

SECTION 8.0 RESIDENTIAL ZONES

8.1 INTRODUCTION

Residential settlement in Hastings District has been concentrated on the Heretaunga Plains and along the coastal strip northeast of Hastings, although a number of small settlements service rural catchments in the lowland hill country.

The District's principal settlements of Hastings, Havelock North and Flaxmere contain approximately 75% of the District's total population but use only a small proportion of the total land resource. Residential development in these principal settlements is characterised by a mix of single dwelling or multiple dwelling sites, with low-moderate overall development density.

In addition to the principal residential settlements, a number of rural service centres and coastal centres contain housing areas, the largest being Clive, Whakatu, Haumoana and Te Awanga. These urban areas are characterised by a lower overall density of development but still exhibit features typical of modern residential settlements.

District population has been characterised by modest but steady growth over the past decade. A general ageing in the population and decreased household occupancy rate has seen the demand for new dwellings outstrip population growth.

In 1993 the Hastings District Council undertook the Hastings Urban Development Study, (HUDS) which established a comprehensive picture of future urban residential demand, and recommended an integrated package of methods to provide for residential activity throughout the District. The Council, through its District Plan will implement the adopted strategies of the HUDS study. The patterns of development will also be monitored, and the HUDS findings regularly reviewed to ensure that timely and appropriate provision of land for residential use is made. A detailed description of the principal settlements of the District Plan is provided below.

8.1.1 HASTINGS

Hastings City is the commercial, service, and industrial centre for the Heretaunga Plains and the surrounding hill country. While the City is still heavily reliant upon its rural hinterland for its economic well being, it is also clear that Hastings has grown into a substantial urban centre in its own right and the City is beginning to exhibit some of the cosmopolitan features evident in larger urban centres elsewhere in New Zealand.

The Hastings residential areas lack natural features such as hills, river or coastline from which to derive character. However, the features of Te Mata Peak, the Ranges and the many large parks, provide backdrops and focal points for the urban area. The parks, together with schools and shopping centres, tend to provide a focus for specific residential areas.

Hastings has developed outward from a grid based core of commercial and industrial activity. Ribbon commercial development combined with boundary constraints for urban expansion due to the presence of productive rural land uses, have meant that in some areas the borders between residential and business areas have become blurred creating potentially competing and conflicting land use objectives. The development of Hastings' residential infrastructure has been significantly compromised by a lack of greenfields opportunity close to the city centre.

Residential suburbs typically reflect the era of construction and are therefore reasonably homogenous in character. For most suburbs, sites are well landscaped with generous yards creating an open low density environment. Consolidation and infill which has been the major outlet for residential demand since 1980, has however started to impact upon the open character of inner suburbs. Constraints impacting upon the further development of Hastings include infrastructural capacities, flood hazard and transportation/access problems.

The Regional Hospital, which provides an essential health care service to the residents of Hawke's Bay, is located within one of the inner residential suburbs of Hastings City.

8.1.2 FLAXMERE

Rapid development of Flaxmere through the 1970s and early 1980s lead to a variety of 'growing pains' with civic and community infrastructure lagging behind housing development.

By the late 1980s the removal of government intervention/subsidies for housing and the economic recession had a substantial impact upon the rate of land uptake at Flaxmere and development stagnated. The slowdown in the rate of housing development has enabled the development of social and community infrastructure to 'catch up' with housing demand and the area is now well serviced in terms of physical infrastructure and community facilities.

Flaxmere is characterised by extensive areas of relatively uniform housing design and style, reflecting the concentrated periods of house construction between 1970 and 1985. The suburb has now matured with attractive landscaping, parks and community facilities. The suburb is characterised by a social and cultural diversity not evident elsewhere in the District.

8.1.3 HAVELOCK NORTH

Havelock North's principal function is that of a dormitory suburb housing people employed in Hastings, Napier and the Heretaunga Plains in general. Havelock North is also a major educational centre for private and public primary and secondary schools, and provides a wide range of community and social facilities for the wider area. The elderly make up a significant proportion of the population, as do school children. These two factors reflect the role of the area as an attractive retirement and educational centre, which is proud of its 'village' status.

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 mean 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 peri-urban subdivisions have occurred over the last ten years.

8.1.4 CLIVE

Clive lies along both sides of State Highway 2 and spreads in depth to the east. The majority of the development in Clive consists of single unit houses on large sites. Some multi-unit and cross lease development has occurred. The township has a small commercial centre, however local employment is largely absent, hence Clive has developed as a dormitory suburb.

Most of the township has a public water supply and is partially sewerred. Much of the land is low lying, and a flood hazard exists. The soils surrounding Clive are of high versatility, and this has been seen as a constraint to major greenfield expansion.

8.1.5 WHAKATU

Whakatu's character is dominated by its proximity to, and former reliance upon, heavy industry. With the closure of Whakatu freezing works in 1986, a number of properties were left vacant. Recent development of coolstores and warehousing and the subdivision of the freezing works site, may provide the impetus for re-vitalisation at Whakatu. The township has an excellent water supply and sewerage system but limited community and recreational facilities. Since the closure of the freezing works, most of the 135 dwellings have changed hands and now the settlement acts, like Clive, as a dormitory suburb, principally for Hastings.

8.1.6 BRIDGE PA, OMAHU AND PAKI PAKI

These three small rural communities are Marae based with strong hapu affiliations. The presence of a centrally located Marae surrounded by Papakainga gives the villages special character and a sense of

place. Paki Paki and Omaha are both affected by traffic on the adjacent state highways. None of the sites have water or sewerage reticulation, and on-site waste water servicing problems and water supply are issues of concern particularly at Bridge Pa and Paki Paki.

8.1.7 HAUMOANA AND TE AWANGA

Formerly bach settlements, these two communities have developed over a long period in a roughly linear pattern along the shingle banks of the coastal strip. In recent years larger dwellings have been built and commuters are now choosing these coastal settlements as an alternative to the main centres. The settlements continue to have a quiet seaside/holiday character, while remaining a short distance from both cities and also retaining a range of basic community and commercial services.

Te Awanga and Haumoana are serviced by a water supply but rely on on-site wastewater disposal which can cause problems in low lying areas. Coastal erosion is an issue of some concern with the shingle barriers being regularly broken. Flooding and stormwater problems are also a constraint to further development.

Linear development along the coastal strip has tended to have an adverse impact upon the natural character of the coastline. In addition, the coastal strip between the two settlements has become popular for both viticulture and rural residential or lifestyle development, with potential land use conflicts as a result.

8.1.8 WAIMARAMA

Waimarama is a mainly coastal, holiday home settlement and lies approximately 27km south east by road from Havelock North. The community includes a number of permanent residents. It is also the centre for the farming community and is served by a Marae, a shop, primary school, camping ground and a church. During the summer months, its population is increased considerably by holidaymakers who enjoy the beach.

The character reflects a mixture of bach and permanent development relatively isolated, by distance and by a winding road, from other urban areas of the District. The settlement has a reticulated water supply, but effluent disposal is by septic tanks. Problems encountered relate to coastal erosion and water and waste servicing requirements.

8.1.9 WAIPATIKI

This small settlement is focused on a small surf beach approximately 35 minutes drive from Napier. The houses in the settlement have been built, mainly as holiday homes and predominantly since the Second World War.

Access is by a largely unsealed road from State Highway 2. There are no community or commercial facilities although a public water supply has recently been installed. Attractive bush provides a backdrop to the development and demand for holiday homes is increasing, although development opportunities are constrained by topography and the physical characteristics of the area including difficulties in providing adequate on-site waste water disposal. River flooding and possible heritage issues also present constraints.

8.1.10 WHIRINAKI

Whirinaki was subdivided in the 1950s as a beach settlement for Napier residents. It is located on the eastern side of State Highway 2 on a very narrow shingle ridge. Dwellings are mostly housing permanent residents. There are no community or commercial facilities. Water is supplied from a community reticulated supply and effluent is disposed by septic tanks.

8.1.11 TANGOIO

The Tangoio beach settlement was originally established more than 50 years ago. Although that development has been recognised as a significant landscape (SLC10) it has never enjoyed any protection in terms of other provisions of the District Plan. An area of land has now been zoned to appropriately provide for the continuation of the original settlement. The intention is to replicate the small

scale of the former holiday community, respecting all environmental limitations and with a full range of engineering services reflecting current best practice. The opportunity also exists to significantly improve facilities for public use and access to both the immediate beach front and the coastline to the north.

8.2 RESOURCE MANAGEMENT ISSUES

- ***Increasing diversity in the demographic profile and lifestyle patterns of the District's residents.***

The demographic and socio-cultural profile of the District's residents has changed over the last two decades with increasing diversity in terms of family structure, age structure, ethnicity and lifestyle preferences. It follows that these changes fundamentally impact upon the range of housing demands which exist and to accommodate these changes, more diverse residential opportunities need to be provided for.

- ***Some activities generate effects which are not compatible with residential areas.***

The District's residential areas are largely homogenous in character. There is an increasing mixture of building styles, support infrastructure, services and local/home based employment, all of which contribute to sense of place, and tend to improve efficiency, and reduce transport, environmental and social costs and other 'suburban' problems. This diversity in development form and the evolution of a compatible land use 'mix', should lead to a more sustainable, interesting and equitable urban form. However a threshold exists beyond which the scale or nature of non-residential activities generate adverse impacts. These impacts, which include traffic, noise, dust and odour, are not consistent with residential amenity.

- ***Intensified development may conflict with environmental quality and residential amenity.***

The District's urban areas and Hastings City in particular have undergone extensive consolidation and intensification over the last two decades. This is principally due to the lack of greenfield alternatives.

While a consolidation strategy will assist to preserve the land resource of the District, it can impact upon the quality and sense of place of residential areas by reducing landscaping and open space, creating a dense or cluttered urban form, reducing access to daylight, sunlight and open space for residents and increasing traffic volumes on residential streets.

- ***The special character of residential settlements may be affected by intensified or increased urban development.***

The settlements of the District offer a range of living and working environments and sense of place relies heavily on the special quality and character of each settlement (the character of each settlement is defined under sub sections 8.1.1 – 8.1.10 above). The character of Flaxmere and Havelock North are different from many of the suburbs of Hastings. The plains and coastal settlements offer unique environments which satisfy a diversity of lifestyle preferences.

- ***Coastal settlements are subject to development pressures.***

The coastal settlements of the District have special sense of place and satisfy niche residential markets. They are also constrained by infrastructural constraints and natural hazards. The Resource Management Act 1991 requires Council to have particular regard to the coastal environment. A strategic long term evaluation of the coastal settlements is therefore warranted and in the meantime a careful precautionary resource management approach is justified.

- ***Managing infrastructural services to support residential development.***

Future residential development which is inadequately serviced in terms of waste water collection, treatment and disposal, stormwater management, water supply and roading, is likely to generate adverse environmental and social effects. The Council will need to ensure that infrastructural planning is co-ordinated with the development of new residential areas, and that new residential development does not occur ahead of adequate infrastructural provision.

- ***Existing and future development requirements of the Regional Hospital.***

The regional hospital operates within the general residential zone and is an essential service for the District. The scope of its activities means it can have significant impact on the surrounding residential area.

To redress this situation, specific rules have been developed to provide for hospital and health care services on the Regional Hospital site, along with appropriate management provisions to ensure that the adverse effects of the activity and/or associated future development are avoided, remedied or mitigated.

