



Brookvale Green

Fast Track Substantive Application

174 – 176 Brookvale Road Havelock North

Urban Design Assessment

21 July 2026

B&A

Urban & Environmental

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1.0 Introduction

1.1 Purpose

This report provides an urban design assessment to support the fast-track consent application for a development by Vermont Street Partners (**'the Applicant'**). Brookvale Green is located at 174 & 176 Brookvale Road, Havelock North, approximately 3.5km to the east of Havelock North's village centre in the Hawkes Bay region (**'the Site'**). The proposal requires resource consent as a non-complying activity to facilitate the development of 172 detached residential lots, four superlots anticipated to accommodate 31 future terrace housing units, areas of open space, supporting infrastructure and other associated works (**'the project'**, **'the proposal'** or **'Brookvale Green'**).

The report assesses the urban design merits of the proposal in terms of its consistency with urban design principles. These principles are set out in the report and are primarily derived from the Hastings District Plan (**'HDP'**), Hastings District Council Design Guidance Documents and good urban design practice based on the unique characteristics and context of the Site.

1.2 Scope and Involvement in Project

My involvement in the development of the proposal has been:

- Preliminary concept development and refinement of the Brookvale Green Masterplan;
- Preparation of the Urban Design Assessment and supporting urban design drawing package for the Fast-track referral application.
- Ongoing review, refinement and iteration of the masterplan in response to feedback from the project team, technical specialists and key stakeholders.
- Review and input into landscape design, and civil plans to ensure alignment with urban design outcomes.
- Lot testing and development of associated development controls and design guidelines.
- Provision of ongoing urban design advice to inform the design development process.
- Preparation of the Urban Design Assessment to support the substantive Fast-track application.

2.0 Site & Context Analysis

2.1 Site Overview

The Brookvale Green site has a total combined area of approximately 24.3ha and is made up of seven titles, Lot 2 DP 7771 & Lot 2 DP 529421 (174 Brookvale Road), Lot 1-2 DP 16311 (176 Brookvale Road), Lot 1 DP 529421, Lot 2 DP 28543, Lot 16 DP 3449, and Lot 3-4 DP 481968 (**Figure 1**). The site is situated to the south of Brookvale Road at the eastern fringe of Havelock North's existing urban area.

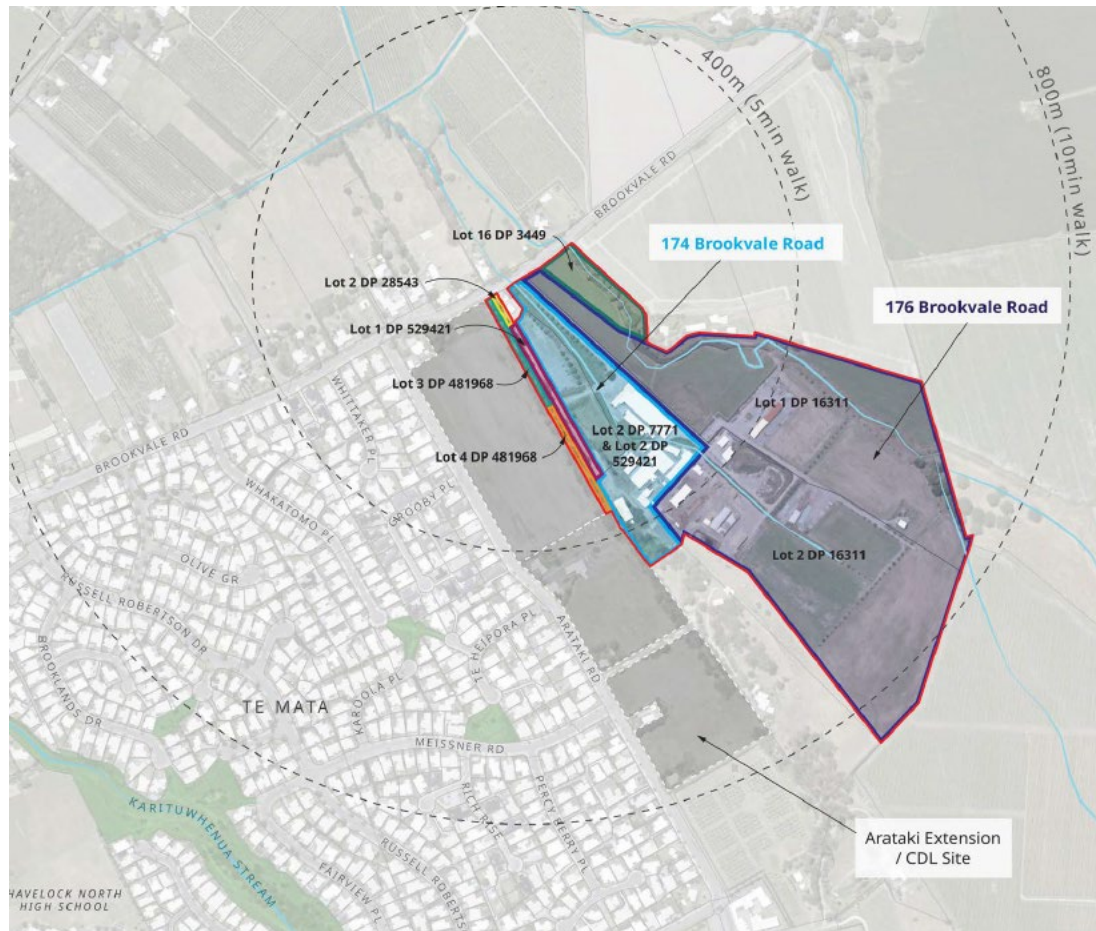


Figure 1: The proposal site at 174 & 176 Brookvale Road and the associated titles (Attachment 1, page 5).

The site has an irregular shape primarily due to the stream located along the site's northern most boundary, as well as the existing landownership patterns to the east and south. The site is wider to the east, tapering to the north-west to form a narrower frontage where it adjoins Brookvale Road. Existing access is provided from Brookvale Road via a recently upgraded sealed legal accessway. A secondary legal accessway is located on the western side of the site. This access is contained within Lot 1 DP 529421 and Lot 2 DP 28543, both of which form part of the proposal site, and are owned by Hastings District Council ('HDC'). Lot 1 DP 28543, which contains an existing HDC water asset facility, is located outside the proposal site but is also accessed via Lot 2 DP 28543. Lot 3 and 4 DP 481968, which are also owned by HDC, contain the existing open space reserve known as 'Arataki Reserve' or 'Council Reserve'.

Two streams traverse through the site, one to the north (referred to as 'Watercourse 1') and one through the site's centre (referred to as 'Watercourse 2') before they converge and drain into Karamu Stream located beyond the site to the northwest of Brookvale Road. The site has significant contours along its western boundary, which rise approximately 14m. The remainder of the site is generally flat with a gentle fall towards Watercourse 1.

The site is currently known as Te Mata Mushroom site due to the former mushroom growing, production and composting operations on the land which were ceased in 2022. Te Mata Mushroom Factory was located in the southwestern portion of the site and was initially established in 1967 when the site was previously surrounded by pastoral land uses. The facilities on the site were progressively developed over the following five decades as production levels grew.

The site contains approximately 8,800m² of existing buildings in the form of disused spawning and picking sheds, warehousing, packhouses, compost bunkers, implement shedding, office space and staff amenities. Approximately 13,300m² of yard space including storage, vehicle manoeuvring, loading, parking and compost making areas are also located throughout the site in support of the previous activities.

2.2 Local Context and Surrounding Land Uses

The Brookvale Green site is located on the north-eastern periphery of the Havelock North's urban edge. As noted above, it is positioned approximately 3.5km from the centre of Havelock North's village (approximately 7-minute drive), which contains a range of commercial, retail and community amenities including supermarkets, medical centres and churches.

Nearby community amenities in the surrounding suburb of Te Mata include schools such as Te Mata School, Havelock North Intermediate and Havelock North High School and a network of green spaces and walkways adjoining Karitūwhenua Stream, to support future residential growth on the Site (see **Figure 2**).

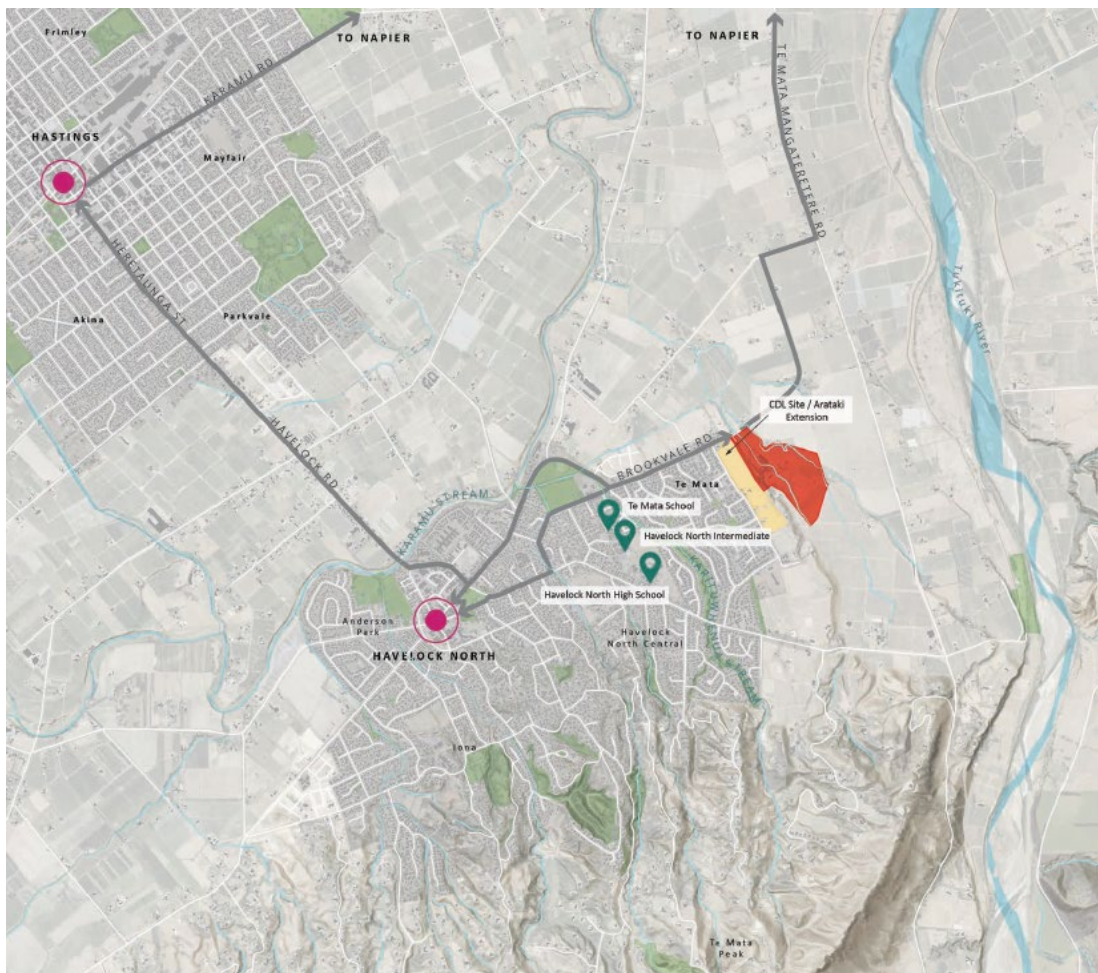


Figure 2: Site in relation to Havelock North to the west, and Hastings to the northwest (Attachment 1, page 4).

The site is predominantly surrounded by rural and rural residential land to the north, south and east. The adjoining rural lots range in size from 7.6ha – 60ha and are primarily made up of open, flat paddocks, vineyards and agricultural land, accessible from Brookvale Road and Te Mata

Mangatere Road. While the land directly adjoining the Site is zoned Plains Production, laned zoned Te Mata Special Character Area is located further to the south of the site along Te Mata Road.

