properties retain adequate daylight and sunlight access.

- (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight.
- (iii) Whether the height and location of the building is adequately screened so as not to compromise privacy.
- (iv) The extent to which existing greenery and trees are retained along boundaries where the infringement occurs.
- (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the neighbourhood and its character.

(d) Front Yards

- (i) The proposed setback of a building from the road boundary and whether this will compromise amenity values and neighbourhood character.
- (ii) Whether the site retains capacity for a front lawn and tree planting in the front yard.
- (iii) The extent to which the setback of a building from the road boundary compromises safe traffic movement on and off the road.

(e) Side and Rear Yards

- (i) The proposed setback of the building from a shared boundary and whether this will compromise the amenity values of the neighbouring site.
- (ii) Whether adequate screening and planting is provided for along the shared boundary to soften the effects of the yard infringement.
- (iii) The location of windows in relation to the neighbouring building and whether this will compromise the privacy of either property.
- (iv) The extent to which adequate outdoor living space is provided for on the site.

(f) Site Coverage

- (i) Whether the building coverage will create adverse effects on amenity values and neighbourhood character.
- (ii) Whether site coverage will impede the ability to plant lawns and trees around buildings.
- (iii) Whether building coverage will physically dominate adjoining sites.
- (iv) The extent to which existing vegetation is retained, or new plantings are proposed to compensate the loss of landscaped permeable surface area.
- (v) The extent to which the remainder of the site includes permeable surfaces allowing for rain soakage rather than adding to stormwater runoff.
- (vi) The provision of a landscaping plan and the timeframe proposed

to implement the plan.

(g) Fence Height

- (i) Whether in the case of a solid fence, the effect will be softened by the planting of trees and shrubs between the fence and the road boundary.
- (ii) Whether the non-compliance is detrimental to the amenity of the streetscape, in relation to other fences in the neighbourhood.
- (iii) Whether, in the case of a visually transparent fence, the non-compliance is softened by the planting or existence of trees and shrubs.

(h) Landscaping

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

(i) Stormwater Management

The following matters shall be considered in assessing proposals that do not meet the stormwater attenuation standard 8.2.5H

- (i) Proposals that do not meet the terms of 8.2.5H shall demonstrate how stormwater can be adequately controlled on site to ensure the reticulated network is not overloaded.
- (ii) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 8.2.5H and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area.
- (iii) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 8.2.5H as at the date the plan was amended by decisions on submissions, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.
- (iv) Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

Advice Note :

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

j) Restricted Building Area

Whether a detailed geotechnical report from a suitably qualified professional has been prepared that demonstrates that earthworks and / or buildings within the Restricted Building Area will maintain the stability of the hillside without causing any adverse effects.

8.2.8D SUPPLEMENTARY RESIDENTIAL BUILDINGS

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

8.2.8E EMERGENCY SERVICE FACILITIES, EARLY CHILDHOOD CENTRES, HOMES FOR THE AGED, NON-RESIDENTIAL CARE FACILITIES, EDUCATION FACILITIES, VISITOR ACCOMMODATION, PLACES OF ASSEMBLY AND HEALTH CARE SERVICES

1) Outcomes of the Standards & Terms

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 building(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) 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, when and 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 vehicle 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.

4) Landscaping

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

- (a) Landscaping enhances the visual appearance of the development, including around parking areas, utility areas and site boundaries.
- (b) Landscaping 'softens' the appearance of larger buildings and /or particular elevations of buildings;
- (c) Existing trees and mature landscaping will be retained where practicable.

5) 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 functioning of the road network and/or the safety of pedestrians, cyclists and vehicles using the network.
- (c) The extent to which car parking is provided on site and whether any shortfall will have to be accommodated on the street.

6) Car Parking and hardstanding

- (a) Whether any on-site car parking provided will enable 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.

7) Infrastructural 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 activity can be adequately serviced.
- (b) Integrates the use of *low impact stormwater design methods (or alternate stormwater management methods where necessary).

(* Refer to the HDC Subdivision and Infrastructure Development in Hastings District - Best Practice Design Guide 2011).

8) **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.

9) **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.

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.

8.2.8F **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.

8.2.8G 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.