8.3 OBJECTIVES

- *RZO1 To enable a diverse range of housing demands, preferences and lifestyles while ensuring that adverse effects of residential use, development or subdivision are avoided, remedied or mitigated.*
- *RZO2 To promote the development of sustainable urban forms while accommodating a variety of compatible land use activities in residential areas.*
- *RZO3 To maintain and enhance environmental quality by ensuring high standards of residential amenity are achieved irrespective of development.*
- *RZO4 To recognise and promote the special urban character of the major settlements and the unique sense of place existing in the plains and coastal settlements.*
- *RZO5 To ensure that residential development does not occur unless adequate levels of infrastructural services are in place.*
- *RZO6 To enable the continued operation and future development of the Regional Hospital while ensuring that the adverse effects of the activity are avoided, remedied or mitigated.*

8.4 POLICIES

- **RZP1 Use zoning to maintain and enhance the special character and amenity of the various distinctive residential areas of the District.**

Explanation

Zoning will be utilised to maintain and enhance the special character and amenity of distinctive residential areas including the plains and coastal settlements. The following is a list of strategies utilised for specific zones:

General Residential Zone: The General Residential Zone is applied to residential areas of the major urban centres of Hastings City, Flaxmere and Havelock North, and to the secondary centres of Whakatu and Clive. The zone standards reflect the mix of compatible land uses which exist and the desire to provide for a variety of diverse housing forms. Within the General Residential Zone provision is made for denser development in close proximity to nodes of identified public open space (see Appendix 8.0-2).

Deferred General Residential Zone: The Deferred General Residential Zone identifies areas which have been identified as part of the Urban Development Strategy for future residential

use and where Council has completed infrastructure. Areas zoned as Deferred General Residential will be rezoned to General Residential as part of the ongoing development of the residential resource, though the timing of their rezoning will be dependent on market demand and the availability of land elsewhere in the District.

Plains Residential Zone: The Plains Residential Zone is applied to the small plains settlements of Paki Paki, Bridge Pa and Omahu. While these settlements exhibit some features typical of other suburban residential centres, they also have special function and character focused on existing Marae. The range of infrastructural services available in the centres is also limited warranting careful management of development.

Coastal Residential Zone: The Coastal Residential Zone applies to the residential centres of Haumoana, Te Awanga, Waipatiki, Whirinaki, Waimarama and Tangoio. These centres have special character and sense of place satisfying niche residential markets. A range of servicing and natural hazard constraints exist warranting careful development control.

- **RZP2 Introduce a Deferred General Residential Zone to identify land intended to be developed in the future as part of a new urban development area.**

Explanation

Proposed New Urban Development Areas identified through the Hastings Urban Development Strategy (See Appendix 2.4-1) will be rezoned as demand for residential land occurs. In some instances, the investigation and servicing of areas required to make them economic is larger than the residential market can immediately accommodate. Where this occurs a deferred zoning will be placed on the balance of the Proposed New Urban Development Area. The deferred status will signal the intended long term use of the land while providing for its continued use by a wide range of rural activities.

- **RZP3 Manage the scale and intensity of consolidation and infill development to avoid adverse effects on neighbourhood amenity, environmental quality, community health and safety.**

Explanation

The HUDS study revealed that significant urban intensification has already taken place but concluded that density increases were still possible in the existing residential centres, having regard to market demand and residential preferences and the opportunity to manage the effects associated with higher density environments. Consolidation will take some pressure off the plains land resource and can also contribute to improved diversity, amenity, and sense of place if planned and managed carefully. Further consolidation will be provided for in areas in close proximity to nodes of identified public open space (Appendix 8.0-2).

- **RZP4 Provide for a wide variety of residential housing and subdivision types in residential areas, provided adverse effects are avoided, remedied or mitigated.**

Explanation

There is a need to provide for an increasing diversity of residential demands and preferences. Subject to the management of effects, there is no reason for Council to judge between or identify some forms of residential development as being more appropriate than another. Hence, a variety of housing forms (including single and multi units, town houses, retirement villages, visitor accommodation and boarding houses) are provided for, with emphasis being on the management of physical features such as building bulk and location, open space, coverage, parking, traffic generation and access, infrastructure servicing, noise and nuisance.

- **RZP5 Provide for non-residential activities which are compatible in scale, intensity and character with residential areas.**

Explanation

A wide range of non-residential activities have similar scale, intensity and character to residential activities and may therefore be compatible with the residential neighbourhood. Activities such as home occupations, homestays, small professional offices and kindergartens/kohanga reo, improve equity of access and reduce travel requirements, hence achieving a more sustainable urban form. In addition, some carefully located and designed commercial services which provide a local service may be compatible with residential activities where a homogenous residential character does not exist.

- **RZP6 Enhance and promote the sustainability of the District's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.**

Explanation

Low rise, low-medium density suburban development is the dominant urban form in the District. The quality of both the built and natural environment can be improved through simple design concepts which will also enhance the sustainability of new urban development. These include mixed land use, minimising vehicular intrusion, provision of passive accessways (cycling, walking), low impact design solutions for stormwater collection and disposal, passive surveillance of public spaces, attractive buildings, providing additional landscaping and biodiversity, development layout aimed at maximising solar access (i.e. reduced heating) and neighbourhood self-sufficiency.

- **RZP7 Maintain and enhance a high standard of amenity in the built environment while encouraging development innovation and building variety.**

Explanation

Urban and residential amenity in the District is dependant upon achieving a minimum environmental standard for all developments, but more importantly through developments capturing the essence of the Hawke's Bay lifestyle. This lifestyle is founded on a free and open transition between indoors and outdoors and a strong relationship between built form and the natural environment. Council seeks to encourage building innovation and variety while achieving or exceeding desired environmental outcomes.

- **RZP8 Minimise the adverse effects of developments in residential areas created by excessive building scale, overshadowing, building bulk, excessive site coverage or invasion of neighbourhood privacy.**

Explanation

Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependant 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.

- **RZP9 Maintain and enhance an attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and street planting.**

Explanation

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

- **RZP10 Ensure that residences are free from unreasonable and excessive noise, odour, dust, glare and vibration nuisance.**

Explanation

The policy reflects the range of issues which have been identified with regard to generated effects and potential nuisance from residential activities and 'non-residential activities' located in housing areas. The RMA provides specific obligations with regard to mitigation of nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of performance standards.

●**RZP11 Protect residences from the adverse effects of excessive traffic generation and on-street parking on residential streets.**

Explanation

Many residential areas in the District are subject to degraded environmental quality due to the impacts of excessive through traffic volumes using local streets. This is due mainly to the lack of recognised arterial routes, particularly in Hastings City and Havelock North, and in the case of Clive, Omahu, Bridge Pa and Paki Paki, the presence of arterial routes close to housing. In addition, inadequate on-site provision of parking for both residential and non-residential activities, adds to amenity, congestion and safety impacts.

●**RZP12 Encourage the design and appearance of buildings to be in keeping with the character of the surrounding townscape and landscape.**

Explanation

All of the residential settlements of the District have their own character and visual qualities. The policy recognises that people's perceptions of amenity are influenced by their impressions of the general design, appearance and compatibility of buildings and structures when viewed individually and cumulatively within the urban landscape. It has been found that the use of non-regulatory methods such as, design guides and community charters provide an effective means of addressing this policy.

●**RZP13 Maintain and enhance the special amenity, lifestyle, landscape and heritage character of the District's residential areas including:**

- Heritage, landscape and open space character of Havelock North
- Sense of place and special lifestyle opportunities of the coastal settlements
- Heritage and cultural values of Paki Paki, Bridge Pa and Omahu.

Explanation

All of the District's residential areas have distinctive amenity values, landscape and environmental qualities which contribute to sense of place. Several settlements have special qualities warranting particular recognition.

Havelock North has developed a reputation as a town of special residential quality with strong heritage character and a very attractive open urban form reliant upon the rolling nature of the topography and the extensive mature vegetation which predominates. The settlement has a unique sense of place which warrants planned recognition.

Coastal settlements serve particular niche residential markets and the unique character of these coastal villages is vulnerable to degradation through excessive urban development or intensification. In particular, coastal ribbon development is having an adverse effect on landscape and amenity character.

The settlements of Paki Paki, Bridge Pa and Omahu are centred on Marae with surrounding Papakainga and associated Marae based services and facilities. They offer unique residential environments in the context of the District and address the special housing needs of Tangata Whenua. At present the settlements are adversely impacted by state highway traffic volumes and noise in particular, and there is a need to mitigate these effects to maintain the character of the settlements and their function as a niche market provider.

- RZP14 **Potentially incompatible activities such as residential activities and productive rural uses will be separated through interface buffering or special yard requirements which 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.

- RZP15 **The provision of adequate community or on-site infrastructure including sewerage collection, treatment and disposal, water supply, stormwater collection and roading as a prerequisite to consolidation or greenfield residential development.**

Explanation

Development which is inadequately serviced is likely to generate adverse environmental and social effects. The complexity and scale of infrastructure required will depend largely on the intensity, scale and location of development. For example, development in the major centres should provide a full range of community utility infrastructure, whereas further residential housing at rural and coastal settlements may be self sufficient in terms of one or more infrastructural components such as on-site wastewater disposal or tanked water supply.

- RZP16 **Provide for the development of the Regional Hospital under an overall development plan framework.**

- RZP17 **Avoid, remedy or mitigate any adverse environmental effects on neighbouring residential properties, which might arise from the development of the Regional Hospital.**

Explanation

The Regional Hospital is a major facility comprising a large scale complex of activities that is being developed and operated on a single site under an overall development plan.

At the same time, specific adverse impacts on areas adjoining the site (such as traffic, parking, privacy and visual amenity) need to be remedied, avoided or mitigated.

8.5 METHODS

The Objectives and Policies will be implemented through the following Methods:

- **Hastings District Plan**

Residential Zones: The District Plan will identify four residential zones, to reflect the broad differentiation of residential activity in the District.

Urban Development and Strategic Urban Directions (Section 2.4): This section established the future direction of urban development in the District. Council will monitor development trends and review the Hastings Urban Development Strategy (HUDS) at regular intervals and implement the findings of these through changes to the District Plan, in order to ensure the appropriate and timely provision of residential land to accommodate projected demand.

Regional Hospital Development Plan: A Development Plan will be prepared by Health Care Hawke's Bay to help guide the Regional Hospital's development. The Plan will be recognised in the Residential Zone rules as a guide for permitted activity development on the Regional Hospital site.

- **Structure Planning for Proposed New Urban Development Areas**

Each large new development area will have a structure plan established for it, which will be incorporated into the District Plan. This will identify the preferred pattern of development, as well as major public works in the area, key pedestrian and cycle linkages, and other features of the area that the community wishes to develop, enhance or retain.
- **Coastal Environment Strategy**

As part of managing its Coastal Environment, the Council will implement the Hastings Coastal Environment Strategy during the life of the District Plan. Residential issues are significant in the coastal environment and will be addressed as part of this policy review. The findings of this strategy will need to be integrated with the Hastings Urban Development Strategy.
- **District Reserves Strategy**

Council will maintain, monitor and review the District's Reserve Strategy which identifies the requirements for reserve land and facilities associated with residential development.
- **Building Act 1991**

The Building Act will ensure that building work and the use of buildings are safe and sanitary and have means of escape from fire.
- **Hastings District Consolidated Bylaws 1995**
- **Residential Design Guides**

Council will produce a Higher Density Residential Design Guide. This will identify the opportunity for landowners and developers to explore high density residential development options in the General Residential Zone. The guide will examine building design, layout, materials, and landscaping, to promote high levels of individual amenity in high density developments.
- **Voluntary and Community Mechanisms**

To complement basic regulatory mechanisms, Council will facilitate and promote the voluntary adoption by residential communities of design and development "charters" which aim to maintain and enhance the special character and amenity features of residential areas. These charters could address amenity features such as: Colloquial, unique features of particular housing areas such as Haumoana and Te Awanga; Heritage and cultural elements evident in the design of housing, streets and infrastructure in residential areas such as parts of Havelock North, Bridge Pa and Paki Paki; and architectural and urban design features which capture sense of place and the essential elements of the Hawke's Bay lifestyle.