The adjoining properties to the southwest range from 0.9ha – 5.2ha and contain rural residential activities and commercial businesses (104 Arataki Road / Shaggy Range). Directly to the west, the site adjoins the CDL Arataki Extension land which is situated between the subject site and existing urban edge of Havelock North at Arataki Road (approximately 150m from the site). The Arataki Extension site is a fast-track project which was approved in February 2026 to develop 171 residential allotments on an 11-hectare site. In addition, Brookvale Road Metlifecare Retirement Village is currently subject to a plan change process on adjoining land to the northwest. The proposal signals a broader pattern of urbanisation and residential growth occurring around the site and Brookvale Road.

As noted, HDC's Arataki Reserve (Lot 3-4 DP 481968) is located along the site's western boundary and comprises an embankment containing a stand of mature gum trees.

3.0 Planning Context

This report is not a planning assessment and is not intended as such. However, an understanding of the HDP provisions, and the wider strategic direction that applies to the Site, are relevant to this urban design assessment to:

- Understand the strategic role of the proposal within the planned growth of Havelock North and to provide context for assessing the urban design response within its wider urban and strategic context.
- Inform the assessment of the proposed neighbourhood structure, built form, public space and development interfaces by reference to the relevant HDC residential design guidance and Hastings District Plan residential provisions, while recognising that the site is currently zoned Plains Production Zone.
- Consider how the proposal responds to the rural-urban interface, recognising the site's location of the edge of Havelock North and the importance placed by the district and regional planning frameworks on achieving an appropriate transition between urban development, productive rural land and the natural environment.

3.1 National Policy Statement on Urban Development

The National Policy Statement on Urban Development ('NPS-UD') came into effect in August 2020 and requires councils to amend their plans to provide adequately for housing. Areas over which local authorities have jurisdiction are classed as Tier 1, 2 or 3 urban environments. Hastings District is classed as a Tier 2 urban environment. This includes both Hastings and Napier as part of the combined Napier-Hastings urban area.

The objectives of the NPS-UD that are of particular relevance to this urban design assessment include:

- Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

- Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:
 - (a) the area is in or near a centre zone or other area with many employment opportunities
 - (b) the area is well-serviced by existing or planned public transport
 - (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.
- Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

3.2 Hawkes Bay Regional Policy Statement

The Hawke's Bay Regional Policy Statement (**'RPS'**) provides strategic direction for the management of the built environment across the region. Of particular relevance to this assessment are the objectives relating to urban form, housing choice, and the integration of urban development with the natural and physical environment. Relevant objectives include:

- Objective UD1 - Urban Form (Region): Establish compact and strongly connected urban form throughout the region that achieves quality built environments, provides for a range of housing choices and affordability, demonstrates consideration of urban design principles, manages reverse sensitivity effects, and avoids unnecessary encroachment onto versatile land.
- Objective UD4 - Planned Provision for Urban Development (Heretaunga Plains Sub-region): Enable urban development in an integrated, planned and staged manner that provides for the adequate and timely supply of land and associated infrastructure while avoiding inappropriate ad-hoc urban development.
- Objective UD5 - Integration of Land Use with Significant Infrastructure (Region): Ensure that the rate and location of development is integrated with the provision of strategic and other infrastructure, services and associated funding mechanisms.
- Objective UD6 - Integration of Transport Infrastructure with Development (Region): Ensure that transport infrastructure is integrated with development and settlement patterns, while promoting active transport and reducing reliance on private motor vehicles.

These objectives are relevant to Brookvale Green given its role in providing additional housing supply on the eastern edge of Havelock North urban area, while establishing a defined and well-managed rural-urban interface through the proposed stream corridors and landscape framework.

3.3 Heretaunga Hastings Operative District Plan

Although the site is currently zoned Plains Production Zone (**Figure 3**), the objectives and policies of that zone are less relevant to this urban design assessment. Accordingly, this assessment has focused on the HDP provisions and design guidance most relevant to the development proposed, including the Havelock North Residential Environment (**'HNRE'**), Havelock North General Residential Zone (**'GRZ'**), Medium Density Residential Zone (**'MRZ'**), and associated residential

design guidance. These provisions provide an appropriate benchmark for assessing the quality of the proposed urban design outcomes.

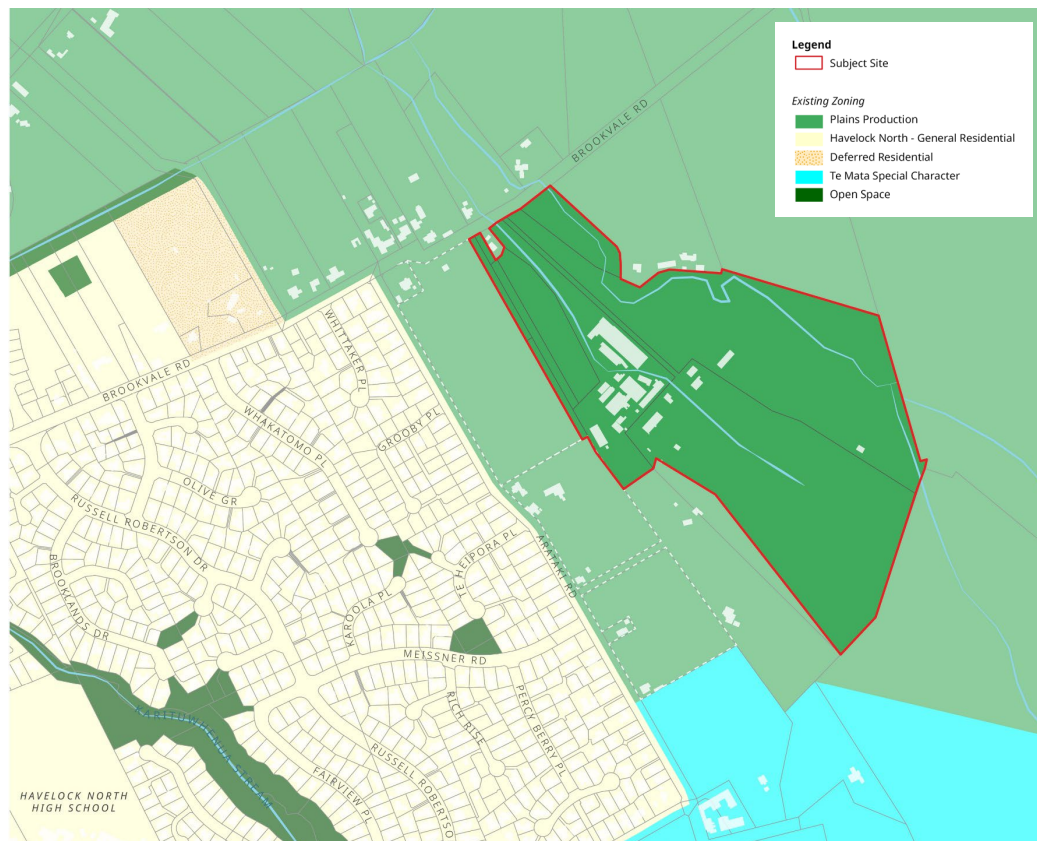


Figure 3: Brookvale Green existing zoning context (Attachment 1, page 6).

3.3.1 Urban Strategy (Chapter 2.4)

The Urban Strategy provisions provide the strategic framework for managing growth and development within the Heretaunga Plains sub-region. Relevant objectives and policies seek to achieve planned urban growth, efficient use of infrastructure, protection of important environmental resources, and the delivery of well-integrated residential communities (Objectives UDO1 and UDO2; Policies UDP1, UDP3 and UDP5).

These provisions are relevant to Brookvale Green as the proposal seeks to establish a comprehensively planned residential neighbourhood that integrates housing, transport, infrastructure, open space and environmental outcomes within a coherent urban structure.

3.3.2 Medium Density Housing Strategy (Chapter 2.6)

The Hastings Medium Density Housing Strategy provides strategic direction for accommodating future residential growth within the district through a greater diversity of housing forms and more efficient use of urban land (Objectives MDSO1-MDSO3). The strategy recognises the importance of delivering medium density housing in locations that are supported by appropriate infrastructure, transport networks, public open space and community facilities, while achieving high-quality urban design outcomes and maintaining residential amenity (Policies MDSP1-MDSP4).

These provisions are relevant to Brookvale Green given the inclusion of medium-density residential development areas and the objective of creating a walkable, connected and well-designed residential neighbourhood.

3.3.3 Subdivision and Land Development (Chapter 30.1)

The subdivision and land development provisions of the HDP establish the framework for the design and delivery of new subdivisions and associated infrastructure. Relevant objectives and policies seek to ensure that subdivision design achieves efficient land use, provides for the integrated delivery of infrastructure and services, responds appropriately to site constraints, and creates safe, functional and attractive neighbourhoods (Objectives SUBO1-SUBO4 and associated policies).

Also relevant are the reverse sensitivity provisions of the Subdivision and Land Development chapter, which seek to ensure that potential reverse sensitivity effects arising from subdivision are avoided where practicable or otherwise appropriately mitigated (Objective SLDO5 and Policy SLDP16). These provisions recognise the importance of maintaining the ongoing operation of existing rural production activities, infrastructure and network utilities.

For Brookvale Green, this is particularly relevant to the design and management of the rural-urban interface, where stream corridors, road alignments, landscape treatments and lot configuration have been used to establish an appropriate transition between the proposed residential neighbourhood and surrounding rural land uses.

The *Subdivision and Infrastructure Development in Hastings – Best Practice Design Guide* (**‘Subdivision Design Guide’**) supports the HDP provisions by providing detailed guidance on the planning and design of new residential neighbourhoods and associated infrastructure. The guide promotes integrated neighbourhood design, connected street networks, high-quality public realm outcomes, active transport connectivity, and the integration of open space, landscape and stormwater infrastructure within new developments. This guideline provides an important framework for assessing the neighbourhood structure and public space outcomes proposed for Brookvale Green.

3.3.4 Havelock North Residential Environment (Chapter 8.2)

The HNRE provisions recognise and seek to maintain the distinctive character, amenity and identity of Havelock North while accommodating residential growth. Relevant objectives and policies emphasise maintaining a high-quality residential environment, protecting and enhancing neighbourhood character, achieving attractive streetscape outcomes, and ensuring development responds positively to its landscape setting (for example, Objectives HNREO1 and HNREO2 and associated policies). While Brookvale Green is located beyond the current urban boundary, these provisions provide important context regarding the qualities and characteristics that contribute to successful residential neighbourhoods within Havelock North.

The GRZ provisions are directly relevant to the assessment as the majority of residential lots proposed within Brookvale Green are intended to reflect the density, character and development outcomes anticipated by this zone (and Havelock North more broadly). The objectives and policies seek to provide for housing choice while maintaining residential amenity, supporting connected and walkable neighbourhoods, promoting quality urban design outcomes, and integrating development with transport, infrastructure and open space networks (for example, Objectives GRZO1 and GRZO2 and associated policies). As such, the GRZ provisions provide an appropriate benchmark for assessing the proposed neighbourhood structure, lot pattern, public realm, streetscape character and residential amenity outcomes across most of the site.

3.3.5 Medium Density Residential Zone (Chapter MRZ)

The MRZ provisions are also relevant to this assessment, as the proposal includes areas intended to accommodate higher-density residential development, including lots of less than 400m². While the site is not currently zoned Medium Density Residential Zone, the objectives, policies and development standards of the zone provide an important benchmark for assessing the suitability of the proposed neighbourhood structure, residential densities, built form outcomes, housing choice and residential amenity (Objectives MRZO1-MRZO4 and associated policies).

The *Hastings Medium Density Design Framework 2022* (**'Design Framework'**) supports the MRZ provisions by providing detailed urban design guidance for higher-density residential development. The guide promotes walkable neighbourhoods, active transport connections, high-quality public open spaces, attractive streetscapes, and well-designed residential environments. Together, these documents provide a useful framework for assessing the proposed medium-density residential areas and ensuring they achieve outcomes consistent with the intent of the Hastings District Plan's Design Framework.

3.4 Reasons for Consent

The proposal requires resource consent for a number of regional and district level activities under the HDP. A full assessment of the reasons for consent is provided in the Planning Report (**Volume A: Brookvale Green**). Overall, resource consent as a non-complying activity is sought.

Whilst its status as a non-complying activity means assessment of the application is not restricted to any particular matters, relevant provisions as identified in [Section 3.3](#) above have been used to help inform this urban design assessment.