8.2.8H FENCES ADJOINING THE CROMBIE DRAINAGE RESERVE THAT FAIL TO MEET STANDARD 8.2.5K(4)(a) AND FENCES OR WALLS ERECTED ALONG ROMANES DRIVE WHICH FAIL TO MEET STANDARD 8.2.5K(4)(b)

(a) The extent to which the fence will be visually dominant to the detriment of the visual amenity of the Reserve or streetscape. The following matters will be considered:

- Height, design, material and degree to which transparency has been built into the overall fence design;
- The extent to which visual connection between the site and the public space is to be achieved to enable passive surveillance to occur; and
- Where a small solid portion of fence is necessary for private outdoor living but is not

able to be provided for elsewhere on the site.

8.2.8I LANDSCAPING WHICH FAILS TO MEET STANDARD 8.2.5I(3)(A)

The following matters will be considered in addition to those in 8.2.8C above:

- a. The extent to which existing vegetation is to be maintained;
- b. The extent to which visual connection between the site and the public space is to be achieved to enable passive surveillance to occur. This will include demonstration of the view of the site from the street to ensure that development does not turn its back on Romanes Drive.

8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS

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 Havelock North Residential Environment - including the Havelock North General Residential Zone and the Havelock North Character Residential Zone as well as the Toop Street Special Character Area.

In assessing Resource Consent applications for comprehensive residential or comprehensive 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.

Council reserves the right to engage an Urban Design Specialist in order to assess or peer review Resource Consent applications for Comprehensive Residential Developments.

1. Site Context

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

2. Hastings Medium Density Design Framework

Assess the proposal against the following key design elements:

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

5. Infrastructure Servicing

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

- b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or
- c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.

6. Cumulative Effects

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

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD-ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>1. Site Context Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:</p> <p>(a) Sunlight</p> <p>(b) Wind</p> <p>(c) Views</p> <p>(d) Landform</p> <p>(e) Vegetation</p> <p>(f) Heritage Buildings</p> <p>(g) Materials</p>	<p>(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.</p> <p>(b) The design should include principles of passive solar design.</p> <p>(c) 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.</p> <p>(d) 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.</p> <p>(e) Where relevant, the design should both address the challenges resulting from a sloping site, whilst also endeavouring to utilise it to its advantage. Examples include minimisation of large retaining walls and creation of open spaces that are useable. I.e. use the slope for semi-basement parking.</p> <p>(f) Where possible, existing valuable landscaping and trees should be retained and integrated into the site design.</p> <p>(g) Where possible, heritage buildings that exist 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, in terms of bulk and location development should consider replicating the heritage building design in terms of the use of materials and other architectural elements.</p> <p>(h) Where there is a predominant trend of building materials present within the</p>


TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
	<i>proximity of the site, the development should, if possible look to follow this lead.</i>
<p>2. Streetscape Amenity Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:</p> <p>(a) Street boundary treatment</p> <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>Physical and visual separation between the public realm (street/park) and private property should ensure the protection of residents' privacy.</i></p> <p><i>Streets are generally safer when they are easily visible from nearby houses and are 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"> ◦ <i>A principal living room should be located on the ground floor to enable overlooking of the street (a deterrent for crime</i> ◦ <i>Low front fences, walls and hedges which enable good views of the street from dwellings.</i> ◦ <i>Private outdoor living space should not locate between a dwelling and the street;</i> ◦ <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"> ◦ <i>Low fences</i> ◦ <i>Avoid large garage doors (recess garages behind the main front of the dwelling)</i> ◦ <i>High quality design</i> ◦ <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>
<p>3. Site Layout Relationship of the development to the Parent Site</p> <p>(a) Whether the proposal relates well to the characteristics of the site on which it is to be located.</p>	<p><u><i>Bulk and Location</i></u> <i>The arrangement of buildings should consider the following:</i></p> <ul style="list-style-type: none"> ◦ <i>Minimisation of overshadowing of other dwellings and outdoor living spaces</i> ◦ <i>Privacy for residents both within and</i>