It is envisaged that the charters will be community driven with voluntary adoption by landowners, developers, community groups, builders, architects and Council. The aim being to achieve the widest possible adoption, hence establishing the charter as a 'norm' for development in particular localities.
- **Capital Works / Council Investment**

Council will undertake amenity improvement work including street planting and traffic management schemes within residential areas. Council will co-ordinate the provision of appropriate infrastructure to support residential development. Infrastructural design and construction will have regard to the character and amenity of particular localities and to any design and development charters adopted by residential communities.
- **Financial Mechanisms**

Council will require developers to contribute to the costs of new infrastructure and upgrading, reserves provision, community and recreational facilities and amenity improvements in residential areas. (Refer to Sections 15.2,15.3 and 15.4 of the District Plan).

- **Monitoring**

Monitoring will be undertaken to ensure that the methods outlined above continue to achieve the objectives and policies of this Plan.

- **Provision of Information including:**

Land Information Memorandum and Project Information Memorandum

When a Land Information Memorandum or Project Information Memorandum is requested for an undeveloped, unsewered site in the Residential Zones, a statement will be included that the site must have a minimum of 200m² in area, capable of being used as a drainage field for on-site wastewater disposal with a reserve area of an additional 200m² and that these areas must remain free of buildings.

When a Land Information Memorandum or Project Information Memorandum is requested for any property within the Lyndhurst New Urban Development Area the following statement will be included: Both the interface between the Plains Zone and the Lyndhurst New Urban Development Area, and the land currently within this New Urban Development Area (until such time as residential subdivision has been completed), is characterised by intensive / agricultural horticultural production activities. In these locations farm management practices such as: the general use of farm machinery on and off farm, the application of agrichemicals, pumping water for crop irrigation, use of frost fans and bird scarers, and harvesting of crops occur at various times including at night, at weekends and on public holidays. These practices have the potential to create noise, dust and odour either of a temporary or intermittent nature beyond the boundary of the property concerned.

When a Land Information or Project Information Memorandum is requested for a vacant residential site adjoining a reserve or walkway within the Lyndhurst New Urban Development Area, an information brochure relating to 'good practice in fence design' will be provided to encourage the construction of open style fences along the boundary with the public space to both enhance amenity and reduce crime. These brochures will also be available at the Hastings District Council Resource Management reception and on the Council's website.

Information Sheets

Council will produce an information sheet addressing the issue of 'reverse sensitivity effects' in relation to New Urban Development Areas that bound land used for agricultural or horticultural activities. The information sheet will include information similar to the Lyndhurst New Urban Development Area LIM / PIM note to make prospective residents aware of the activities that take place in the area. The information sheet will be displayed at the Resource Management Section counter and would be available for distribution when appropriate.

Historic Persistent Chemical Residues

Council will ensure a comprehensive approach in developing an information leaflet/brochure for the public as a non-regulatory method of avoiding and mitigating potential health risks on residential zoned land from historic persistent chemical residues.

- Retirement Village Guidelines

This design guide supports creation of a village and community atmosphere comprising a range of residential accommodation types and supporting non-residential activities. The guide promotes a balance between private and public open space and access to service and retail facilities that will act as a social focal point. The guidelines focus on providing high amenity levels for residents and neighbouring properties. Careful attention is to be given to

the design of safe internal pedestrian and vehicle access, with particular regard to safety and management of the pedestrian/vehicular interface.

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide)**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for the community. Guidance within this document will help landowners and developers meet the assessment criteria for land development outlined in Section 8.12.

- **Engineering Code of Practice**

The Engineering Code establishes standards for the design and construction of transport and service infrastructure which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan

8.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific outcomes will be achieved:

- Interesting, attractive and distinctive residential areas with strong sense of place and community identity.
- Growth and development of the Regional Hospital which does not create adverse impacts on the neighbouring residential areas.
- Consolidation and infill development compatible in scale and character with existing development.
- Mixed-use residential neighbourhoods providing a variety of compatible support services, facilities and businesses.
- New residential subdivisions which incorporate sustainable urban form elements including generous provision for passive transportation (cycling and walking).
- Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy.
- Residential environments free from excessive noise, odour, dust, glare and vibration nuisance.
- Retirement Village development at a scale and density that is consistent with the amenity of the surrounding and adjacent residential development.

8.7 RULES

The activity status and Performance Standard requirements provided for in the Rules of this Zone may be modified by the specific provisions of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following Rules.

8.7.1 GENERAL RESIDENTIAL ZONE

8.7.1.1 PERMITTED ACTIVITIES

The following activities shall be Permitted, provided that they comply with the General Performance Standards and Terms in Section 8.8 and the relevant Specific Performance Standards and Terms in Section 8.9.

(A)

- RESIDENTIAL ACTIVITIES
- DAY CARE CENTRES AND HOMES FOR THE AGED
- HOME OCCUPATIONS (EXCEPT JOINERY WORKSHOPS)
- TEMPORARY EVENT DAYS
- VISITOR ACCOMMODATION
- PREMISES FOR THE SALE OF LIQUOR AT 505 RAILWAY ROAD SOUTH, HASTINGS, BEING LOTS 1-4 DP 10795, LOT 1 DP 8625, LOT 1 DP 19254 AND LOT 2 DP 25702
- HEALTH CARE SERVICES ON LAND IDENTIFIED IN APPENDIX 8.0-4.

(B)

- RETIREMENT VILLAGE ACTIVITY ONLY, ON LAND IDENTIFIED IN APPENDIX 8.0-6.

8.7.1.2 CONTROLLED ACTIVITIES

(a) The following activities shall be Controlled provided they comply with the General Performance Standards and Terms in Section 8.8 and any relevant Specific Performance Standards and Terms in Section 8.9.

- PROFESSIONAL OFFICES
- RELOCATED BUILDINGS
- EDUCATION FACILITIES
- PRODUCE STALLS

(b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 8.10 and 8.12 of the Plan.

8.7.1.3 RESTRICTED DISCRETIONARY ACTIVITIES

(a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 8.8 or 8.9 which it fails to meet, and the ability of the activity to meet the remaining General or relevant Specific Performance Standards and Terms in Sections 8.8 and 8.9 and also Section 14.1.8 and 14.1.9 and the Assessment Criteria 14.1.10 (Particularly in respect of failure to comply with General Performance Standard 8.8.7). Council will in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.

- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 8.8.1 TO

8.8.11 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 8.9.5 AND 8.9.6.

- VARIATION TO RETIREMENT VILLAGE ON LAND IDENTIFIED IN APPENDIX 8.0-6
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 8.12 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria – Restricted Discretionary Activities) that Council has restricted its discretion over.

8.7.1.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 8.12 of the Plan, and the Objectives and Policies of the Zone.
- HEALTH CARE SERVICES
 - CAMPING GROUNDS
 - ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 8.9.1 TO 8.9.4.
 - HEALTH CARE SERVICES NOT PROVIDED FOR WITHIN 8.7.1.1

8.7.1.5 NON COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY, OR DISCRETIONARY ACTIVITY.

8.7.2 DEFERRED GENERAL RESIDENTIAL ZONE

8.7.2.1 DEFERRED GENERAL RESIDENTIAL ZONE WILL CEASE TO HAVE EFFECT:

- (a) Over Lot 2 DP 19433 when the collector link road and structure utilities have been constructed from Brookvale Road to the site and are operational.
- (b) Over the remaining area zoned Deferred General Residential, two (2) years from the date at which the collector link road and structure utilities have been constructed from Brookvale Road to Arataki Road and are operational.
- (c) Over all of the area zoned Deferred Residential between Tomoana and Pakowhai Roads when the Northern Arterial Route is designated.
- (d) Over all the area zoned Deferred Residential between Nottingham Road and the Napier/Hastings Expressway when the stormwater mitigation works on the Lyndhurst and Mahora Drains (as consented by the Hawke's Bay Regional Council) are constructed and when the bulk service utilities (as detailed in the Lyndhurst Structure Plan) have been constructed to the satisfaction of Council.

(Note: It is Council's intention to undertake a staged development of bulk service utilities and the stormwater mitigation works in line with the uptake of land within the initial stage of the Lyndhurst development area. Staged construction of the bulk services and stormwater mitigation works will occur for the final stage of the Lyndhurst Area when Council is satisfied that the economies derived from the initial stage have been substantially achieved.

8.7.2.2 PERMITTED ACTIVITIES

The activities that are Permitted in the Deferred General Residential Zone shall be those provided as Permitted Activities in the Plains Zone (Section 6.7.1), provided they comply with the General Performance Standards and Terms in Section 6.8 and the relevant Specific Performance Standard(s) and Terms in Section 6.9 and Section 8.9.

8.7.2.3 CONTROLLED ACTIVITIES

(a) The activities that are Controlled in the Deferred General Residential Zone shall be those provided for in the Plains Zone (Section 6.7.2) and those listed below, provided they comply with the General Performance Standards and Terms in Section 6.8, and the relevant Specific Performance Standard(s) and Terms in Section 6.9 and Section 8.9.

- REMOVAL OF SHELTERBELTS ON LAND ADJOINING ANY LAND ZONED GENERAL RESIDENTIAL

(b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 6.10 and/or Section 8.11 of the Plan.

8.7.2.4 RESTRICTED DISCRETIONARY ACTIVITIES

(a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcome(s) of the General or Specific Performance Standards and Terms in Section 6.8, 6.9 and 8.9, which it fails to meet, and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Section 6.8, 6.9 and 8.9.

- ANY PERMITTED OR CONTROLLED ACTIVITY IN SECTIONS 8.7.2.2 AND 8.7.2.3 NOT MEETING ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS OR SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 6.9.1.

(b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 8.12 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria – Restricted Discretionary Activities) that Council has restricted its discretion over.

8.7.2.5 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, OR RESTRICTED DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.

8.7.3 PLAINS RESIDENTIAL ZONE

The activity status and Performance Standard requirements provided for in the rules of this zone may be modified by the specific provisions of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following rules.

8.7.3.1 PERMITTED ACTIVITIES

The following activities shall be Permitted, provided that they comply with the General Performance

Standards and Terms in Section 8.8 and the relevant Specific Performance Standards and Terms in Section 8.9.

- RESIDENTIAL ACTIVITIES
- HOME OCCUPATIONS
- DAY CARE CENTRES AND HOMES FOR THE AGED
- TEMPORARY EVENT DAYS
- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY)
- VISITOR ACCOMMODATION

8.7.3.2 CONTROLLED ACTIVITIES

- (a) The following activities shall be Controlled provided they comply with the General Performance Standards and Terms in Section 8.8 and any relevant Specific Performance Standards and Terms in Section 8.9.

- * PROFESSIONAL OFFICES
- * RELOCATED BUILDINGS
- * EDUCATION FACILITIES
- * PRODUCE STALLS

- (b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 8.10 and 8.12 of the Plan.

8.7.3.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 8.8 or 8.9 which it fails to meet, and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 8.8 and 8.9 and also Section 14.1.8 and 14.1.9 and the Assessment Criteria 14.1.10 (Particularly in respect of failure to comply with General Performance Standard 8.8.7). Council will in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.

- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS 8.8.2 TO 8.8.11 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 8.9.5 AND 8.9.6.

- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 8.12 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria – Restricted Discretionary Activities) that Council has restricted its discretion over.

8.7.3.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 8.12 of the Plan, and the Objectives and Policies of the Zone.

- HEALTH CARE SERVICES
- CAMPING GROUNDS
- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF GENERAL PERFORMANCE STANDARD 8.8.1 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 8.9.1 TO 8.9.4.

8.7.3.5 NON COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.

8.7.4 COASTAL RESIDENTIAL ZONE

8.7.4.1 PERMITTED ACTIVITIES

The following activities shall be Permitted, provided that they comply with the General Performance Standards and Terms in Section 8.8 and the relevant Specific Performance Standards and Terms in Section 8.9.

- RESIDENTIAL ACTIVITIES (EXCEPT WITHIN THE COASTAL RESIDENTIAL ZONE AT TANGOIO)
- HOME OCCUPATIONS
- DAY CARE CENTRES AND HOMES FOR THE AGED
- TEMPORARY EVENT DAYS
- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY AND FARM FORESTRY)
- VISITOR ACCOMMODATION
- STORAGE BUILDINGS

8.7.4.2 CONTROLLED ACTIVITIES

- (a) The following activities shall be Controlled provided they comply with the General Performance Standards and Terms in Section 8.8 and any relevant Specific Performance Standards and Terms in Section 8.9.

- PROFESSIONAL OFFICES
- RELOCATED BUILDINGS
- EDUCATION FACILITIES
- PRODUCE STALLS
- CAMPING GROUNDS
- RESIDENTIAL ACTIVITIES AND VISITOR ACCOMMODATION WITHIN THE COASTAL

RESIDENTIAL ZONE AT TANGOIO PROVIDED THAT THE FLOOR LEVELS OF HABITABLE ROOMS ARE EQUAL TO, OR GREATER THAN, THE REFERENCE LEVEL OF RL 15.7 (5.7M ABOVE MEAN SEA LEVEL (MSL))

- (b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 8.10 and 8.12 of the Plan.

8.7.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 8.8 or 8.9 which it fails to meet, and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 8.8 and 8.9 and also Section 14.1.8 and 14.1.9 and the Assessment Criteria 14.1.10 (Particularly in respect of failure to comply with General Performance Standard 8.8.7). Council will in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS 8.8.2 TO 8.8.11 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 8.9.5 AND 8.9.6.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 8.12 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria – Restricted Discretionary Activities) that Council has restricted its discretion over.

8.7.4.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 8.12 of the Plan, and the Objectives and Policies of the Zone.
- HEALTH CARE SERVICES
 - ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF GENERAL PERFORMANCE STANDARD 8.8.1 OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 8.9.1 TO 8.9.4 AND 8.9.7.

8.7.4.5 NON COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.
- MUSTELID FARMING

8.8 GENERAL PERFORMANCE STANDARDS AND TERMS

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities, except those in the Deferred General Residential Zone. *For the Deferred General Residential Zone, the General Performance Standards and Terms for the Plains Zone (Section 6.8) shall apply.*

8.8.1 DENSITY

The following density limitations shall apply:

Zone	One Residential Building per:
General Residential <i>(except in Proposed New Urban Development Areas listed in Appendix 2.4-1)</i>	350m ² net site area (provided that for dwellings approved prior to 12 November 1997 the requirement shall be 300m ²)
General Residential (in Proposed New Urban Development Areas listed in Appendix 2.4-1) except for sites accessed from Goddard Lane in the Goddard Land Proposed New Urban Development Area.	400m ² net site area
General Residential (sites within a 100m radius of a nodal public space larger than 1000m ² as illustrated in Appendix 8.0-2)	300m ² net site area
General Residential (sites without public sewerage)	800m ² net site area (Note 1)
Plains Residential (sites with public sewerage)	500m ² net site area
Plains Residential (sites without public sewerage)	800m ² net site area (Note 1)
Coastal Residential (sites with public sewerage)	500m ² net site area
Coastal Residential - Tangoio (sites with connection to an approved reticulated wastewater system)	400m ² net site area
Coastal Residential (sites without public sewerage)	800m ² net site area (Note 1)
General Residential (in the Goddard Lane Proposed New Urban Development Area for sites accessed from Goddard Lane)	700m ² net sites area (provided that for where the dwelling is the only dwelling on the site the requirement shall be 400m ²).

Outcome

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

The ability to have denser development close to public space to compensate for the loss of private open space.

Outcome

Adequate provision will be made for on-site wastewater treatment and disposal on sites without public sewerage.

Outcome

The amenity of existing Goddard Lane residents will be protected by limiting the number of residential units that can utilise Goddard Lane for access.

Note¹: This 800m² net site area must include a minimum area of 200m² capable of being used as a drainage field for on-site wastewater disposal and also contain an additional 200m² drainage field reserve area. The proposed drainage field and reserve area, shall be identified on a site plan prior to any building consent being issued and shall remain free of permanent structures.

8.8.2 HEIGHT

- (a) The maximum height of all buildings or structures shall be 10m, except that for sites within 150m of Mean High Water Springs Mark (MHWSM) the maximum height shall be 7.5m.

Outcome

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

For all sites within the Coastal Residential Zone at Tangoio, the maximum height shall be 8.0m, except for sites within 150m of MHWSM (as identified in Appendix 15.1-6) the maximum height shall be 4.5m. For the purpose of height measurement within this specific zone heights shall be measured from the reference level of RL 15.2 (5.2m above msl) or natural ground levels (relating to any unfilled land adjacent the beach crest), which ever is highest.

- (b) On any side or rear boundary of a site, buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 8.0-1.

Where two 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) When two or more detached residential buildings or residential units are established on a site, the height of any building shall be equal to or less than 2.75m, plus $\frac{3}{4}$ of the shortest distance between that part of the building and the mid point between any other building. (See Appendix 8.0-3).

- (d) The maximum height of all new buildings and structures on land identified in Appendix 8.0-4 shall be 12m.

On any boundary of the site adjoining a residential zone, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 8.0-1.

8.8.3 BUILDINGS IN RELATION TO YARDS

(1) Front Yard

<u>General Residential</u> (with frontage to Local Roads)	3 metres	<u>Outcome</u> <i>The amenity of the residential area will be maintained by buildings being set back from roads.</i>
<u>General Residential</u> (with frontage to Collector or Arterial Roads) <i>(For Roading Hierarchy see Section 2.5 and Road Hierarchy Maps in the District Planning Maps)</i>	5 metres	
<u>Plains Residential</u>	5 metres	
<u>Coastal Residential</u>	5 metres	

Except that

Any front yard may be occupied by buildings provided that the area of occupancy is compensated for by an equal area of unoccupied space exclusive of the front yard and between the remainder of the principal building or principal buildings and the road frontage.

(2) Side and Rear Yard

- (a) Buildings shall be located a minimum of 1 metre from any side or rear boundary.

Except that

Any building may be located within 1 metre of a side or rear boundary for up to 40% of the length of that boundary, provided that where any intrusion exceeds 10 metres in length, the additional area occupied shall be compensated for by an equal area of unoccupied space between the yard and the same building on the site.

- (b) No dwelling or visitor accommodation shall be located with 30 metres of the designated alignment of the Northern Arterial Route.

Outcome

The amenity of the residential area will be maintained by residential and visitor accommodation buildings being set back from the Northern Arterial Route.

(3) Special Setbacks within Proposed New Urban Development Areas (Appendix 2.4-1)

Dwelling(s) shall be erected a minimum of 30 metres from a Plains or Rural zone boundary or a minimum of 10 metres from a road which provides the boundary between a residential and Plains or Rural zone.

Outcome

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

Except that

Dwelling(s) located at 62 Ferry Road being Lot 3 DP 17686 and any subsequent subdivisions thereof shall not be subject to the above setback requirement.

And except that

Dwelling(s) located at 74 Ferry Road being Lot 6 DP 6990 and any subsequent subdivision thereof, shall not be subject to the above setback requirement where the site adjoins Pt Lot 26 Deeds 161, Lot 1 DP 5159, Pt Lot 2 DP 5159 and Lot 3 DP 5159 and any subsequent subdivisions thereof, with the exception of sites within 30 metres of the boundary between Lot 6 DP 6990 and Lot 2 DP 18667 and any subsequent subdivisions thereof.

No building located within 50 metres of the rear boundary at 505 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall be used as premises for the sale of liquor.

(4) Set Back from Waterbodies and Watercourses

Buildings shall be a minimum of 6 metres from any surface water body or a watercourse.

Outcome

Protection of the environment quality of the coast and the margins of rivers and streams.

(5) Special Setbacks within the Regional Hospital Site (Appendix 8.0-4)

No new buildings shall be erected within 3 metres of a side or rear boundary.

(6) Set back from the Napier/Hastings Expressway (Appendix 8.0-5)

Habitable buildings shall be a minimum of 12 metres from the designation boundary of the Napier/Hastings Expressway (see map in Appendix 15.1-3a).

(7) Special Setbacks within Lyndhurst New Urban Development Area (Appendix 8.0-5)

Buildings shall be located a minimum of 5 metres from any boundary adjoining the Stoneycroft Reserve

Outcome

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

8.8.4 SITE COVERAGE AND LANDSCAPING

(1) Building Coverage

The maximum building coverage shall be as follows:

<u>General Residential</u>	45% of net site area	<u>Outcome</u> <i>Retention of the open character of residential areas and management of any increase in stormwater runoff from sites and adequate land for on-site wastewater disposal.</i>
Land identified in Appendix 8.0-4	40% of net site area	
Land identified in Appendix 8.0-5	35% of net site area	
<u>Plains Residential</u>	35% of net site area	
<u>Coastal Residential*</u>	35% of net site area	

* In relation to the Coastal Residential Zone at Tangoio see also maximum Building Footprint limits under 8.8.4 (3) below.

(2) Landscaping

Where sites are used for visitor accommodation the site shall be landscaped to a minimum depth of 2 metres from road boundaries and the site generally, shall be landscaped for 25 percent of its area.

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

Where the site is located on land identified in Appendix 8.0-4, landscaping shall be maintained in general accordance with the landscaping shown on the Site Plan within this Appendix.

Where the site is located on land identified in Appendix 8.0-5, landscaping shall be maintained in general accordance with the landscaping shown within this Appendix 8.0-5.

(3) Maximum Building Footprint Limit

The maximum Building Footprint per site shall be as follows:

4Zone and Area Applicable	Maximum Building Footprint Limit
Coastal Residential – Tangoio	110m ²

Outcome
Retention of the compact, intimate, discrete small scale character and vernacular of a traditional sea side bach community.