4.0 Design Response

4.1 Site Opportunities and Constraints

Based on a high-level site analysis and the urban design direction provided by the HDP, the following opportunities and constraints have informed the development of the Brookvale Green masterplan:

- The site's rural-urban interface is a key design consideration. The site adjoins rural and rural-residential land to the north, east and south. Accordingly, the masterplan has been structured to respond to these interfaces through the retention and enhancement of the stream corridors, the provision of landscape buffers, and the use of larger lots, building setbacks and fencing controls along these edges.
- Steep topography along the western boundary associated with the Arataki Reserve. This provides separation from the adjoining sites to the west while influencing the location of the proposed street network, lot configuration and future building platforms within the proposed development.
- The Irregular geometry of the site and surrounding landholdings influences the street and block structure. While this presents constraints, it also creates opportunities to develop a neighbourhood structure that responds to the site's unique characteristics.

- The two watercourses traversing the site require substantial riparian corridors (10-20m wide) and have significantly influenced the location of roads, reserves and development areas. While these corridors reduce the developable area and influence connectivity across the site, they also provide opportunities for open space provision, ecological restoration, stormwater management, passive recreation and visual amenity. Together, these watercourses form a key organising element of the masterplan and contribute to the neighbourhood character.
- Access from Brookvale Road and the wider roading network is limited, constraining opportunities for external vehicular connections. The inclusion of the Council-owned access corridor (Lot 1 DP 529421 and Lot 2 DP 28543) provides a secondary connection to Brookvale Road, improving network resilience, accessibility and overall neighbourhood connectivity.
- Council-owned land within and adjoining the site has informed the interfaces and layout of the masterplan. The Arataki Reserve, together with the site's topography, has shaped the street and lot layout within the western portion of the development. It has also provided opportunities to enhance the reserve through ecological restoration, native planting and improved landscape integration. Similarly, the HDC Water Asset Facility and associated land constrain frontage opportunities between the site and Brookvale Road but also provide opportunities to improve site access and connectivity as highlighted in the point above.
- The site's hydrology and the need to convey, treat and attenuate stormwater flows to the north and north-east have significantly influenced the layout of the development. This has informed the location of stormwater basins, wetlands, drainage corridors and reserve areas. While these requirements reduce the extent of developable land, they also create opportunities to integrate water management with stream enhancement, ecological restoration, open space and landscape amenity, establishing these features as key elements of the Brookvale Green masterplan.
- The absence of residential zoning across the site creates the need for a bespoke residential development framework. However, the existing GRZ and MRZ provisions of the HDP provide a tested and well-understood basis for managing future built form, neighbourhood character and residential amenity outcomes.
- The flat topography of the site provides opportunities for a diverse range of housing choices. The development is anticipated to accommodate approximately 203 dwellings with lot sizes ranging from approximately 202m² to 1,688m².

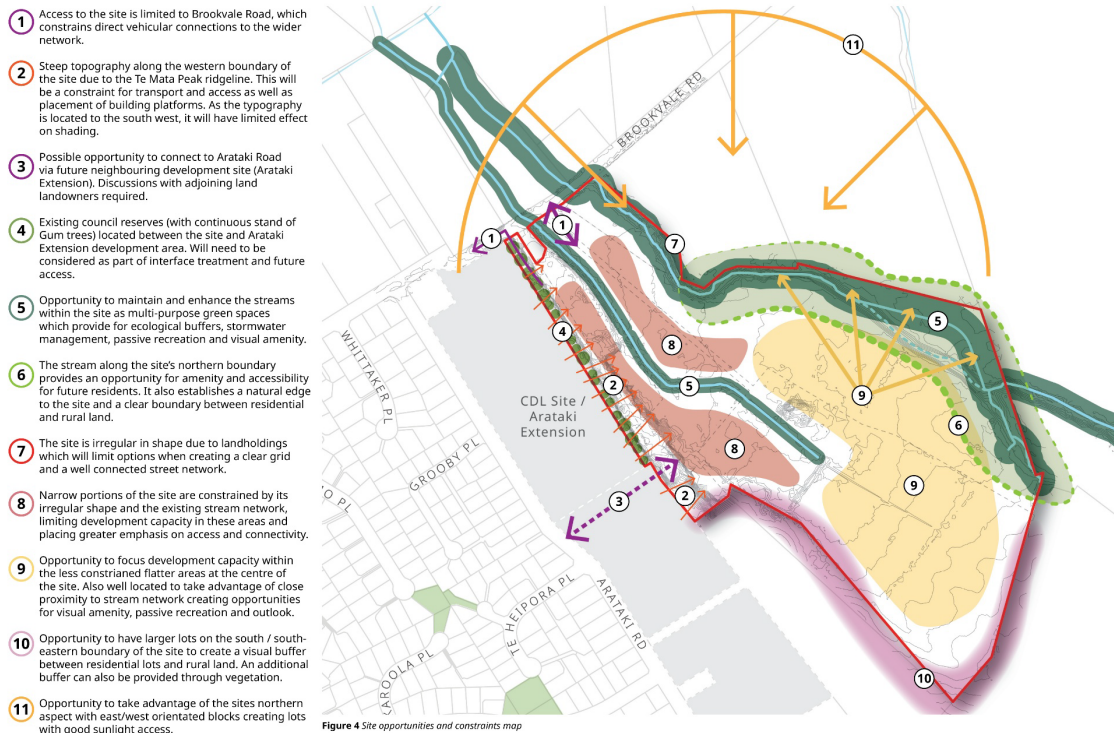


Figure 4: Site opportunities and constraints (Attachment 1, page 7)

4.2 Description of Proposal

The Brookvale Green Project is a comprehensive residential development proposed on approximately 24.3ha of land at 174 and 176 Brookvale Road, Havelock North. The Project has been carefully designed having regard to the site's physical characteristics, existing waterways, surrounding rural environment, infrastructure requirements and urban design objectives.

A full description of the Project is provided within the Planning Report (**Volume A: Brookvale Green**, developed by B&A) and the supporting technical assessments appended to the substantive application.

For the purposes of urban design assessment, the key elements of the proposal are summarised below:

- Establishment of a comprehensively residential neighbourhood comprising approximately 203 dwellings integrated with roads, reserves, stormwater infrastructure, stream restoration works, ecological enhancement areas and landscape planting.
- A neighborhood structure organised around two stream corridors (Watercourse 1 and 2) and associated stormwater reserve network and a connected street network which responds to the site's natural features and is accessed via Brookvale Road.
- A residential development framework that establishes three distinct typologies:
 - 164 General Residential Lots (Lot Type 1) developed in accordance with the GRZ provisions of the HDP.
 - 8 Medium Density Lots (Lot Type 2) developed in accordance with the MRZ provisions of the HDP.

- 4 Superlots (Lot Type 3) intended to accommodate 31 future terraced housing units in accordance with the MRZ provisions and bespoke Design Guidelines.
- Strategic placement of the medium density lots and superlots adjacent to stream corridors where higher density housing can benefit from outlook, amenity, open space access and pedestrian connections, while managing effects on neighbouring properties.
- A carefully managed rural-urban interface, designed to provide a clear transition between the proposed residential neighbourhood and surrounding rural land uses through:
 - Realignment and enhancement of Watercourse 1 to establish a substantial riparian and stormwater corridor along the northern and eastern boundaries, providing ecological enhancement, landscape amenity and physical separation between the proposed residential neighbourhood and adjoining rural land uses.
 - Larger lot sizes along sensitive rural interfaces.
 - Landscape buffers, fencing controls and 5 - 15m building setbacks designed to maintain amenity while recognising the ongoing operation of adjoining rural activities.
 - Consent notice requirements addressing potential reverse sensitivity effects associated with the surrounding rural environment.
- An urban design framework, comprising:
 - Application of GRZ and MRZ development standards through consent notices registered against future titles.
 - Design Guidelines applying to Lot Type 3 – Superlots, to ensure high-quality built form and residential amenity outcomes, including streetscape and public space interfaces, privacy and safety, building form and appearance, outdoor living spaces, landscape design, and waste and service areas, secured by consent notices.
 - A site-wide fencing strategy designed to promote passive surveillance, attractive street frontages, high-quality reserve interfaces, privacy, neighbourhood amenity and the management of reverse sensitivity effects along rural boundaries.
 - Bespoke building setback requirements, landscape treatments and rural interface controls tailored to the specific opportunities and constraints of the Brookvale Green masterplan.
 - Private covenants that further complement the consent notice regime and assist in achieving a coordinated and high-quality neighbourhood character over time.

Brookvale Green Masterplan

REV A - July 2026

Scale 1:3,000 @ A3



Figure 5: Brookvale Green Masterplan

Collectively, the opportunities and constraints identified in [Section 4.1](#) have strongly influenced the development of the Brookvale Green masterplan. The proposed neighbourhood structure reflects a careful balancing of environmental, infrastructure, urban design and rural interface considerations, resulting in a development that responds to the site's unique characteristics while achieving a viable residential yield and high-quality urban design outcomes.

4.3 Response to Consultation

The proposal and the urban design implementation framework have been refined through an iterative design process that has incorporated feedback from a range of stakeholders including HDC. Of particular relevance to this assessment are the comments provided by Council's Urban Design Specialist, which formed part of Council's wider technical review of the proposal. A summary of the consultation undertaken with Council and other stakeholders is provided in the Consultation Report (**Appendix 20** to the Substantive Application).

The purpose of this section is to outline the key urban design matters raised through that review and how they have informed the masterplan and the proposed implementation framework. These are summarised in the table below:

HDC Comment (Summary)	Design Response / Comments
There are aspects of the masterplan that are well designed and are anticipated to achieve positive public and private realm outcomes. However, several areas require further design resolution to address tensions created by the site's physical constraints.	The masterplan has continued to be refined following Council feedback. Additional lot testing, site cross sections, revised development controls, Design Guidelines and refinement of the fencing plan have been incorporated to strengthen the urban design

	response while responding to the site's physical constraints.
Single-loaded blocks and dual public edges create tensions between the objectives of passive surveillance of public spaces and privacy of private outdoor space.	The overall layout of these blocks is largely dictated by the site's topography, stream corridors and the need to provide access to constrained areas of the site (particularly to the west). The impact on privacy to these lots and their interface with public spaces has been a consideration throughout the refinement of the masterplan. It is considered that in the case of Block 19 (Lots 177 – 180) that effects will be mitigated through the level changes accommodated through retaining at the western edge of these lots. This is covered further in Section 5.1.1 of the urban design assessment. In addition, it is considered that these effects have also been mitigated through fencing controls, landscape treatment along riparian margins, and the proposed development controls.
The pedestrian walkway proposed between Roads 1 and 2 raised CPTED and privacy concerns.	The concerns raised regarding the proposed pedestrian connection have been noted. The walkway has been deliberately located having regard to the site's topography, the overall movement network, and the proposed lot layout. While it was initially intended to provide pedestrian connectivity to the wider Arataki area should future connections become available, it also serves an important local function by providing a direct pedestrian link between the western residential neighbourhood and the proposed open space network. The current alignment is considered to provide an appropriate urban design response, including through the use of boundary treatments and fencing that support the interface with adjoining land and provide a balance between passive surveillance and privacy outcomes for adjoining residents. The proposal therefore retains the walkway as currently designed.
Long shared driveways servicing multiple lots should ideally be avoided.	The concerns raised regarding the proposed ROWs have been considered. However, the two ROWs remain part of the proposal. As discussed in Section 5.5.2 , their inclusion is primarily driven by the site's topography, together with the irregular site boundary and the alignment of Road 1 towards the site's southern corner. It is noted that the number of lots accessed via ROWs is limited (10 of the 203 proposed lots).