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<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>(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>(e) Whether stormwater runoff will be appropriately managed.</p>	<p><i>adjacent to the sit</i></p> <ul style="list-style-type: none"> ◦ <i>A clear distinction between public and private space for privacy, security and legibility</i> ◦ <i>Each dwelling should have sufficient and quality private outdoor space</i> ◦ <i>Shared outdoor spaces should have enough room to allow for landscaping, a vegie patch and trees</i> ◦ <i>Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space.</i> <p><u>Private Outdoor Space & Landscaping</u> <i>For wellbeing of residents outdoor spaces should:</i></p> <ul style="list-style-type: none"> ◦ <i>Have a sunny, sheltered, private area and enable good indoor-outdoor flow, have wide and high openings to maximise this flow;</i> ◦ <i>Provide opportunities for gardening, even small areas of landscaping add value, interest enhance outlook and privacy</i> ◦ <i>Balconies that maximise exposure to sunlight, whilst remembering that shade is important during hot weather.</i> <p><u>Stormwater</u> <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"> ◦ <i>Minimising impervious surfaces such as concrete or asphalt, instead use pavers with open joints, pea gravel, limestone</i> ◦ <i>Collect rainwater from roofs in a tank and use to water the garden, or flush toilets</i> ◦ <i>Create a rain garden or a swale</i>
<p>a) Car Parking and Access Whether the development is designed to enable safe and practical car parking and access. Pedestrians and cyclists should also be considered during development design.</p>	
<p>b) Service Areas and Utilities Development should consider the practical and/or discreet location of facilities including:</p> <p>–Washing lines</p> <p>–Rubbish Bins</p> <p>–Visibility of utilities</p>	

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)

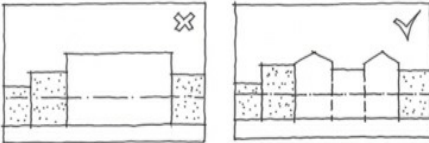
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>-Heat pump boxes etc.</p> <p>-Letter Boxes</p>	<ul style="list-style-type: none"> ◦ <i>Stormwater Attenuation methods-</i> <i>For more information refer to the current Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide 2010.</i> <p><u><i>Car Parking and Access</i></u></p> <ul style="list-style-type: none"> ◦ <i>Have a clear distinction between residents and visitor parking.</i> ◦ <i>Locate visitor parking close to site entrance</i> ◦ <i>Car parking areas and garages that do not visually dominate the site</i> ◦ <i>Minimise the number of vehicle access points</i> ◦ <i>Vehicle crossings should be as narrow as is operationally possible and demarcate space for pedestrians and cyclists</i> ◦ <i>Provide safe and secure storage for bicycles</i> ◦ <i>Lane ways</i> <p><u><i>Service Areas and Utilities</i></u> <i>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 screened from public view where possible (letter boxes excluded). Ideas to this include the use of building recesses, fences, landscaping and side yards.</i></p>
<p>4. Building Form, Performance and Appearance</p> <p>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>a) Mass and proportions</p> <p>Whether the development can assimilate with the surroundings.</p> 	<p><u><i>Mass and Proportions</i></u> <i>A comprehensive residential development site within an area of single dwellings should be able to assimilate with the surroundings.</i> <i>Ideas to achieve this are:</i></p> <ul style="list-style-type: none"> ◦ <i>The buildings need to appear as houses, not another type of building. In the Havelock North residential area, where most houses are single storey, new comprehensive dwellings should be no higher than two storey and if buildings are joined, there should be no more than three in a row and should appear as separate entities.</i>


TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>b) Diversity Whether the development has a range of dwelling types and sizes for create variation and interest.</p> <p>c) Repetition Whether repeated built form is avoided. Dwellings in long rows are not part of the Havelock North vernacular; dwellings should generally be adjoined together in groups of no more than 3.</p> <p>d) Roofs Should be high quality and fitting with the rest of the dwelling and development.</p> <p>e) Windows and doors</p> <p>f) Façade detailing and materials</p>	<ul style="list-style-type: none"> ◦ 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><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><u>Repetition</u> –This is to be avoided as it results in poor design outcomes.</p>  <p><u>Roof form</u></p>