8.8.5 SCREENING

- (a) Any outdoor storage, or service area associated with non-residential activities shall be screened from adjoining sites and from the street by landscaping and or fencing.
- Outcome*
The screening of storage or service areas will ensure that the residential amenity of the zone is protected.
- (b) The maximum height of any fence shall be 1.8m, with the exception of areas included in any corner site within the road boundaries of all roads, except local roads identified on the Road Hierarchy Maps in the District Planning Maps, and a straight line joining points on those boundaries at equal distances of 9m from the intersection of the kerb lines, which shall be kept clear of all structures over 1 metre in height.
- Outcome*
An open, attractive residential environment will be retained and traffic sightlines preserved.
- (c) Special Screening Requirements within the Regional Hospital Site (Appendix 8.0-4) Screening shall be maintained in general accordance with the landscaping shown on the Site Plan within this Appendix.
- (d) Special Fencing Requirements for Sites adjacent to the Stoneycroft Reserve and within the Lyndhurst New Urban Development Area Fences within 5m of the boundary of the Stoneycroft Reserve shall be constructed of open, see through materials.
Note; For the purposes of the above rule, open, see through material can include mesh fences, steel pool fencing and the like, where the built structure is no more than 30% solid.
- Outcome*
The edges of the Stoneycroft reserve will be open, further enhancing the visual amenity provided by the reserve. High visual barriers that can encourage graffiti and lower security by reducing surveillance (both from the property to the reserve and the reserve to the property) will be avoided.
- (i) Sites adjacent to the Stoneycroft Reserve and within the Lyndhurst New Urban Development Area
Fences within 5m of the boundary of the Stoneycroft Reserve shall be constructed of open, see through materials.
- (ii) Sites within the Coastal Residential Zone at Tangoio Fences within 3m of the boundary of any public reserve, walkway or road reserve; shall be constructed of open, see through materials.
Note; For the purposes of the above rule, open, see through material can include mesh fences, steel pool fencing and the like, where the built structure is no more than 30% solid.
- Outcome*
The public edges of the Tangoio Bach settlement will be open, contributing to the beach bach character of the settlement. High visual barriers that can encourage graffiti and lower security by reducing surveillance (both from the property to the reserve / walkway and from the reserve / walkway to the property) will be avoided.

(e) **Special Screening Requirements within the Ada Street Retirement site (Appendix 8.0-6)**

Screening shall be maintained in general accordance with the landscaping shown within this Appendix 8.0-6.

8.8.5(A) VISUAL AMENITY & OUTLOOK OF NEIGHBOURS (REGIONAL HOSPITAL SITE - APPENDIX 8.0-4 AND ADA STREET RETIREMENT VILLAGE SITE – APPENDIX 8.0-6)

- (a) Those parts of any site which are or may be visible from any reserve, public road, public parking space, or Residential Zone, shall be maintained in a tidy condition.
- Outcome*
Activities fronting public roads, public reserves, parking areas or residential zones will have a pleasant appearance. The visual amenity of adjacent residential activities will be maintained.
- (b) Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.8 metres.
- (c) Where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1m of frontage so occupied, and such landscaping shall be wholly visible from the street.
- (d) Any activity, including carparking areas, which adjoins a site for a residential activity, and where buildings do not adjoin the site boundary, either a fully enclosed fence with a minimum height of 1.8m shall be erected, or a landscape strip with a minimum depth and height of 1.8m shall be provided, so as to fully screen adjoining residential activities.

8.8.6 TRAFFIC GENERATION

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

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

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

HCV-II	Nil (except for the coastal residential zone where the limit shall be 1)
HCV-I	1
All Others	30

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

Exemptions to Rule 8.8.6 Traffic Generation

Motor vehicle movements resulting from activities located on land identified in Appendix 8.0-4 are exempt from Rule 8.8.6.

8.8.7 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

8.8.8 NOISE

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise.

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

All activities associated with Premises used for the Sale of Liquor at 505 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall comply with the maximum noise levels specified in Section 14.2 for sites zoned Commercial.

8.8.9 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.

8.8.10 FINANCIAL CONTRIBUTIONS

Activities shall be required to provide financial contributions where appropriate in compliance with the provisions of Section 15.2 of the District Plan on Reserves Contributions, Section 15.3 of the District Plan on Development Levies, and Section 15.4 of the District Plan on Roading Contributions.

Outcome

The outcomes of Section 15.2, 15.3 and 15.4 of the District Plan on Financial Contributions will be achieved.

8.8.11 PROTECTION OF FLOOD CHANNELS

- (a) No building shall be erected within 30 metres of the top of the bank of that part of the Karituwenua Stream that flows between Te Mata Road and the confluence with

School Stream.

Note: Under the Regional Plan, no building, structure, fence, planting, deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse 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.

8.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below, except for activities in the Deferred General Residential Zone. Specific Performance Standards and Terms for activities in the Deferred General Residential Zone shall be those for the Plains Zone (Section 6.9).

8.9.1 HOME OCCUPATIONS

- | | |
|--|--|
| <p>(a) Shall be clearly secondary and incidental to the use of the site for residential activities.</p> | <p><u>Outcome</u>
A wide variety of home occupations compatible in scale and character with other residential activities. Home Occupations will take place in existing</p> |
| <p>(b) Shall occupy no more than one third of the gross floor area of all buildings on the site.</p> | <p>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.</p> |
| <p>(c) The home occupation shall be performed by a member of the residential building residing on the site and employ no more than one full-time equivalent person residing outside the residential building.</p> | <p></p> |
| <p>(d) It shall be carried out either wholly within the residential building or within an accessory building erected or modified for the purpose, except that plants may be grown outside a building.</p> | <p></p> |
| <p>(e) Only goods produced or substantially produced on the site, shall be retailed.</p> | <p></p> |
| <p>(f) No objectionable noise, smoke, smell, effluent, vibration, electrical interference, dust or other nuisance or danger including significant increases in traffic volumes on local streets shall be generated by the home occupation.</p> | <p></p> |
| <p>(g) In the case of a 'home stay' it shall provide accommodation for no more than 5 persons in addition to the household's normal occupants.</p> | <p></p> |

8.9.2 RESIDENTIAL ACTIVITIES

Secondary Residential Buildings

- | | |
|--|---|
| <p>(a) One Secondary Residential Building shall be allowed per site.</p> | <p><u>Outcome</u>
<u>Flexibility</u> to provide secondary</p> |
|--|---|

- (b) It shall be clearly incidental and secondary to the principal residential building on the site. *accommodation. Secondary Residential Buildings will have minimal effects and result in the loss of only a small area of land.*
- (c) Maximum gross floor area, excluding integral garages, shall be 80m² otherwise it shall be assessed as a residential building.
- (d) Secondary Residential Buildings shall comply with the General Performance Standards and Terms in Section 8.8 of the District Plan except that it need not comply with 8.8.1 (maximum density).

8.9.3 PRODUCE STALLS

- (a) The maximum gross floor area (including any outdoor display areas) shall be 50m². *Outcome
Provision will be made for the sale of goods in residential zones.*
- (b) The goods stocked by the Produce Stall shall consist of at least 75% of products grown or manufactured on-site.

8.9.4 PROFESSIONAL OFFICES

- (a) Maximum gross floor area shall be 150m². *Outcome
The scale and appearance of the residential zone will be maintained.*
 - (b) The hours of operation of the activity shall be restricted to the following: *Activities likely to cause vehicle movements in the residential zone will only take place at times when the residential activities generate higher vehicle movements.*
- | | |
|---------------|------------------|
| Monday-Friday | 8.00am to 6.00pm |
| Saturday | 8.00am to 1.00pm |

8.9.5 TEMPORARY EVENT DAYS

- (a) Only two events shall take place on a site over a 12 month period. *Outcome
It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects.*
- (b) Events shall be of a maximum duration of three days. *The temporary nature of the events will ensure that any effects are for a short time only.*
- (c) Maximum attendance at any one time shall be 300 persons.
- (d) The Hastings District Council shall receive notification of the temporary event day at least ten days prior to the event taking place.
- (e) No parking associated with the temporary event shall be accommodated on any public road or road reserve.
- (f) Other than Noise (Refer Standard 14.2.8.3) and Traffic Sightline Distances (Refer Standard 14.1.8.2), the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

8.9.6 VISITOR ACCOMMODATION, DAY CARE CENTRES AND

HOMES FOR THE AGED

The site shall be landscaped to a minimum depth of 2 metres from road boundaries and the site shall be landscaped for 25 percent of its area.

Outcome

The visitor accommodation, day care centres and homes for the aged will be screened and harmonise with the residential zone.

8.9.7 STORAGE BUILDINGS (PERMITTED BY RULE 8.7.4.1)

The maximum floor area per site shall be 50m².

8.10 ASSESSMENT CRITERIA – SPECIFIC CONTROLLED ACTIVITIES (Except Deferred General Residential Zone)
Explanation of Assessment Criteria:

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

8.10.1 RELOCATED BUILDINGS

The external appearance of the relocated building and any necessary works so that it is compatible with the amenity of the surrounding area. The Council will determine the timeframe for the completion of any necessary works.

Outcome

Relocated buildings will be integrated into the amenity of the local environment.

8.10.2 PRODUCE STALLS

The design of the stall so that it is in keeping with the scale and character of the residential neighbourhood. The proposed operation and management of the stall to ensure that amenity and nuisance effects are negligible and adequate screening, buffering and landscaping are employed to protect neighbouring and adjacent residences.

Outcome

The scale, character and amenities of the residential zone will be maintained.

8.10.3 EDUCATION FACILITIES

The scale and design of the education facility to ensure that amenity impacts and the generated effects are negligible.

Outcome

The scale, character and amenities of the residential zone will be maintained.

8.10.4 CAMPING GROUNDS (IN THE COASTAL RESIDENTIAL ZONE)

The size of the camping ground, number of sites, carparks, and scale of buildings to ensure that they are consistent with the coastal residential neighbourhood.

Outcome

The scale, character and amenities of the residential zone will be maintained.

The development of the site to harmonise with the surrounding natural features, in particular the character of the coastal environment. The design of infrastructure to ensure it is of a standard capable of servicing the camping ground, assuming 100% capacity.

8.10.5 PROFESSIONAL OFFICES

The buildings used for the activity shall be of a scale and character that is compatible with the surrounding uses.

Outcome

The professional office will be in character with the area.

8.10.6 Residential Activities and Visitor Accommodation within Tangoio Coastal Residential Zone

The design of buildings should ensure that they are visually compatible with the surrounding landscape and respect the beach vernacular of the former small intimate settlement adjacent to the bold hills. Design features should include:

- The design and pitch of rooflines to complement the lines of the landscape. Buildings should have deeper recesses around the windows and wider eaves. Garages (whether freestanding or integral) and accessory buildings should not dominate or be a feature of sites as viewed from public roads and public spaces. (See design diagrams in Appendix 8.0-7).
- Exterior colours and materials that blend in with the landscape and that have low reflectivity. This means avoiding high impact and high visibility colours and unpainted metals i.e. colours with high reflective indices. Neutral tones such as sandstone /warm greys and natural material such as timber/stone are recommended.

8.11 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES IN THE DEFERRED GENERAL RESIDENTIAL ZONEExplanation of Assessment Criteria:

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

8.11.1 Removal of Shelterbelts on Land Adjoining any Land Zoned General Residential

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

Outcome

Residential Activities on adjoining sites will be protected from the effects of agrichemical sprays.

Where no replacement shelter is proposed the Council will need to be satisfied that the proposed activities on the site will not subject the adjoining residentially zoned sites to the effect of agrichemical sprays.

8.12 GENERAL ASSESSMENT CRITERIA FOR CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

Explanation of Assessment Criteria:

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications. For Restricted Discretionary Activities consideration is only required to be given to those criteria relevant to the matter necessitating consent. However, for Discretionary and Non-complying Activities, Council's assessment is not however restricted to the criteria listed below.