	In addition, the configuration of the ROWs maintains positive streetscape outcomes by ensuring the adjoining lots remain orientated towards the public street, rather than presenting rear lot interfaces to the street environment.
Additional assessment was requested regarding privacy, overlooking and visual effects to lots which have roads on both boundaries, and a road on one boundary and a publicly accessible open space on the other.	Following Council's feedback, additional assessment has been undertaken through lot testing, cross-sections and refinement of the proposed fencing controls. While these interface conditions arise from the site's topography and the location of the open space network, they are considered capable of achieving appropriate residential amenity outcomes. Potential privacy, overlooking and visual effects are managed through the separation provided by the lot layout and open spaces, fencing controls, retaining and landscape treatments. Collectively, these measures provide an appropriate framework to balance private residential amenity with passive surveillance and positive public interfaces. The cross-sections provided in Attachment 1 (pages 20–23) further demonstrate the relationship between these interfaces.
Terrace housing on the rural edge was queried but could be appropriate if supported by landscape outcomes.	The landscape and planting treatments shown on the Landscape Plans (Appendix 6 to the Substantive Application) form part of the proposal. The 40m wide riparian and stormwater corridor is intended to provide both physical separation and landscape screening between the proposed terrace housing and the adjoining rural land to the north, while also contributing to the amenity and character of this interface. The location of the terrace houses is also supported by the Landscape and Visual Assessment (Appendix 13 of the Substantive Application).
Privacy, shading and interface effects associated with the proposed terrace housing, including its relationship with the adjoining public realm and neighbouring residential properties, require further consideration.	Following HDC's feedback, additional cross-sections have been prepared and refined to better understand the relationship between the proposed terrace housing, the adjoining public realm and the neighbouring GRZ lots to the south. This assessment has informed further refinement of the Design Guidelines and fencing controls. As outlined in Section 5.1.3, this interface condition is a common and accepted outcome within urban neighbourhoods where development is orientated to address

	different streets. Potential interface effects are mitigated through the provision of a 6m-wide rear lane, together with rear-loaded garages, parking and associated servicing, which increase the separation between the terrace housing and adjoining residential lots. In addition, the proposed development controls, fencing strategy and Design Guidelines provide a framework to appropriately manage privacy, overlooking, shading and visual dominance.
The development controls were generally supported, including the reduced terrace housing front setback.	Noted.
The fencing strategy was generally supported but refinement for specific site was recommended, and more information on retaining was requested.	Noted. Following Council's feedback, the fencing plan has been further refined and is included in Attachment 3. Additional cross-sections have been prepared to illustrate the relationship between the retaining walls, fencing, dwellings and surrounding landform. While retaining walls are proposed to reach a maximum height of approximately 2.5m in a limited number of locations, they are generally lower across the majority of their extent. The site layout also enables future dwellings and associated landscape planting to reduce the visual prominence of the retaining walls. Fencing above the retaining walls will remain limited to 1.2m in height and will generally be setback from the wall edge, creating a terraced landform that further softens the appearance of the combined retaining and fencing treatment. This is discussed further in Section 5.8.1.

5.0 Assessment

As noted, the site is currently zoned Plains Production under the HDP. However, the proposal seeks to establish a comprehensively planned residential neighbourhood. As such, the Plains Production Zone provisions are of limited relevance to the assessment of urban design outcomes, as they are primarily directed towards the protection and ongoing productive use of the highly versatile soils of the Heretaunga Plains.

This urban design assessment has been undertaken with reference to the provisions of the HNRE, MRZ, and Subdivision and Land Development chapters of the HDP, together with the relevant design guidance as set out in [Section 3.3](#) of this report. These provisions are considered to provide the most appropriate framework for assessing the urban design merits of Brookvale Green and the anticipated residential development outcomes enabled by this Fast-track consent application.

The assessment focuses on whether the proposed masterplan establishes a robust subdivision framework capable of supporting quality residential development and positive urban design outcomes. As the application is for a vacant lot subdivision, the assessment also considers how the application of existing HDC residential development controls, together with bespoke development controls and design guidance, can support appropriate design outcomes at subsequent building consent stages.

For ease of reference, I have consolidated the key urban design matters identified within Section 5 into the following headings:

- Street Network and Block Structure
- Movement and Connectivity
- Open Space Provision and Response to Natural Features
- Rural interface
- Streetscape Safety and Amenity
- Development Controls and Design Guidelines
- On-site Amenity
- Fencing and Retaining

5.1 Street Network and Block Structure

5.1.1 Response to Site Features and Constraints

The layout proposed is a logical response to the site's size, shape and identified constraints identified in [Section 4.1](#) of this report. Key factors influencing the street network and overall block structure include the presence of two existing streams, and the site's topography. The masterplan has been designed to integrate with these features, resulting in a layout that reflects the sites context. This approach is consistent with the objectives and policies of the HDP which seek to ensure subdivision responds to, integrates and retains existing topographical and landscape features.

The central stream ('**Watercourse 2**') traverses through the site, separating the northeastern and southwestern portions of the development before terminating near the centre of the site. Watercourse 2 is proposed to be retained and enhanced through the provision of a 10m planted riparian corridor, creating a positive ecological and landscape feature within Brookvale Green.

The proposed street network (particularly Road 1, Road 2 and Road 5) has been designed to generally front Watercourse 2, providing outlook, passive surveillance and amenity opportunities. While portions of the stream corridor are directly fronted by streets and public spaces, other sections are bordered by the rear boundaries of residential lots. This is considered an appropriate outcome as the opposite side of the corridor remains publicly accessible and overlooked by the street network, ensuring it remains visually connected to and integrated with the wider neighbourhood.

The northernmost waterway ('**Watercourse 1**') forms the northern boundary of the site and establishes an interface between the proposed residential neighbourhood development and the adjoining rural environment to the north. The alignment of Watercourse 1 has been refined to maximise the developable area within the northern portion of the site and avoid creating isolated parcels that are disconnected from the wider development (see **Figure 6**). The streams approximately 40m wide riparian corridor creates a substantial landscaped edge that contributes to both ecological and amenity outcomes. With the exception of a small number of lots (Lots 200-203 adjoining the northern end of Road 1), the corridor is fronted by proposed public streets and residential development, providing good passive surveillance opportunities and visual amenity outcomes while establishing a well-defined edge to the urban residential neighbourhood. Collectively, Watercourse 1 and 2 have informed the structure of the masterplan and have been incorporated as key landscape elements that contribute to neighbourhood character, ecological enhancement, public amenity and the overall legibility of the development.

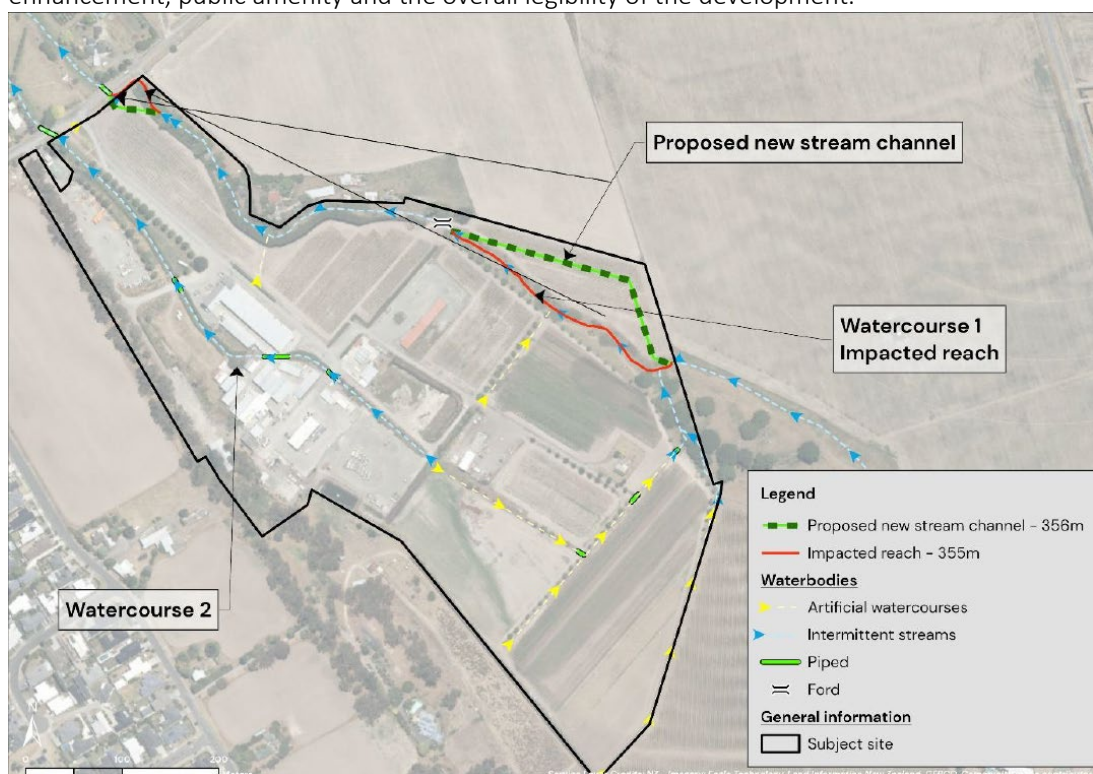


Figure 6: Existing and proposed stream alignment for Watercourse 1 (Source: Wild Ecology Ecological Assessment Report – Appendix 8 to the Substantive Application)

An artificial channel is located along the eastern edge of the site and forms the rear and/or eastern boundary of Lots 131-138, Lot 140 and Lot 141. While connected to Watercourse 1, this drainage channel performs a stormwater conveyance function and is distinct from Watercourse 1, which continues east beyond the site boundary. The eastern artificial channel does not form part of the primary stream and riparian corridor network and is not intended to function as a publicly accessible open space. Its primary purpose is to provide stormwater management during rain events with the added benefit of establishing a landscape buffer and separation between Brookvale Green and the adjoining rural land to the east.

The eastern artificial channel is incorporated within the adjoining residential lots (Lots 131-138, Lot 140 and Lot 141), with future dwellings backing onto the corridor. The corridor will be subject to easements and management requirements associated with its ongoing stormwater function, while also providing outlook and visual amenity for adjoining residents. This is considered an appropriate urban design response, as the corridor does not serve as a primary public open space asset. The arrangement also assists in establishing a clear and well-defined eastern edge to the development, while providing separation between the proposed residential neighbourhood and the adjoining rural land.

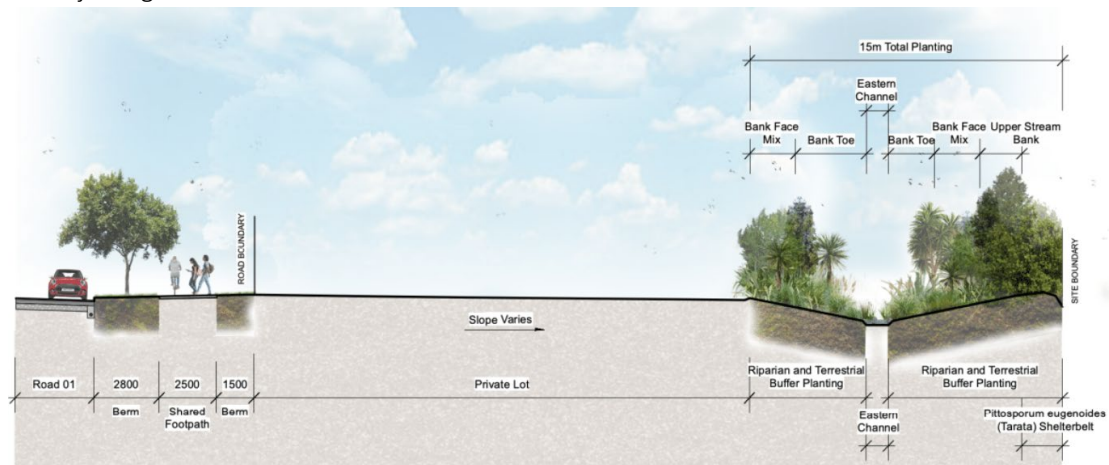


Figure 7: Typical Eastern Channel Cross Section which demonstrates its location between private lots and the eastern site boundary (Source: LA4 Landscape Plans – Appendix 6 to the Substantive Application)

The site's topography has also informed the proposed street network and block structure. While the majority of the site is relatively flat, more significant changes in elevation occur along the western edge of the site, between the western boundary and Watercourse 2. This area is influenced by an existing ridgeline which runs along Council's Arataki Reserve, with the existing land falling from west to east by approximately 11m.

The western portion of the site is connected to the wider development via Road 2, which links to the primary loop road (Road 1), and Road 3, which adjoins the site's western boundary and the Arataki Reserve. While a small number of proposed lots (Lots 177–180) appear to have dual frontages to both Road 2 and Road 3, these lots are separated from Road 3 by a retaining wall and are orientated towards Road 2 (see **Figure 8**). As such, Road 3 does not function as the primary frontage for these properties.

