

Council is re-opening Plan Change 5 for submission as there were some incomplete tables and missing wording and diagrams in the hard copies of the plan change available at the libraries and customer centre and in the pdf documents available online. The plan change however was shown correctly on Council's e-plan (online District Plan). We have identified in the table below the information that was missing from these documents when these were made publicly available in October 2022.

Wording in some documents	Correct Wording								
<p>Medium Density Residential Zone</p> <table border="1" data-bbox="129 328 967 368"> <tr> <td>MRZ-S3</td><td>Height in relation to boundary</td></tr> </table> <table border="1" data-bbox="129 395 967 491"> <tr> <td>Outcome</td><td><i>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</i></td></tr> </table>	MRZ-S3	Height in relation to boundary	Outcome	<i>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</i>	<table border="1" data-bbox="1120 328 1904 368"> <tr> <td>MRZ-S3</td><td>Height in relation to boundary</td></tr> </table> <table border="1" data-bbox="1120 411 1904 1217"> <tr> <td></td><td> <p>a. On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).</p> <p>b. Except that:</p> <p>i. Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.</p> <p>ii. Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.</p> <p>iii. Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.</p> </td></tr> </table>	MRZ-S3	Height in relation to boundary		<p>a. On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).</p> <p>b. Except that:</p> <p>i. Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.</p> <p>ii. Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.</p> <p>iii. Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.</p>
MRZ-S3	Height in relation to boundary								
Outcome	<i>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</i>								
MRZ-S3	Height in relation to boundary								
	<p>a. On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).</p> <p>b. Except that:</p> <p>i. Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.</p> <p>ii. Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.</p> <p>iii. Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.</p>								

Section 7.2 – Hastings General Residential Zone

7.2.5A DENSITY

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

7.2.5A DENSITY

The following density limits shall apply in the:

1. Hastings General Residential Zone and City Living Zone

(a) One residential building per 350m² net site area.

Except that the following density standard shall apply for sites less than 350m² net site area under these circumstances below:

Exceptions to 7.2.5A 1 (a) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

(b) One residential building per site in the following urban development areas:

- Lyndhurst Urban Development Area in Appendix 11 Figure 1
- Northwood Urban Development Area in Appendix 14, Figure 1
- Howard St Urban Development Area in Appendix 80, Figure 1

7.2.5E MAXIMUM BUILDING COVERAGE

Hastings General Residential	45% of net site area
Ada Street Retirement Village (Appendix 26 Figure 2)	40% of net site area
Lyndhurst Urban Development Area (Appendix 11 Figure 1)	35% of net site area
Hastings City Living Zone	45% of net site area
Hastings Character Residential Zone	35 % of net site area
Except the following Residential Character Areas:	45% of net site area
1 (Beresford St)	45% of net site area
2 (Southampton St)	45% of net site area
11 (Heathcote Avenue) and	45% of net site area
13 (Willowpark Road)	45% of net site area
<u>Note:</u> Maps of Hastings Residential Character Areas are shown in the Appendix 38.	

7.2.5E MAXIMUM BUILDING COVERAGE

Sites shall comply with the maximum building coverage table as follows:

ZONES	MAXIMUM BUILDING COVERAGE ON A SITE
Hastings General Residential	45% of net site area
Ada Street Retirement Village (Appendix 26 Figure 2)	40% of net site area
Lyndhurst Urban Development Area (Appendix 11 Figure 1)	35% of net site area
Hastings City Living Zone	45% of net site area
Hastings Character Residential Zone	35 % of net site area
Except the following Residential Character Areas:	
1 (Beresford St)	45% of net site area
2 (Southampton St)	45% of net site area
11 (Heathcote Avenue) and	45% of net site area
13 (Willowpark Road)	45% of net site area
<u>Note:</u> Maps of Hastings Residential Character Areas are shown in the Appendix 38.	

7.2.5F BUILDING SETBACKS

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

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

7.2.5F BUILDING SETBACKS

Hastings General Residential Zone and City Living Zone

All buildings shall comply with the stated setback requirements in the table below.

FRONT BOUNDARY SETBACK	SETBACK FROM ALL OTHER SITE BOUNDARIES
3 metres (Access Roads)	1 metre
5 metres (Collector & Arterial roads)	

7.2.6E.4

4. HEIGHT IN RELATION TO BOUNDARY

4. HEIGHT IN RELATION TO BOUNDARY

- a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).
- b. Except that:
- 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.
 - Where a boundary adjoins an entrance strip, access lot or private road, recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.
 - Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.

Outcome
Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.

Section 8.2 – Havelock North Residential Environment

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

8.2.5A DENSITY

- Havelock North General Residential Zone (Except in the Arataki Urban Development Area, the Goddard Lane Urban Development Area, the Brookvale Urban Development Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan' and Comprehensive Residential Development)**
One principal residential building per 350m² net site area
- Urban Development Areas (Appendices 12 and 13) and 13B, Figure 1 'Brookvale Structure Plan' (Except for sites accessed from Goddard Lane in the Goddard Lane Urban Development Area)**
One residential building per site
- Goddard Lane Urban Development Area on sites accessed from Goddard Lane (Appendix 12)**
One principal residential building per 700m² net site area (provided that where the dwelling is the only dwelling on the site the requirement shall be 400m²).
- Havelock North Character Residential Zone (Except the Toop Street Special Character Area)**
One principal residential building per 700m² net site area.
- Toop Street Special Character Area (Shown in Appendix 37) and Beadlban Avenue Special Character Area (Shown in Appendix 37A)**
One principal residential building per 1,000m² net site area.
- Exceptions to (a), (d) and (e) above**
The following density standard shall apply for sites less than 350m² net site area under these circumstances below:

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

8.2.6F.4

4. HEIGHT IN RELATION TO BOUNDARY

4. HEIGHT IN RELATION TO BOUNDARY

- On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane).
- 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.
 - Where a boundary adjoins an entrance strip, access lot or private road, recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.
 - Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.