- (a) Whether the activity can be adequately serviced including whether low impact stormwater design techniques and solutions are incorporated into the proposal. The site must be capable of sustaining the infrastructural servicing needs of the development.
- (b) The suitability of the site and the context of the surrounding neighbourhood, and the extent alternative sites, locations, or zones have been considered.
- (c) The potential for the activity to generate adverse impacts in terms of noise, dust, glare, vibration, traffic and parking and to which mitigation options have been considered and evaluated and incorporated into the design of the development, where practicable. Section E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide may assist in outlining mitigation solutions for the adverse effects of traffic and parking..
- (d) The extent to which the activity will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the residential neighbourhood.
- (e) The extent to which the activity is identified with the character and amenity of the residential neighbourhood and can enhance or complement the area.
- (f) The extent to which sustainable design elements (outlined in the Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide) are incorporated into the proposal. When assessing development proposals in respect of these design elements the following questions will be considered:
 - Have active street frontages been incorporated into the design? (windows of living rooms or kitchens or commercial buildings face the road boundary and views of the street are not obstructed by carparking, fencing or other activities);
 - Does the front of the development face the street or public areas and the back of the development face the back of other properties? Developments that face the street or public areas will create passive surveillance of the street and enhance streetscape amenity. It also helps to maintain privacy as entrances to properties face the street and private living areas are located to the rear of the property.
 - Does the design of the development provide for a more walkable neighbourhood?
 - Are pedestrians and cyclists adequately catered for? Developments that create a pleasant streetscape with minimal vehicle crossings can encourage walking and cycling which will help with the reduction of private vehicle use.
 - Are the views through any pedestrian accessways clear, and unobstructed by high fences, or corners that could obscure the exit/entry to the accessway.
 - Does the layout of the site (the way the building is placed on the site) maximise solar access?
 - Does the design and layout of the development integrate the existing topography and landscape of the site and retain significant vegetation and waterways?

- Has the extent of land disturbance and impervious area been minimised as far as practical?
- Have low impact design principles and treatment techniques been considered and incorporated in the design?

8.13 ASSESSMENT CRITERIA FOR SPECIFIC RESTRICTED DISCRETIONARY ACTIVITIES

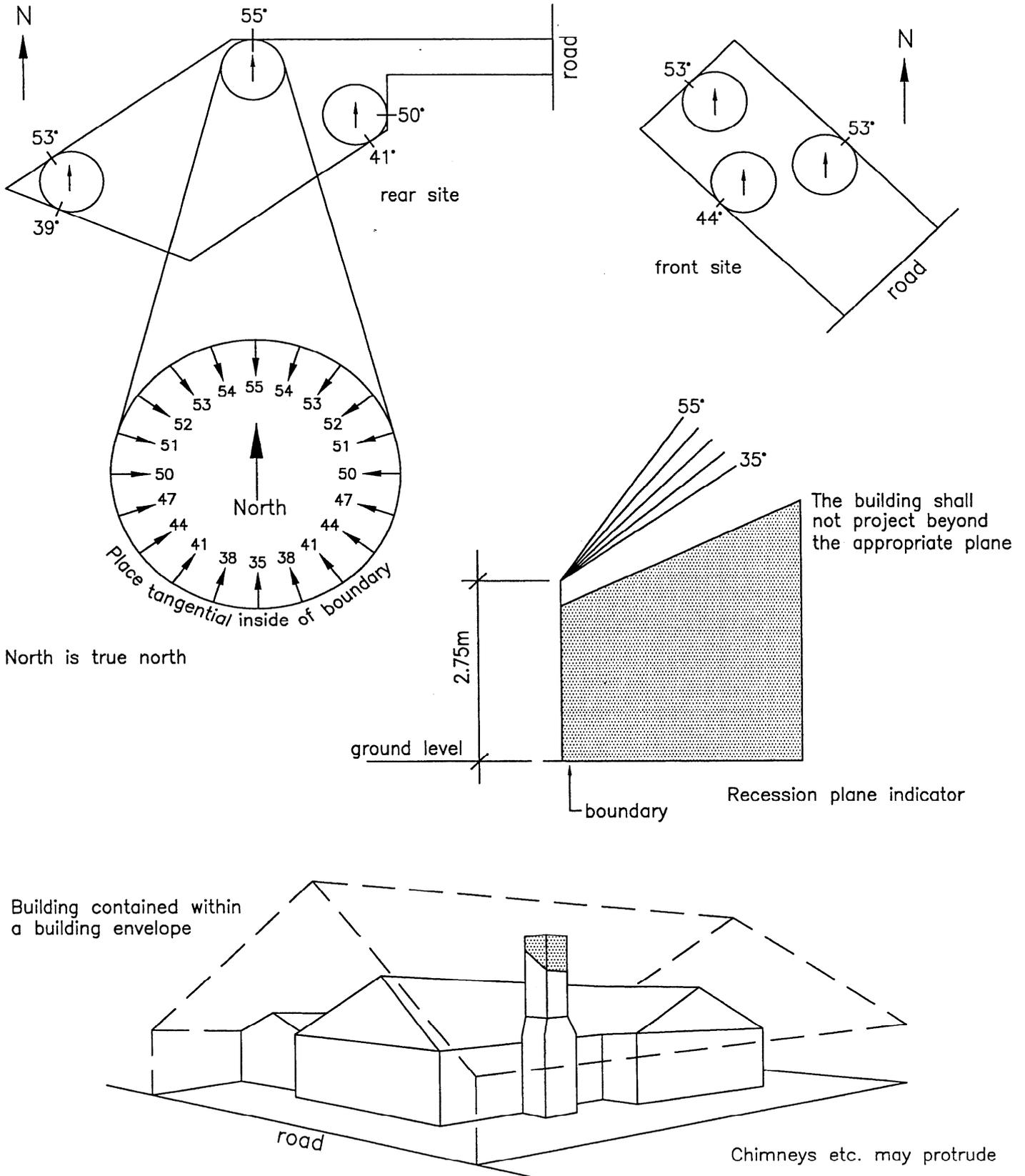
VARIATION TO RETIREMENT VILLAGE ACTIVITY ON LAND AS SHOWN IN APPENDIX 8.0-6

Explanation of Assessment Criteria:

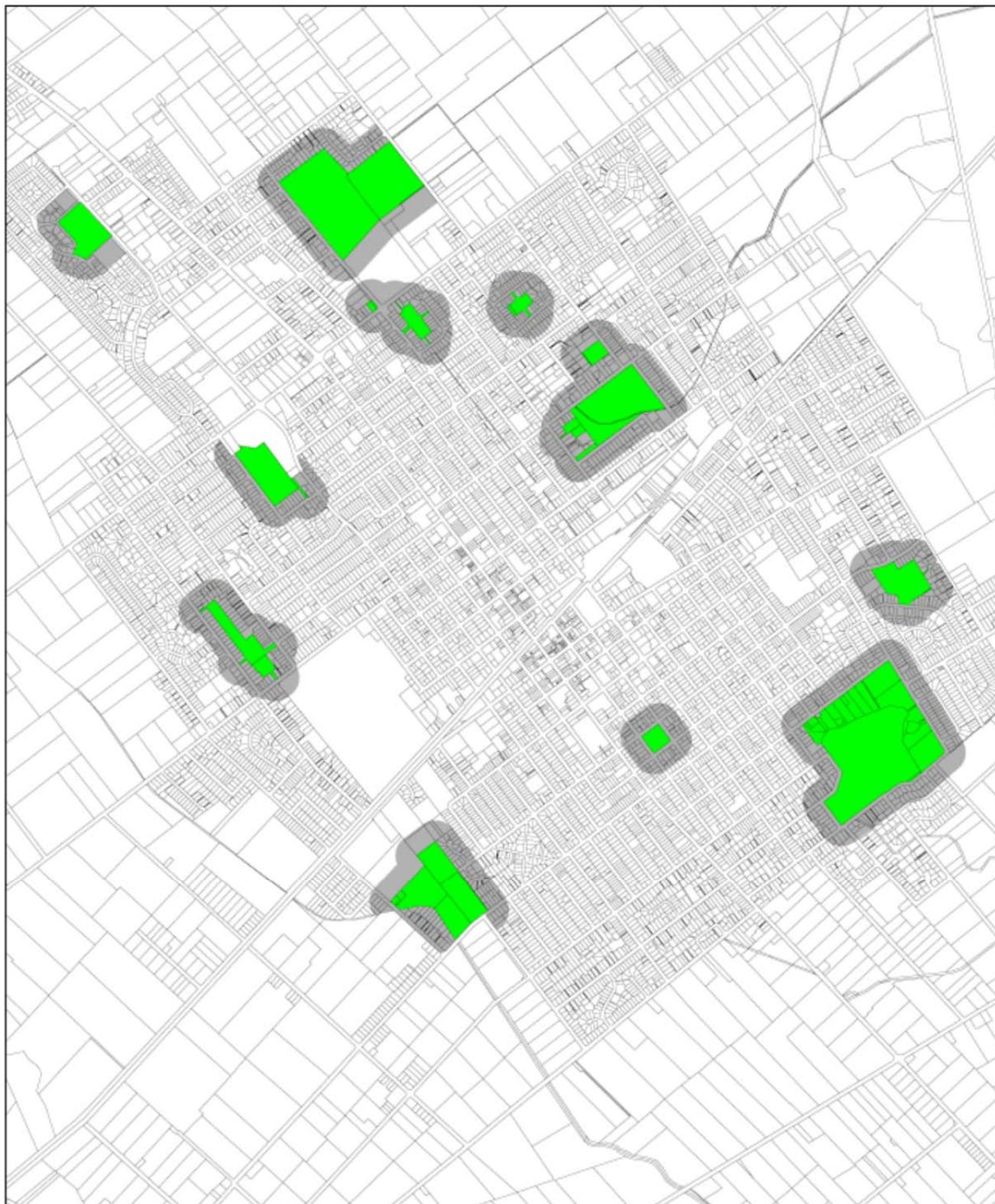
For variation to Retirement Village Activity as shown in Appendix 8.0-6, as a Restricted Discretionary Activity, the following identifies those matters to which Council may restrict the exercise of discretion in assessing the activity, and the matters in respect of which Council may impose conditions.

- (a) Those matters identified in Section 8.12 (a), (b), (d), (e) and (f).
- (b) Streetscape, and Neighbourhood Character and Amenity and the extent to which the development provides for the visual and aural privacy of occupants and neighbours, in particular:
 - The interface between the village development and abutting sites should be sensitive to the residential character and amenity values of the streetscape and the wider locality.
 - Higher density development and/or multi level/ multi unit buildings or non residential activities should be situated away from the site perimeter when developments are located in a low density residential area.
 - Development on site perimeters and street frontages should be designed to create a buffer between any closer development contained within the site and that located on adjacent sites, or from the streetscape.
 - Car parking areas should not dominate the appearance of the development or any part of it from the street or any adjoining property; large numbers of carparking spaces in single areas should be avoided, or alternatively should be broken up or visually mitigated by landscaping.
 - Building elevations should be broken up by setting back parts of the building, locating larger structures toward the centre of the site and the use of architectural features and planting.
 - Fencing and walls along the street boundary should allow visual permeability.
- (c) The effects of the variation on the areas identified in the Soil Contamination report Geo & Hydro-K8 Ltd May 2006.