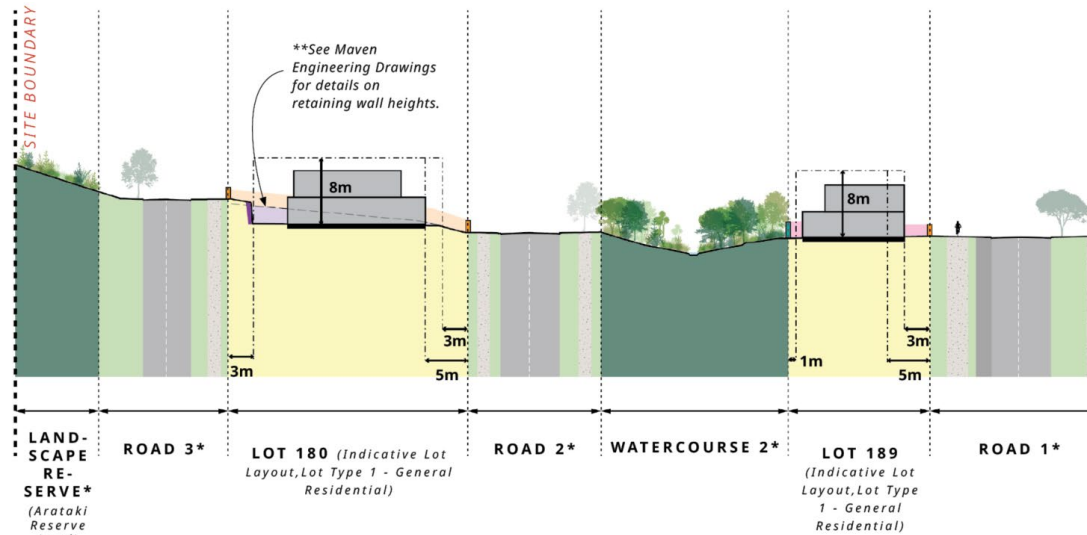


Figure 9: Insert of the Brookvale Green Section 2 showing Lot 180 is separated from Road 3 by the proposed retaining wall (See Attachment 1, page 21).

The adjoining Arataki reserve is elevated above Road 3 and will be planted, battered and retained in some sections (Figure 9). Collectively, these elements reinforce the separation and accommodate the level changes between the reserve and the road corridor while creating a landscaped edge that softens the visual effects.

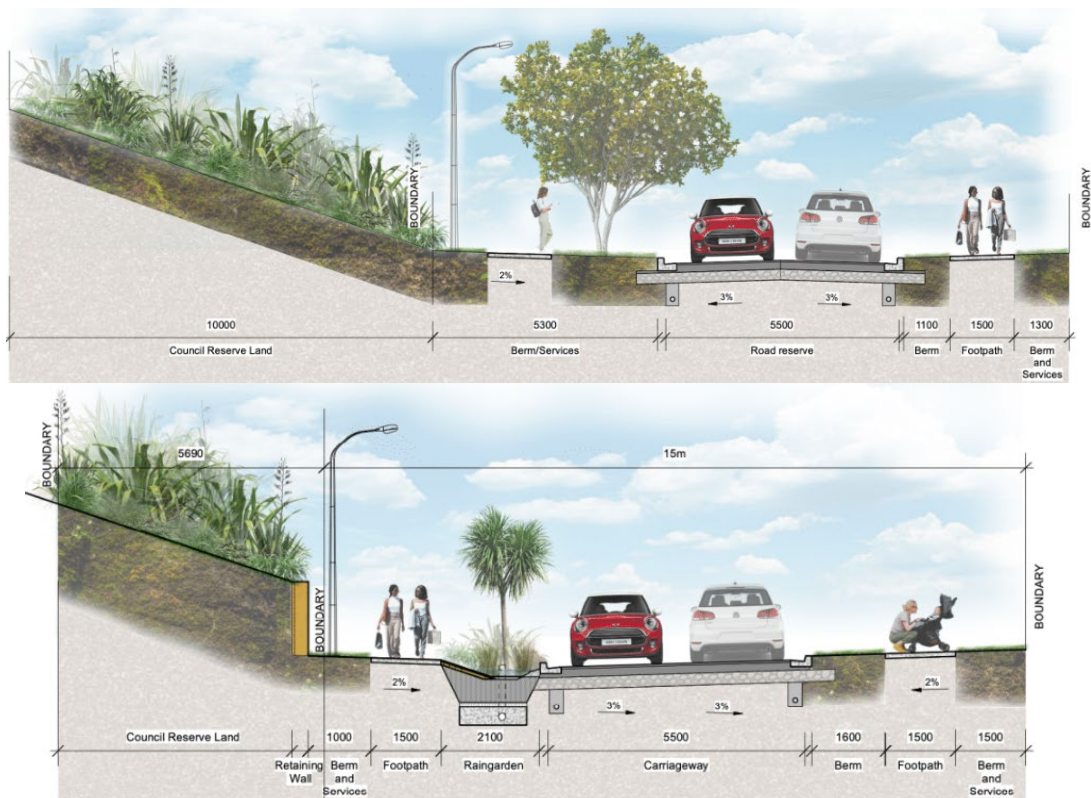


Figure 8: Road 3 Cross Section in two locations showing the battered, retained and landscaped interface between the Arataki/Council Reserve and Road 3 (Source: LA4 Landscape Plans – Appendix 6 to the Substantive Application)

It is considered that while the western portion of the site is more constrained by the sites topography, the Arataki Reserve and Watercourse 2, access and connectivity is maintained to the proposed lots and externally to Brookvale Road via Road 3 to the north. The resulting layout is

considered an appropriate response to the site's physical characteristics, while maintaining a connected and legible street network.

5.1.2 Street Hierarchy and Block Structure

Beyond the western portion of the site, the remainder of the development adopts a more regular subdivision pattern centred around the primary loop road (Road 1), which forms the principal structuring element of Brookvale Green. Road 1 functions as the primary movement spine through the neighbourhood, connecting the various parts of the development while providing direct access to the site's key landscape features, open space corridors and Brookvale Road. A series of secondary streets connect to Road 1 and provide access to development blocks and residential lots. As noted, these streets have been designed to respond to the site's natural features and topography while maintaining a connected and legible network.

Secondary streets, including Roads 5, 6, 8 and 9, are arranged within a series of generally north-south orientated blocks located within the flatter central portion of the site. This arrangement enables lots to be predominantly orientated east-west, optimising sunlight access and supporting residential amenity outcomes.

While some blocks exceed the 80–100m spacing referenced in the Subdivision Design Guide, this is largely a consequence of the loop-road structure adopted to provide access to Brookvale Road, and the response to the site's waterways and associated riparian corridors. The blocks maintain direct access to Road 1 and the wider street network while retaining strong connections to the site's key landscape features.

While some blocks exceed the 80–100m spacing referenced in the Subdivision Design Guide, this is largely a consequence of the loop-road structure adopted to provide access to Brookvale Road and the response to the site's waterways and associated riparian corridors. Within this framework, the proposal incorporates a grid structure within the external loop road (Road 5, 6, 8 and 9) that provides a legible and well-connected movement network. These blocks are predominantly intended to accommodate GRZ development, where lower residential densities reduce the need for a more closely spaced street network. In this context, the proposed block pattern represents an appropriate balance between connectivity, development efficiency and responsiveness to the site's natural features, while maintaining direct access to Road 1 and strong connections to the site's key landscape features.

5.1.3 Lot Orientation and Development Framework

The proposed block structure provides for a range of lot sizes and development opportunities across the site, supporting a variety of housing typologies and household needs in line with the provisions of the HDP and NPS-UD. The residential development framework comprises:

- **Lot Type 1 (General Residential Lots):** 164 lots greater than 400m² (476m² – 1,688m²) intended to accommodate standalone dwellings and establish the predominant suburban character of the neighbourhood.
- **Lot Type 2 (Medium Density Lots):** Eight lots less than 400m² (328m² – 373m²), intended to accommodate detached dwellings developed in accordance with the Medium Density Residential Zone provisions.
- **Lot Type 3 (Superlots):** Four superlots intended to accommodate 31 future terrace housing units, providing additional housing choice and supporting a more diverse urban form.

Collectively, the proposed lot framework supports a range of dwelling types and household needs while maintaining a coherent and legible neighbourhood structure.



Figure 10: Brookvale Green Typology Plan (See Attachment 2)

Superlots

The four superlots have been positioned adjoining Road 1 and overlooking the northern riparian corridor that is associated with Watercourse 1. This location enables future medium-density housing to orientate towards both the street and adjoining reserve areas, contributing to passive surveillance, streetscape activity and the overall quality of the public spaces. This location also provides future residents with direct access to open space and opportunities to benefit from outlook across the riparian corridor and associated landscape features.

While the superlots are located toward the northern extent of the development, they are well-separated from adjacent rural properties. This separation is provided by Road 1, the reserve network and the 40m riparian corridor associated with Watercourse 1, resulting in a substantial physical and visual buffer between the terrace housing sites and the rural interface (see **Figure 11**).

From an urban design perspective, the location is considered appropriate as it focuses future medium-density development around one of the site's key features enabling future dwellings to provide passive surveillance and activity to both Road 1 and the adjoining reserve corridor. This will contribute positively to the safety, amenity and activation of these spaces. The terrace housing will also benefit from a strong visual and physical relationship with the adjoining stream corridor and reserve, providing access to high-quality public amenity that complements their smaller site areas.

The placement of the superlots has also been considered in relation to adjoining general residential lots. The rear boundary of the superlots interface with the side boundaries of adjoining residential lots. This is a common and accepted outcome within urban neighbourhoods where lots are orientated to address different streets. Any potential interface effects are managed through the provision of a 6m-wide rear lane, which provides additional physical separation between future terrace housing and the adjoining residential lots beyond the building envelopes established by the proposed development controls (see [Section 5.6](#)). In addition, the rear lane arrangement is anticipated to result in garages, carparking and associated servicing being located along the rear of the terrace housing. This enables further increases in separation between habitable rooms and adjoining residential lots, reducing the potential for privacy, overlooking and visual dominance effects. The proposed arrangement supports the terrace housing to maintain outlook to Road 1 and the adjoining reserve corridor while ensuring an appropriate level of amenity is maintained for adjoining residential properties. Detailed interface matters, including visual dominance effects, and privacy, will be further managed through the development controls, fencing strategy and Design Guidelines applying to the superlots.

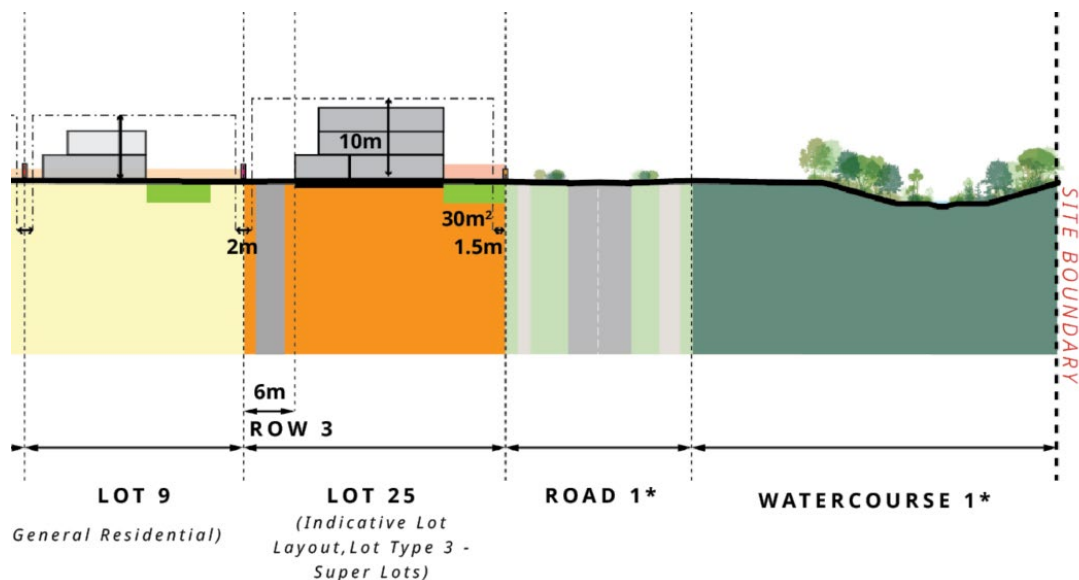


Figure 11: Insert of the Brookvale Green Section 3 showing the relationship enabled between future built form on Lot 9 and Lot 25, as well as the separation established between the superlots (orange) and the site boundary. (See Attachment 1, page 22)

General & Medium Density Lots

Beyond the proposed superlots, residential lots range in size from approximately 328m² to 1,688m², providing for a variety of dwelling types and living arrangements while contributing to visual diversity throughout Brookvale Green.