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
<p>5. Visual Quality Whether the development contributes to the visual quality of the site and neighbourhood.</p>	<p><i>Design the slope of eaves with shadowing in mind – of private outdoor space and neighbouring properties.</i></p> <p><i>Provide quality ceiling and floor insulation – no gaps, holes or tucks visible.</i></p> <p><i>Damp Proof Traditional wooden floors.</i> <u>Windows and Doors</u> <i>Proportions and sizes of façade openings should add to the visual character, be logical and reflective of their function. Double glazing with thermally broken timber or PVC frames, secure locks and catches.</i></p> <p><u>Façade detailing and materials</u> <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> <i>Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins.</i></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><i>Materials like concrete and brick have high mass and absorb and store heat energy, and release it gradually.</i></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>A variety of colours and materials in the front façade of units;</i> ◦ <i>Continuation of house style to fencing and walls (not just plain timber pailings that detract from a well-detailed house);</i> ◦ <i>Seek to use eaves and recesses to create shadow lines and more visual interest;</i>

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
	<ul style="list-style-type: none"> ◦ Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.; ◦ Consider how materials and finishes will weather over time; ◦ 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.
<p>6. Internal configuration 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 b) Size of rooms c) Visual and aural privacy both within the dwelling and between neighbouring dwellings.	<p><u>Internal / external flow</u> 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.</p> <p><u>Size of rooms</u></p> <ul style="list-style-type: none"> ◦ 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 ◦ Open plan living areas that accommodates a range of layouts ◦ Ensure the dwelling has sufficient storage space for the likely household ◦ Size and proportions of rooms useable and easy to get from one part of the dwelling to another ◦ Don't put the bathroom or toilet next to the kitchen. <p><u>Aural Privacy</u> –Address noise control at the early stages of a project. In designing building layouts, the following may be considered:</p> <ul style="list-style-type: none"> ◦ locate noise tolerant areas (kitchens, bathrooms, storage, laundries) towards

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
	<p><i>noise sources and noise sensitive areas to quiet areas</i></p> <ul style="list-style-type: none"> ◦ <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 reduce or eliminate sources of disturbance (dust, odour, noise, vibrations) e.g. Insulation and double glazing that have noise reduction properties.</i> ◦ <i>Locate heat pumps, extractors away from neighbours' bedroom</i> ◦ <i>Use storage areas and wardrobes and the like as noise buffers</i> <p><u>Visual Privacy</u></p> <p><i>– Offset window placements by 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).</i></p>
<p>7. On-Site Car Parking</p> <p>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 car parking if the latter is accommodated on the site.</p>	
<p>8. Orientation & Passive Solar Energy</p> <p>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> <p>a) Sunlight and Daylight</p> <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> <p>b) Orientation / passive solar energy – maximise the energy from the sun to warm the dwelling</p> <p>c) Natural ventilation – with sufficient opening windows in each dwelling</p>	

TABLE 8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS (CRD)	
A. CRD ASSESSMENT CRITERIA	EXPLANATION / GUIDE
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).	

8.2.9B COMPREHENSIVE RESIDENTIAL DEVELOPMENTS WITHIN APPENDIX 13B, FIGURE 1

As well as considering the CRD assessment criteria in 8.2.9 above, the following specific matters need to be considered:

- a. Consider how the proposed development integrates to the overall suburban development of the relevant stage or area shown on the Brookvale Structure Plan (areas A, B or C) within which the proposal is to be located. In particular the following specific matters are relevant to any assessment:
 - i. Whether the comprehensive residential development(s) take advantage of the higher levels of amenity associated open space reserves (i.e. so that the houses face the reserve) or some amenity feature (existing or proposed);
 - ii. Whether comprehensive residential developments are located mid-block in a street separated by sites for standard residential development to ensure that the smaller sites that make up a comprehensive residential development do not dominate the streetscape;
 - iii. Whether the proposal will avoid monotonous concentrations of uniform house and lot type;
 - iv. Whether the proposal will contribute to the creation of a variety of house types enabling the creation of a mixed community and a sense of character within the particular street or area within which it is located; and
 - v. Consider how the arrangement of lots within the proposed development site, along with any lots already subdivided within adjoining sites, will contribute to the creation of a pleasant streetscape amenity.

8.2.9C COMPREHENSIVE RESIDENTIAL DEVELOPMENTS NOT MEETING THE PARENT SITE SIZE AND POSITION OR EXCLUSIVE USE AREA STANDARDS 8.2.5M(1) AND 8.2.5M(2) WITHIN APPENDIX 13B, FIGURE 1

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