METHOD OF DETERMINING RESSION PLANES



SITES WITHIN 100M OF NODAL PUBLIC SPACE – HASTINGS



Hastings
District Council
G.I.S. Section

Grid: New Zealand Map Grid
Height Datum: Mean Sea Level
Coordinates in Metres
Geodetic Datum 1949

Date : Mon 17 Jun 2002

Scale 1 : 25000

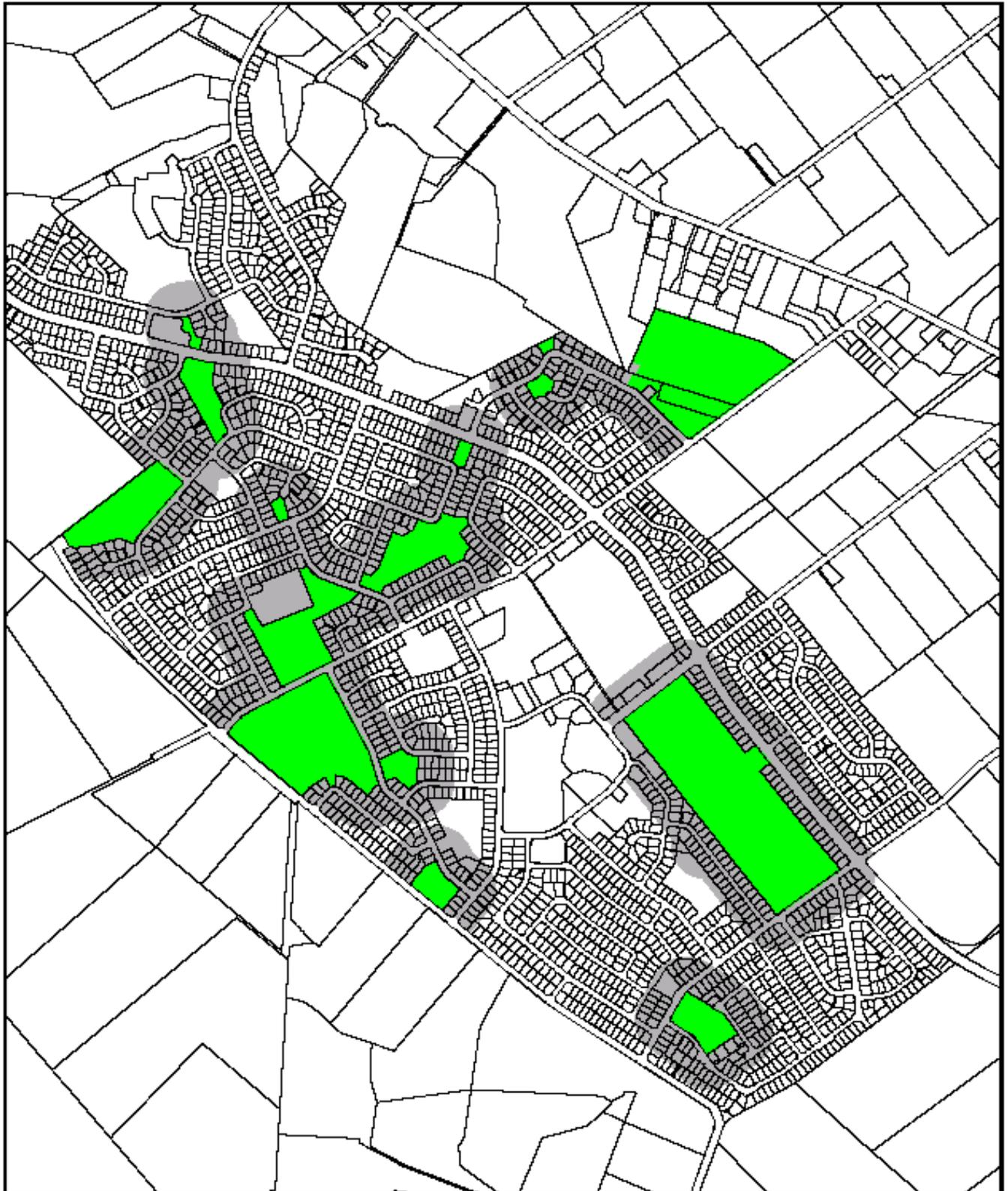


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SITES WITHIN 100M OF NODAL PUBLIC SPACE – FLAXMERE



**Hastings
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Grid: New Zealand Map Grid
Height Datum: Mean Sea Level
Coordinates in Meters
Bandwidth: Datum 1988

Date: June 2004

Scale 1 : 10000



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Hastings
District Council
G.I.S. Section

Grid: New Zealand Map Grid
Height Datum: Mean Sea Level
Coordinates in Metres
Geodetic Datum 1949

Date : Mon 17 Jun 2002

Scale 1 : 18000

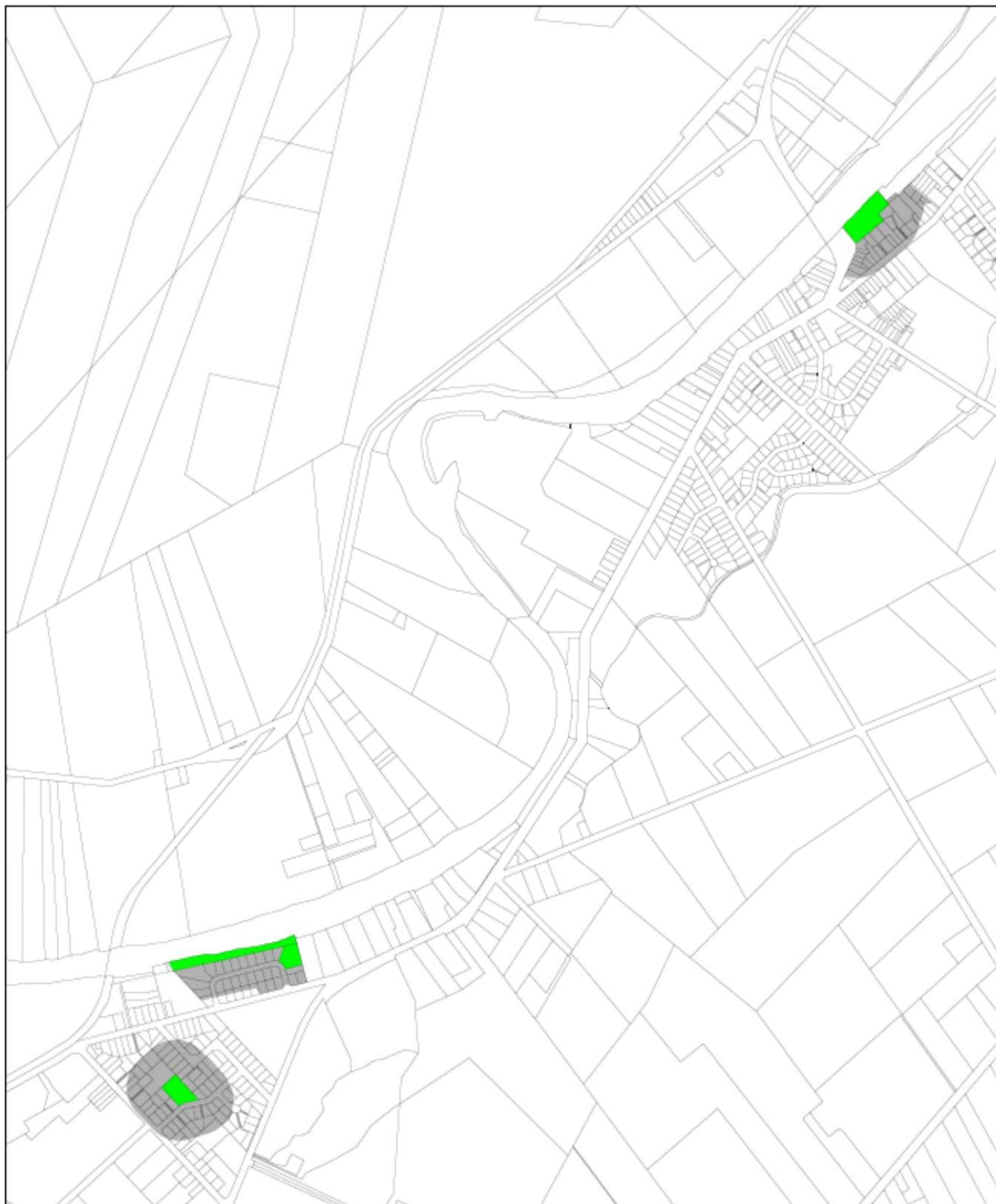


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Hastings
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Height Datum: Mean Sea Level
Coordinates in Metres
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Date : Mon 17 Jun 2002