The majority of residential lots are General Residential Lots (Lot Type 1), which establish the predominant residential character of the neighbourhood. A smaller number of Medium Density Lots (Lot Type 2) are also incorporated within the subdivision adjoining Watercourse 2, where future residents will benefit from outlook over the riparian corridor and north facing private outdoor living.

Overall Lot Layout

The subdivision has been designed so that the majority of lots have direct frontage to the proposed street network, minimising the number of rear sites and Right of Ways (ROWs) wherever practicable (see [Section 5.5.2](#)). The proposed lot arrangement also generally achieves a back-to-back relationship between adjoining rural residential lots, including along the southern and eastern edges of the development. This approach is consistent with the Subdivision Design Guide, which recognises the benefits of street-facing lots and back-to-back lot arrangements in supporting passive surveillance, streetscape activity, privacy and residential amenity. The predominance of street-facing lots will also assist in ensuring future dwellings contribute positively to the character, safety and amenity of the public realm.

Overall, the proposed street network and block structure are considered to provide an appropriate framework for future residential development. The layout responds to the site's waterways, topography and landscape features while supporting a range of lot sizes, housing typologies and residential amenity outcomes. The street hierarchy and block arrangement also establish a clear movement framework that promotes connectivity throughout the development.

5.2 Movement and Connectivity

The proposed movement network has been designed to provide a connected and legible pattern of movement for pedestrians, cyclists and vehicles throughout Brookvale Green. While opportunities to connect to the surrounding road network are influenced by the site's physical characteristics and the limited number of adjoining roads (limited to Brookvale Road), the proposed layout maximises connectivity where practicable and is designed to establish a well-connected internal movement network.

Access to Brookvale Green is primarily provided via Brookvale Road, which adjoins the sites north-western boundary and is the only road adjoining the site. While opportunities for additional external road connections to Arataki Road were explored as potential opportunities throughout the design process, these were constrained by surrounding land ownership as well as the site's physical characteristics (particularly the topography) and therefore has not been able to be achieved at this stage.

As a result, the development is accessed via two connections to Brookvale Road, including the primary entrance to the site which links Brookvale Road to the primary loop road of Road 1. A secondary connection is also provided via Road 3 within the sites western portion. While the number of external connections is limited, the proposed arrangement provides an appropriate level of vehicular access and network resilience having regard to the site's context and constraints.

Within the site, the movement network provides for good connectivity. As noted, Road 1 forms the primary movement spine and is supported by a network of secondary streets and pedestrian connections that provide direct access between the residential areas, open spaces and key landscape features. The use of cul-de-sacs has been minimised throughout the development, with a single cul-de-sac head occurring at the southern end of Road 3 where the site is constrained by topography. In this location, extending the street network would require significant earthworks and result in an inefficient road layout. Notwithstanding, pedestrian connectivity is maintained through the provision of a 6m wide pedestrian accessway linking the southern end of Road 3 to the central loop road (Road 1).

The development has also been designed to provide a well-connected pedestrian and cycling network. Road 1 incorporates a 3m wide shared path on one side of the street, extending the full length of the loop road and connecting to Brookvale Road to the north. The proposed shared path will connect to the existing shared path network on the southern side of Brookvale Road, providing pedestrian and cycling connectivity between the development and the wider Havelock North area to the west of the site. Road 1 also incorporates seven raised crossing points, providing safe and convenient pedestrian connections between residential lots and the open space network throughout the site. In addition, the raised crossings will assist in slowing vehicle speeds along the primary street and reinforce pedestrian priority of the street environment. Together with the proposed footpath network and pedestrian accessways, these features contribute to an accessible and permeable pedestrian environment.

Overall, the proposed movement and connectivity framework is an appropriate urban design response to the opportunities and constraints of the site and its surrounding context. While opportunities for additional external connections are limited, the development maximises the available connection to Brookvale Road and the existing shared path network. It is considered that the proposed street, pedestrian and cycle network provides a high level of internal connectivity, enabling convenient movement throughout the development and access to key landscape features, open spaces and the wider Brookvale Green neighbourhood.

5.3 Open Space Provision and Response to Natural Features

As discussed in [Section 5.1.1](#) above, the proposal has been influenced by the site's natural features in the form of the existing stream network. The proposed open space network is primarily centred around these existing waterways, their associated riparian corridors and the stormwater management areas. These have been integrated into the masterplan to create a network of landscape corridors that contribute to the ecological, landscape and visual amenity of the development.

The proposed open space network has focused on the protection and enhancement of natural features, stormwater management and the provision of passive amenity, rather than creating larger reserves for active recreation or play. While these opportunities for formal recreation are limited, the reserve corridors provide positive outlook, landscape character and opportunities for informal recreation, including walking.

The design prioritises a landscape-led approach, where planting performs both functional and aesthetic roles, particularly within riparian corridors, stormwater management areas and adjoining streets. Along watercourses, drainage channels and stormwater ponds, the plant species have been carefully selected to support ecological and stormwater management outcomes while ensuring these areas are well integrated into the wider landscape. The proposed planting will also contribute to visual amenity, reinforce neighbourhood character and provide separation and screening to adjoining properties where appropriate.

Overall, the proposed open space network responds appropriately to the site's natural features and landscape setting. The retention and enhancement of the waterways, riparian corridors and stormwater areas will contribute to the ecological, visual and amenity values of Brookvale Green, while helping to establish a distinctive landscape character and an attractive residential environment.

5.4 Rural Interface

The interface between the proposed residential neighbourhood and the surrounding rural environment has been a key consideration in the design of Brookvale Green. The site adjoins rural and rural-residential land to the north, east and south, requiring a careful balance between achieving residential development outcomes, while managing reverse sensitivity effects and maintaining a clear distinction between urban and rural activities.

The primary rural interface occurs along the northern and north-eastern boundary where Watercourse 1 has been realigned and enhanced to establish a substantial 40m wide riparian and stormwater corridor. Together with Road 1, reserve land, landscape planting and building setbacks, this corridor creates a generous separation between future residential development and

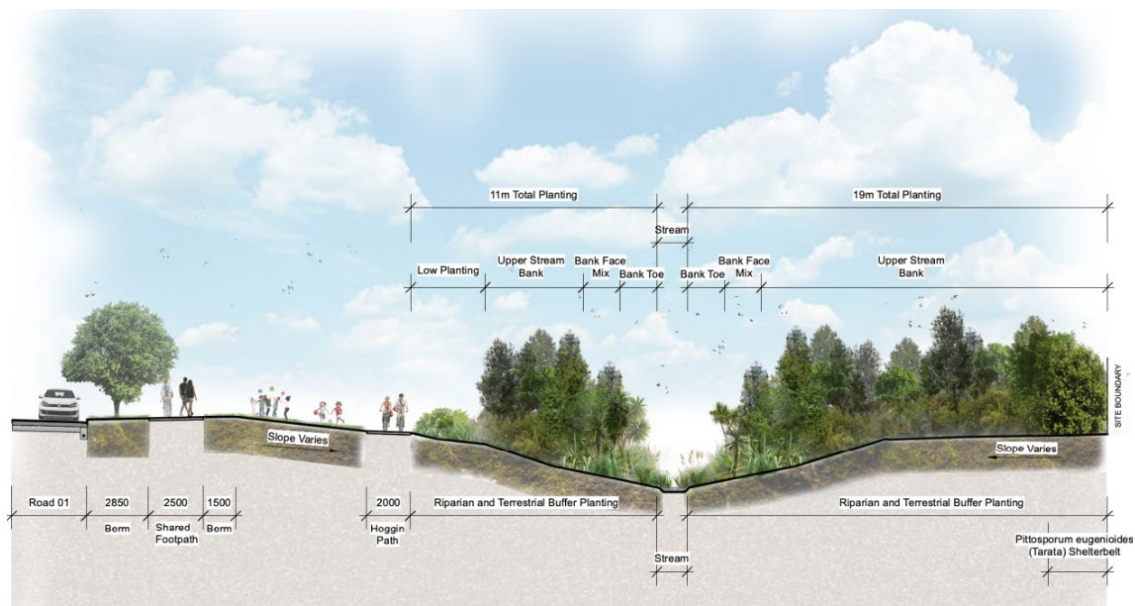


Figure 12: Typical watercourse 1 stream channel cross section (Source: LA4 Landscape Plans – Appendix 6 to the Substantive Application)

adjoining rural land (see **Figure 11** and **Figure 12** below). The corridor also provides opportunities for ecological enhancement, stormwater management and visual amenity while establishing a clearly defined urban edge.

The eastern boundary is characterised by the existing artificial channel (as noted in [Section 5.1.1](#)), which performs a stormwater conveyance function. While not intended to operate as a public reserve corridor, the channel provides an approximately 15m landscape buffer between the majority of the proposed residential neighbourhood and the adjoining rural land. The channel, together with planting, maximum 2m fencing and the lot orientations, assists in establishing a clear and legible eastern edge to the development (see **Figure 7**).

The southwestern boundary adjoining the 104 Arataki Road / Shaggy Range property presents a different interface condition, primarily due to proposed residential lots directly abutting the site boundary. In response, the proposed layout incorporates generally larger and deeper lots, increased building setbacks of 10m from the boundary, maximum 2m height rural farm fencing, and a 5m landscape buffer comprising shelterbelt planting and native vegetation (see **Figure 13**). Together, these measures provide separation between future residential development and the adjoining rural and commercial activities (Shaggy Range), assist in managing reverse sensitivity

effects, and create an attractive landscaped transition along this boundary. The proposed planting will also soften views of future development and reinforce the green edge character of the neighbourhood.

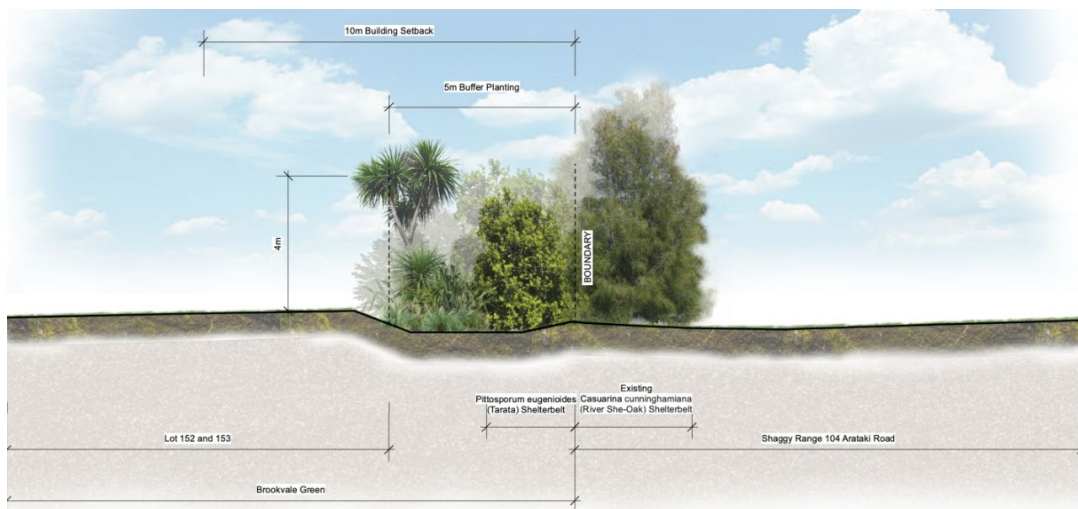


Figure 13: Southwestern boundary to 104 Arataki Road/Shaggy Range (Source: LA4 Landscape Plans – Appendix 6 to the Substantive Application)

The proposed masterplan has also been designed to respond to the rural interface with more intensive residential development being concentrated adjacent to the primary open space corridors within the site. In contrast, larger, wider residential lots are generally located along the site's more sensitive rural interfaces to the east and southwest, providing an appropriate transition in scale between the proposed neighbourhood and the surrounding rural environment.