Outcome
Access to a minimum level of daylight within the living environment will be provided restricting overly tall, obtrusive structures or buildings close to boundary.

8.2.6L.4

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.

4. Yards

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

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

Section 9.2 – Flaxmere Residential Zone

9.2.5A DENSITY

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

9.2.5A DENSITY

a. One principal residential building per 500m² net site area.

Except that the following density standard shall apply for sites less than 350m² net site area under these circumstances below:

Exceptions to 9.2.5A (a) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m 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

9.2.6J.4

3. Fences and Standalone Walls

“4. Height in relation to Boundary” missing in its entirety.

5. Garages and Accessory Buildings

4. Height in relation to Boundary

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

Outcome

Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary

Section 30.1 – Subdivision and Land Development - Rule Table 30.1.5

SLD7 SLD7A	and 3A. Comprehensive Residential Development Subdivision around existing dwellings of a Comprehensive Residential Development in residential zones (not including Cross Lease to Freehold Subdivisions) not meeting Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential Zone and the minimum site size Subdivisions in all Medium Density Residential Zones to create separate titles for existing dwellings (not including supplementary dwellings) which comply Zone that complies with all relevant Subdivision Site and General Site Performance Standards and Terms specified in (Link: 13804-30 30.1.6 and 30.1.7) but do not meet the minimum site requirements in (Link: 13773-30 30.1.6A) specifically 1A, 1B, 2A, 2B, and 3A is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development.	
SLD7A	Comprehensive Residential Development Subdivision of a Comprehensive Residential Development in Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential Zone and the Medium Density Residential Zone that complies with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development.	C

Table 30.1.6A

in Table 30.1.6A.

1.		
A	General Residential	350m²
1.	HASTINGS i. Comprehensive Residential Development (on land identified in Appendices 27) and 80	

TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS

SMA/ZONE	MINIMUM NET SITE AREA	
1.	HASTINGS	
A	General Residential	350m²
	i. Comprehensive Residential Development (on land identified in Appendices 27) and 80	250m² minimum site size, 350m² maximum site size No minimum provided sites can be serviced for water, wastewater and stormwater

Table 30.1.6A

(1) Howard Street Urban Development Area D	(1) Howard Street Urban Development Residential Character Area (Character Area No. in brackets):	400m ² with a minimum average site size of 600m ² (except where Comprehensive Residential Development is proposed)
	(1) Beresford Street	600m ²
	(2) Railway Cottages, Southampton Street	350m ²
	(3) Fitzroy Avenue	800m ²
D	(3) i. Comprehensive Residential Character Area (Character Area No. Development on land identified in brackets Appendix 27)	
	(4) Duke Street/Grays Road	800m ²
	(5) York Street	800m ²
	250m ² minimum site size, an average site size of 350m ² ; (6) Tomoana Road and 800m ² maximum site size	250m ² minimum site size, an average site size of 350m ² , and 800m ² maximum site size
	(6) Tomoana Road; Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size
	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size; (7) Cornwall Road	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size
	(7) Cornwall Road; Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 700m ² maximum site size
	(9) Prospect Road / Knight Street	800m ²
	(10) Market Street South	800m ²
	(11) Heathcote Avenue	600m ²
	(12) Charlotte & Duchess Crescent, Caroline Road and Frederick Street	1000m ²
	(8)(13) Nelson Street North; Willowpark Road, Railway Cottages	700m ² 500m ²

D	Residential Character Area (Character Area No. in brackets):	
	(1) Beresford Street	600m ²
	(2) Railway Cottages, Southampton Street	350m ²
	(3) Fitzroy Avenue	800m ²
	(3) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum site size, an average site size of 350m ² , and 800m ² maximum site size
	(4) Duke Street/Grays Road	800m ²
	(5) York Street	800m ²
	(6) Tomoana Road	800m ²
	(6) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size
	(7) Cornwall Road	700m ²
	(7) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 700m ² maximum site size
	(8) Nelson Street North	700m ²
	(9) Prospect Road / Knight Street	800m ²
	(10) Market Street South	800m ²
	(11) Heathcote Avenue	600m ²
	(12) Charlotte & Duchess Crescent, Caroline Road and Frederick Street	1000m ²
	(13) Willowpark Road, Railway Cottages	500m ²

Table 30.1.6A					
500m ²	E	(13) Willowpark Road, Railway Cottages City Living Medium Density Residential		E	City Living-Medium Density Residential 250m ² average minimum with a maximum site size of 350m ² No minimum provided sites can be serviced for water, wastewater and stormwater
Table 30.1.6A					
Refer to Standard 30.1.6D	3.	iii. Iona Plateau Neighbourhood FLAXMERE	Refer to Standard 30.1.6D	3.	FLAXMERE
A		General Residential	500m ²	A	General Residential 500m ²
3.		FLAXMERE i. Comprehensive Residential Development			i. Comprehensive Residential Development No minimum provided sites can be serviced for water, wastewater and stormwater
B		FLAXMERE i. Comprehensive Residential Development			