Scale 1 : 15000

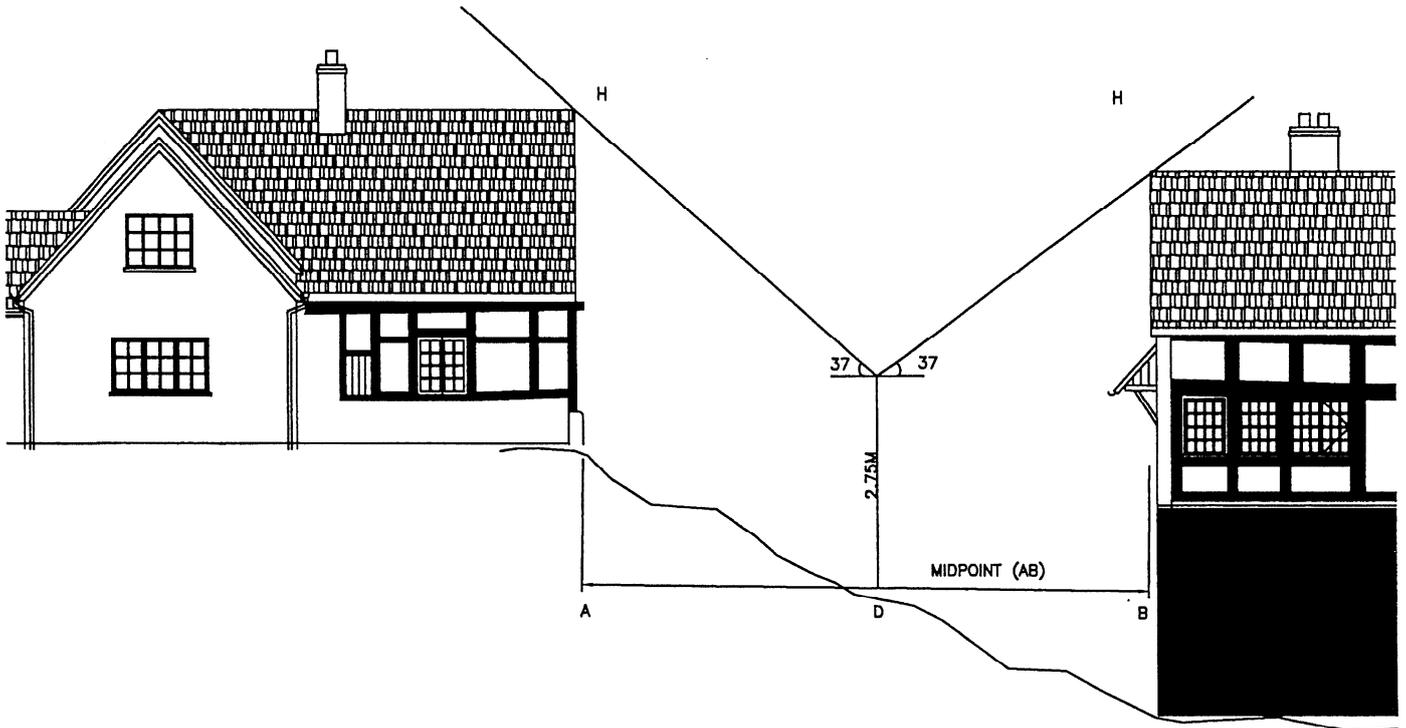


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HEIGHT RELATIONSHIPS BETWEEN RESIDENTIAL BUILDINGS ON THE SAME SITE

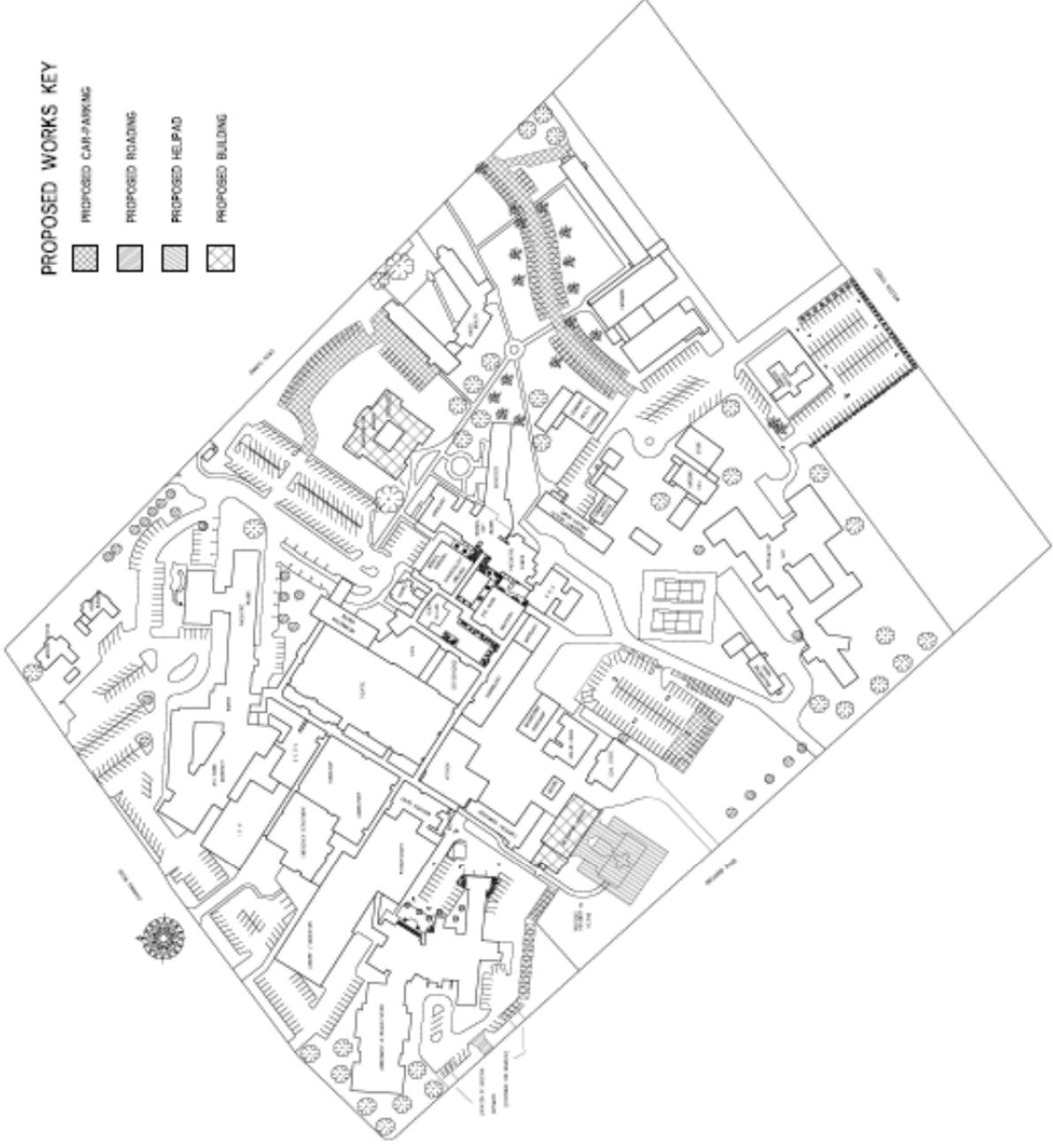
**FORMULA:**

$$H = 2.75M + 0.75D$$

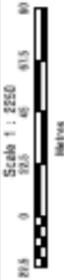
Where: H = The maximum permissible height of the building at the relevant point.

D = 0.75 of the shortest horizontal distance between the appurtenant part of the building and the nearest part of the other building.

- PROPOSED WORKS KEY**
-  PROPOSED CAR-PARKING
 -  PROPOSED ROADING
 -  PROPOSED HELPAD
 -  PROPOSED BUILDING



**HAWKE'S BAY REGIONAL HOSPITAL
SITE PLAN**



City of New Zealand Map Grid
 Vertical Datum: Mean Sea Level
 Coordinate System: GCS2000
 Geoid: DATUM 1989
 Date: 1 Mar 21 May 2020



**Hastings
District Council**
 G.A.S. Sealane

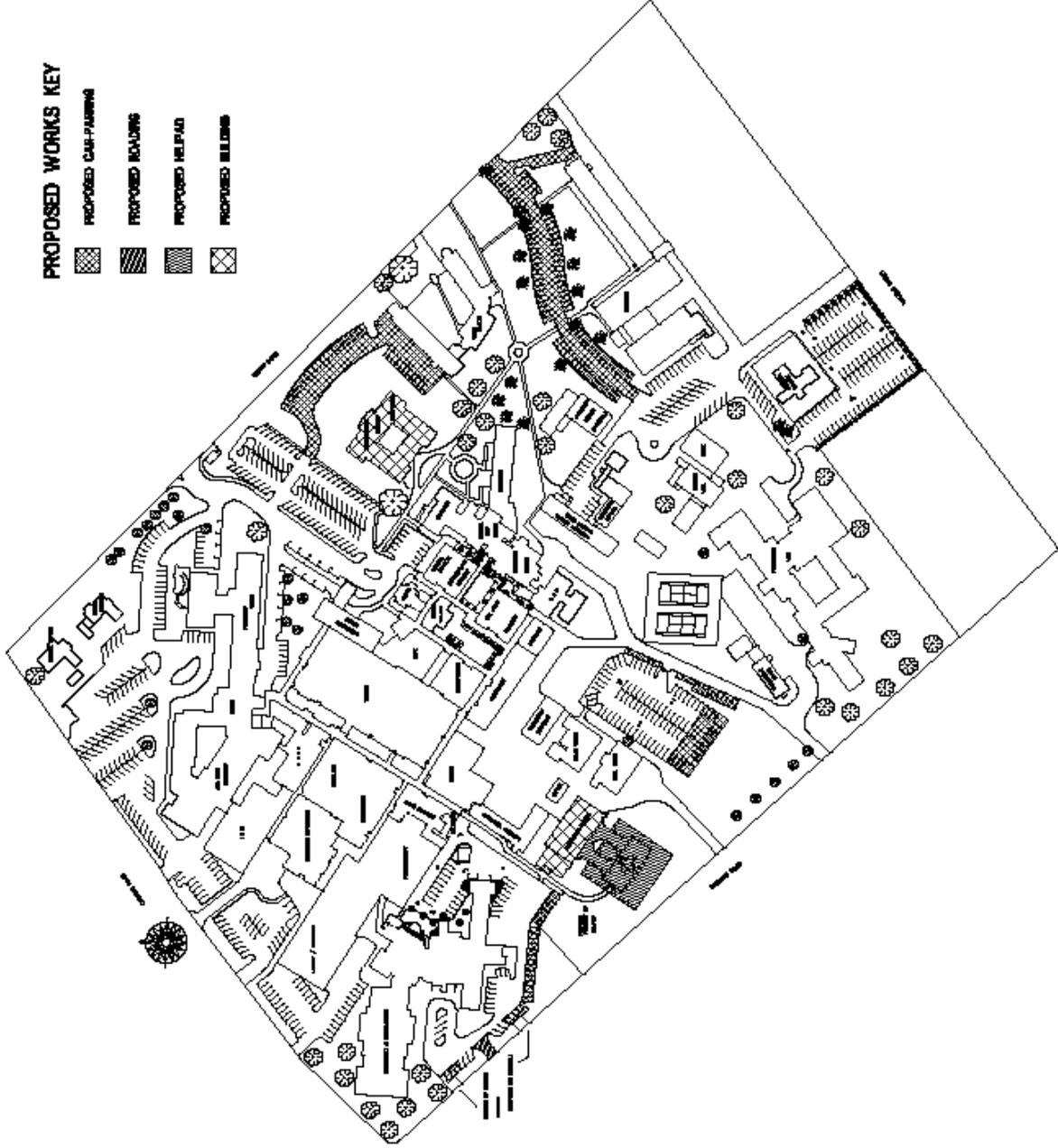
DATA SOURCE
 Current information sourced from the
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PROPOSED WORKS KEY

- PROPOSED CAR-PARKING
- PROPOSED ROADING
- PROPOSED HELIPAD
- PROPOSED BUILDING



**HAWKE'S BAY REGIONAL HOSPITAL
SITE PLAN**



City of Hastings
Highway Department
Engineering & Planning
2010

Date: 27 May 2010

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**Hastings
District Council**
G.A.S. Services

LYNDHURST NEW URBAN DEVELOPMENT AREA



Grid: New Zealand Map Grid
 Height Datum: Mean Sea Level
 Coordinates in Metres
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Date : Mon Sep 06 2004

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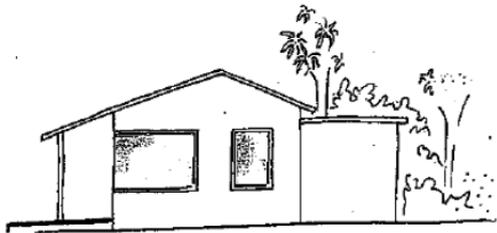
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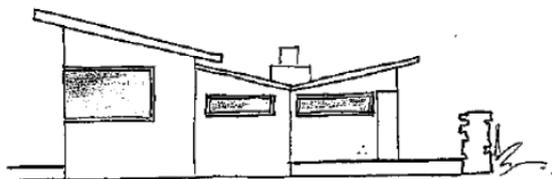
Boatshed style; low level decks; simple roof pitch;



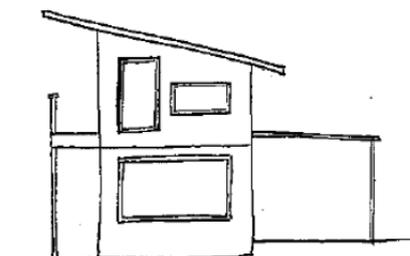
Lean to; verandas; simple pitch and window detailing;



Flat roof; simple symmetry; compact;



Mono-pitch; unobtrusive roof structures; integrated decking; wide eaves;



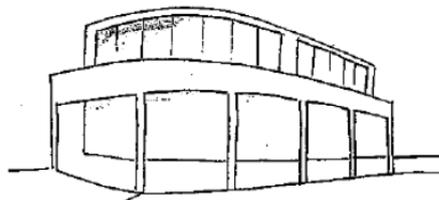
Addition of floor level whilst maintaining simple lines referred to in previous diagrams

NOTE: All should be integrated and anchored with primarily coastal native vegetation

X Do not



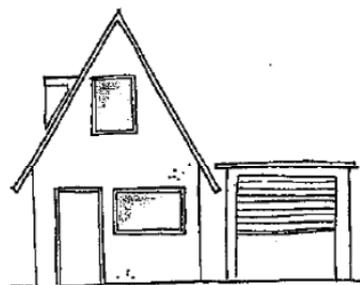
Bold; dominant additional structures onto main building; exotic vegetation with strong architectural form;



Large glass frontages; high reflectivity; strong architectural forms;



Dominant garage doors; large roof structures;



"A" frames; dormer windows; architecturally unrelated buildings;



Complicated roof pitches; suburban detailing;