In addition, the proposed fencing, setback and landscape requirements will be secured through the consent notice framework. Collectively, these measures provide an appropriate response to reverse sensitivity considerations while ensuring the interface contributes positively to neighbourhood character and amenity.

Overall, I consider the proposed rural-urban interface to represent an appropriate urban design outcome. The combination of the watercourses and artificial channels, landscape buffer planting, road alignments, lot configuration and consent notice framework establishes a transition between the proposed residential neighbourhood and the surrounding rural environment, while maintaining positive urban design and amenity outcomes for future residents and adjoining landowners.

5.5 Streetscape Safety and Amenity

5.5.1 Streets

Streetscape amenity will be supported through the provision of street trees and raingardens at the entrances to the Brookvale Green site. The riparian margins associated with Watercourse 2 will also contribute additional visual amenity, including at stream crossing locations. The selection and placement of species provide a consistent landscape framework that will support legibility and individual street identity.

The proposed parking bays and berms provide opportunities for street trees, as indicated in the LA4 Landscape Plans (**Appendix 6** to the Substantive Application). Trees are generally provided at

regular intervals (varying between 20 to 35m along key routes) offering shade, enclosure, and wayfinding cues. In addition, the proposed development controls will encourage dwellings to address the street, reinforcing passive surveillance and contributing to a visually engaging and attractive streetscape environment. Together with the proposed street tree planting this will assist in creating a cohesive street environment as vegetation matures.

In general, the proposed street design incorporates footpaths on both sides of the road, grass berms, and indented parking bays. As noted in [Section 5.2](#) These elements will help to visually narrow the carriageway, support lower vehicle speeds and contribute to a more pedestrian-friendly environment. In addition, raised crossings along Road 1 will provide additional traffic-calming measures while improving pedestrian connectivity.

5.5.2 Right of Ways (ROWs)

ROWs are generally limited throughout the development and are primarily used where direct street frontage cannot be achieved due to site constraints. Where proposed, they are designed to comply with the relevant District Plan width requirements, including a minimum width of 4.5m for rights of way serving 4–6 household units.

In the south-eastern corner of the site (see **Figure 14**), the combination of the irregular site boundary and curved alignment of the loop road creates an area where street-fronting lots cannot be efficiently accommodated. In this location, a ROW provides an efficient means of accessing six lots (Lots 140 – 145) while enabling the overall street network and lot layout to respond appropriately to the site's geometry. This configuration also maintains positive streetscape outcomes, as the lots adjoining the ROW entrance remain orientated to face the street (Lot 139 and Lot 145).

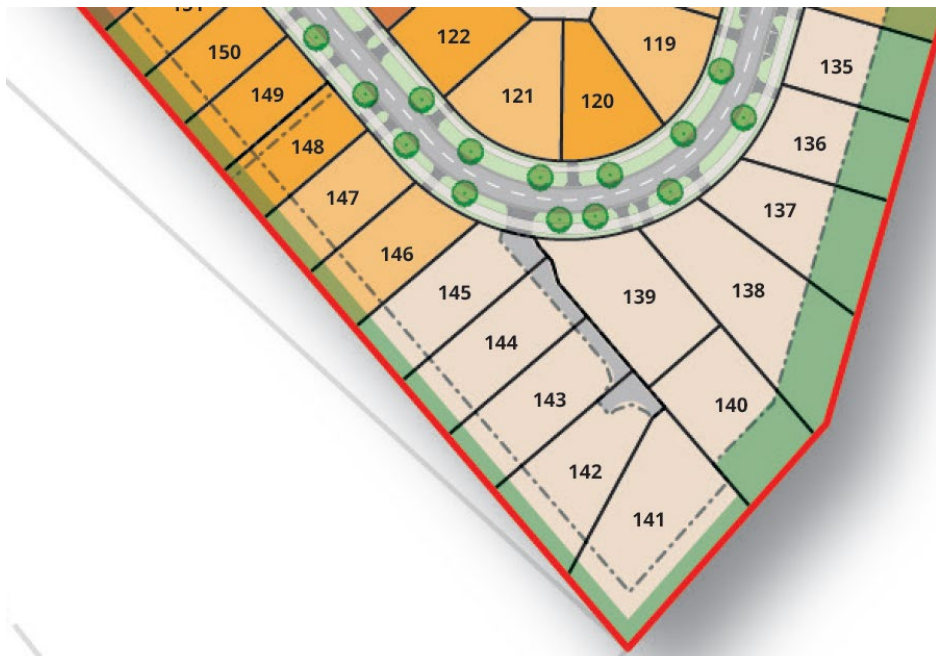


Figure 14: The southern most corner of the Brookfield Green site where lots 140-145 are accessible via a ROW due to the irregular site shape as well as the loop road (Road 1) configuration (See Attachment 1, page 9)

A second ROW is provided at the southern end of Road 3 to provide access to four lots (Lots 169 - 172). The use of a ROW in this location is primarily driven by the site's topography. These lots are arranged in a back-to-back relationship with proposed Lots 165-168 and are orientated towards

the western site boundary. The combination of the ROW and the existing topography influences the location of future building platforms within these lots, providing additional separation between future dwellings and the site's western boundary while responding appropriately to the site's natural landform.

In addition to the ROWs, access to the superlots is provided via a series of rear lanes. As these rear lanes serve seven or more units, they are proposed to be 6m wide in line with HDC requirements. This approach enables building frontages to be prioritised along streets and adjoining open spaces, while locating parking and garaging to the rear of the lots. This supports future terraces to establish a stronger relationship with the public realm and where relevant, maximise outlook while balancing outdoor living opportunities and privacy along the northern edges of the superlots. This approach is considered to represent a positive urban design outcome and is consistent with the recommendations of the Hastings Design Framework, which encourages the reduction of carparking and garaging along frontages.

As these rear lanes serve more than seven residential units, they are proposed to be 6m wide. This approach enables active building frontages to be prioritised along streets and adjoining open spaces, while locating parking and garaging to the rear of the lots, reducing the visual dominance of vehicles within the public realm.

5.5.3 Safety

The proposed street network and public realm have been developed through an iterative masterplanning process involving urban design, transport, civil engineering, landscape architecture and other technical specialists. As a result, the layout reflects a coordinated response to urban design, safety, servicing, access and landscape considerations. While matters relating to traffic, pedestrian safety, sightlines and compliance with engineering standards are important, these are primarily assessed through the Integrated Transport Assessment (ITA) and other supporting engineering documentation and are not addressed in detail in this assessment.

From an urban design perspective, the primary consideration is the relationship between the public realm and future development, including the interface between streets, open spaces, lots and future built form. Accordingly, this assessment focuses on how the proposed subdivision layout, lot orientation and development controls support passive surveillance, visibility and positive street frontage outcomes.

The proposed controls for Lot Types 1, 2 and 3, together with the Fencing Plan ([Attachment 3](#)), assist in managing the interface between future development and public spaces. These include low and visually permeable fencing along street frontages (including corner lots) and garage frontage controls that reduce the dominance of garages within the streetscape. In addition, the absence of height in relation to boundary controls along front boundaries provides greater flexibility for buildings to be located closer to the street where appropriate, supporting a stronger visual relationship between future dwellings and the public realm.

Lot Types 2 and 3 incorporate additional controls to strengthen the relationship between future dwellings and the public realm. These include requirements for glazing along street-facing façades, front entrances that address the street, and habitable rooms that face the front boundary to support activity and increased opportunities for passive surveillance.

While the application does not prescribe detailed architectural designs for each dwelling, the proposed subdivision layout, fencing strategy and development controls provide a framework that

encourages dwellings to address the street, maintain visibility between private lots and the public realm, and reduce the potential for inactive street frontages. For the superlots, these outcomes are further supported through the Brookvale Green Design Guidelines ([Attachment 6](#)), which provide additional direction on frontage design, building orientation, landscaping and streetscape interfaces.

5.6 Development Controls and Design Guidance

The Brookvale Green proposal primarily relates to the establishment of a masterplanned subdivision rather than the detailed design of future dwellings. As such, the assessment of future built form is focused on the proposed development controls and design guidance that will apply at subsequent stages of development.

The proposed development controls are based on existing residential provisions within the HDP, supplemented by additional bespoke controls and design guidance in response to the particular opportunities and constraints of the site. This approach applies an established framework for future development while ensuring built form, streetscape and amenity outcomes are generally consistent with the character and expectations associated with residential neighbourhoods in Havelock North. In lieu of residential zoning, the development framework will be secured through consent notices registered against future titles.

As outlined in [Section 5.1.4](#) the proposed framework includes three lot typologies:

- **Lot Type 1** will be subject to development controls based on the Havelock North General Residential Environment provisions. These controls address matters such as bulk and location, garage dominance, and on-site amenity.
- **Lot Types 2 and 3** will be subject to development controls based on the Medium Density Residential Zone (MRZ). These controls address matters such as bulk and location, garage dominance, on site amenity, passive surveillance and the relationship between development and the public realm. An assessment of how the proposed development controls deliver positive on-site amenity outcomes is discussed further in [Section 5.6](#).
- In addition, the **Lot Type 3 superlots** will be subject to Design Guidelines. These have been informed by the HDC MRZ assessment matters (MRZ-MAT1). These guidelines provide a greater level of direction regarding building orientation, landscaping, privacy, passive surveillance and streetscape outcomes. More specifically, the Design Guidelines address:
 - Streetscape and Public Interfaces;
 - Privacy and Safety;
 - Building Form and Appearance;
 - Outdoor Living Space;
 - Landscape Design; and,
 - Waste and Services.

Collectively, the proposed development controls and Design Guidelines ([Attachment 6](#)) provide an appropriate framework to guide subsequent development and support the urban design outcomes anticipated through the Brookvale Green masterplan.

The development controls, Design Guidelines, fencing plan ([Attachment 3](#)) and other urban design provisions will be secured through consent notices registered against future titles, ensuring these requirements are carried through to subsequent development stages. In my opinion, the proposed controls and Design Guidelines provide a framework that supports the achievement of the urban design outcomes anticipated through the Brookvale Green masterplan.

5.7 On-Site Amenity

5.7.1 Lot Testing

The assessment of on-site amenity focuses on how the proposed lot configuration, development controls and design guidance provide an appropriate framework for achieving good urban design and amenity outcomes at subsequent stages of development. Key matters considered include sunlight and daylight access, privacy and outlook, the provision of quality outdoor living spaces, relationships with neighbouring properties, and the ability to accommodate functional site layouts.

These matters have been informed by the proposed lot testing, which demonstrates that the anticipated forms of residential development can be accommodated within the proposed lot framework while achieving appropriate outcomes.

Lot testing has been undertaken for Lot Types 1, 2 and 3 to assess the ability of the proposed lots to accommodate the anticipated forms of residential development. The testing focused on a selection of constrained sites within the development, including lots affected by their size, shape, orientation or relationship to adjoining features. As such, the lot testing provides a conservative assessment of the proposed development framework to achieve appropriate amenity outcomes. The lot testing is included in [Attachment 1](#) (page 24) and informs the following assessment of residential amenity outcomes.

5.7.2 Sunlight Access and Outdoor Living

The proposed block structure and lot orientation generally support good sunlight access across the development. As discussed in [Section 5.1.2](#), many of the residential blocks are orientated on a north-south axis, enabling lots to be orientated east-west and providing positive opportunities for greater sunlight access to future buildings and outdoor living spaces.

While solar access was a key consideration in the design of the masterplan, a variation to this pattern occurs within Blocks 4, 5 and 14, where a number of lots are orientated to address the adjoining street network and open spaces to the north. In the case of Block 14, this arrangement also responds to the site boundary and enables a back-to-back arrangement with adjoining properties. Collectively, these design responses reflect an appropriate balance between solar access and broader urban design outcomes, including active frontages, passive surveillance and positive interfaces with the public realm.

The proposed development controls and Design Guidelines support these outcomes by managing building bulk, location and orientation, together with the size, location and provision of outdoor living spaces. The proposed fencing strategy provides additional support by generally requiring low fencing along street frontages, while allowing fencing to increase to a maximum height of 1.8m (with the upper portion remaining visually permeable) where primary outdoor living spaces are located adjacent to the street. This approach balances the privacy needs of future residents with opportunities for passive surveillance and positive public realm outcomes. Collectively, these

measures provide flexibility for future dwelling design while maintaining opportunities for appropriate sunlight access and residential amenity.

The proposed fencing strategy provides additional support by generally requiring low fencing along street frontages, while allowing fencing to increase to a maximum height of 1.8m (with the upper portion visually permeable) where primary outdoor living spaces are located adjacent to the street. This approach balances the privacy needs of future residents with opportunities for passive surveillance and positive public realm outcomes.

A different fencing approach is proposed where residential lots adjoin public open space. In these locations, fencing is permitted to be up to 1.8m in height, provided it is at least 50% visually permeable. This approach recognises the increased privacy requirements associated with these interfaces while maintaining opportunities for passive surveillance, particularly along pedestrian connections such as the walkways adjoining Lots 168, 169, 173, 175 and 199.

The lot testing undertaken for Lot Types 1, 2 and 3 demonstrates that anticipated typologies can be accommodated within the proposed framework while providing functional outdoor living spaces and achieving appropriate sunlight access. For example, Lot 159 within Block 14 ([Attachment 1 – page 29](#)), demonstrates that notwithstanding its orientation towards Road 1, the lot is of sufficient size and dimension to accommodate a dwelling and a compliant 50m² outdoor living area while maintaining appropriate sunlight access. The proposed development controls also require outdoor living spaces to be directly accessible from a principal dwelling or main living area, ensuring these spaces are appropriately located and integrated with future dwellings.

A similar outcome is anticipated for Lot Type 3 superlots. Two of the four superlots (Block 4 and 5) are orientated directly north providing opportunities to establish positive interfaces with Road 1 and the adjoining open space network. While this can create a degree of tension between passive surveillance and privacy, the proposed development controls support good sunlight access by encouraging outdoor living spaces to be located in positions that maximise access to sunlight (MRZ-S7.d). In addition, specific fencing controls and Design Guidelines apply to the superlots, including guidance relating to outdoor living spaces, frontage design, privacy and passive surveillance. Collectively, these measures assist in balancing sunlight access and amenity with the need to achieve positive streetscape and public interfaces.

Overall, the proposed lot layout, development controls and Design Guidelines provide an appropriate framework for achieving positive residential amenity outcomes relating to sunlight access and outdoor living.

5.7.3 Privacy and Building Separation

Privacy and building separation outcomes are supported primarily through the proposed lot layout which prioritises back-to-back arrangement of residential lots (as outlined in [Section 5.1.3](#)), both within the Brookvale Green development as well as to adjoining residential site boundaries as much as practical. The provision of street-facing lots assists in managing privacy outcomes by ensuring that dwellings are generally orientated towards the public realm, rather than towards the rear or side boundaries of adjoining properties reducing the potential for direct conflicts between dwelling entries, outdoor living spaces and neighbouring private areas.

The proposed development controls provide additional measures to support privacy and building separation outcomes. These include setback requirements, height in relation to boundary controls, fencing controls, outlook space requirements and outdoor living space standards. Collectively,

these controls assist in maintaining appropriate separation between dwellings, managing overlooking effects and supporting functional private outdoor living areas.

The lot testing demonstrates how these controls can be accommodated within the proposed masterplan. In particular, the testing confirms that minimum setback requirements ensure future dwellings can achieve appropriate separation from adjoining properties while providing outlook, privacy and functional outdoor living spaces. This is further assisted by the predominance of back-to-back lot arrangements throughout the development, which establish a clear distinction between public and private areas and reduce the potential for direct privacy conflicts between neighbouring properties.

Where proposed lots have a secondary interface with the public realm (for example, Lots 177–180, which adjoin both Road 2 and Road 3, or lots backing onto the proposed open space corridors such as Lots 181 – 203), measures are incorporated to maintain appropriate levels of privacy and residential amenity. These include fencing controls, level changes and retaining, together with extensive riparian planting that assists in screening the rear of lots from adjoining public spaces (Figure 15).

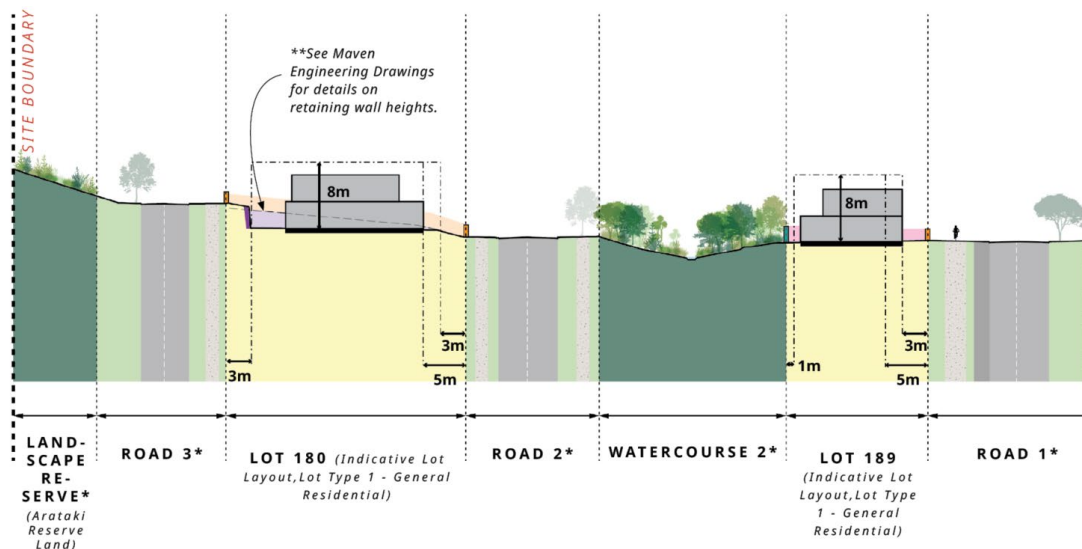


Figure 15: Insert of the Brookvale Green Section 2 showing Lot 189 interfacing Road 1 and Watercourse 2. Landscaping along the riparian margin of Watercourse 2 will provide appropriate levels of screening between Lot 189 and Road 2 (See Attachment 1, page 21)

5.7.4 Visual Amenity and Built Form Outcomes

The proposed development controls include provisions relating to building height, height in relation to boundary and setbacks. Collectively, these controls assist in managing the visual scale and appearance of future development, while maintaining an appropriate relationship with adjoining properties. Additional controls relating to garage widths, applying to Lot Types 1 and 2 (GRZ 8.2.5E and MRZ-S4), also reduce the visual dominance of garage doors within street frontages, encouraging a more balanced relationship between dwellings and the street environment.

For Lot Type 2, additional controls relating to frontage design and the visual relationship between dwellings and the street (MRZ-S11) provide further support on the appearance of future development. Similarly, the Design Guidelines applying to the Lot Type 3 superlots discourage long

blank walls and promote variation in materials, colour, textures and architectural detailing, contributing to visually interesting and attractive terrace housing.

Overall, I consider the proposed development controls and Design Guidelines provide an appropriate framework for managing the visual appearance of future development. While the detailed design of future dwellings will occur at subsequent stages, the proposed framework is capable of achieving the positive urban design and residential amenity outcomes anticipated by the masterplan.

5.8 Fencing and Retaining

5.8.1 Retaining

The need for retaining across the development is generally limited, reflecting the predominantly flat nature of the site. Where retaining is required, it is largely confined to the western portion of the development where the existing topography presents a more significant constraint to the subdivision layout. In many locations, the need for retaining has been reduced through the use of sloping batters along the site's western edge and to the rear of private lots. This approach assists in integrating level changes into the landscape and provides opportunities for planting to create a softer and more gradual transition between the sloping land and future building platforms and

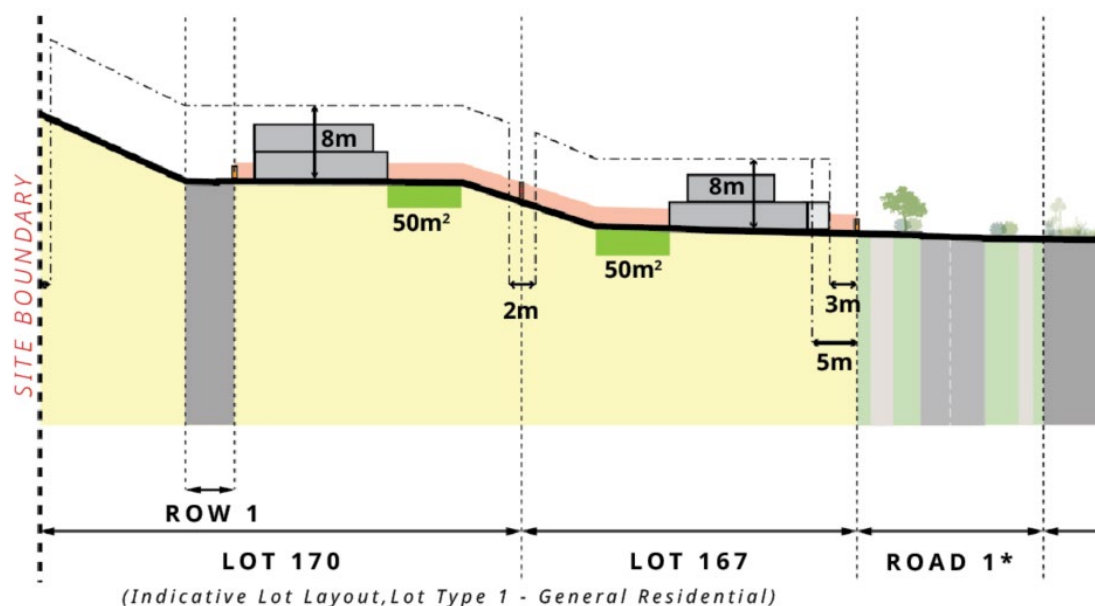


Figure 16: Insert from Brookvale Green Section 3 showing the level change incorporated into the rear yards of Lot 170 and Lot 167 (See Attachment 1, page 22).

streets. Where batters are required within residential lots, it is generally confined to the rear of lots. This assists in maintaining a more consistent streetscape by locating changes in level away from the public realm and, where level differences occur between adjoining properties, can also assist in reducing opportunities for overlooking between rear yards (Figure 16).

The western edge also includes works within the Council-owned Arataki Reserve land to enable integration between Brookvale Green and the adjoining CDL development, and to provide for a functional road corridor. These works include the removal of existing vegetation, earthworks, batters, retaining and comprehensive replanting. This approach will assist in resolving level

differences along the western boundary, improve the appearance and usability of the Arataki reserve corridor, and create a more integrated landscape transition between the two developments.

The most notable area of retaining within the development occurs along the western edge of Lots 177–180 (as discussed in [Section 5.1.1](#)). The retaining is located to the rear of these lots, adjacent to Road 3, and assists in accommodating the change in level between the lots and the adjoining street while reinforcing the distinction between Road 3 and the primary lot frontage to Road 2.

While the retaining is relatively tall in some locations (up to approximately 2.48m), its position along the southern and western boundaries of the lots limits its potential effects on sunlight access and residential amenity. Furthermore, the lot testing demonstrates that these lots remain capable of accommodating functional outdoor living areas to the north or east of future dwellings, ensuring appropriate sunlight access and outdoor living outcomes can be achieved.

Fencing atop retaining walls is limited to a maximum height of 1.2m. Where retaining is at its maximum height (approximately 2.5m), this results in a combined retaining wall and fence height of approximately 3.7m. However, the retaining is generally located within the site rather than directly on the boundary, creating a terraced landform and avoiding the appearance of a continuous retaining wall and fence along the western and southern boundaries of the proposed lots. In locations where retaining is lower (minimum 0.3m), the combined boundary treatment is approximately 1.5m in height, providing an appropriate level of screening and separation while maintaining a softer edge treatment.

Overall, retaining is generally limited throughout the development and is largely confined to locations where it responds to existing topographical constraints and the need to integrate with adjoining reserve land and development. In my opinion, the proposed retaining can be accommodated without giving rise to significant adverse urban design or residential amenity effects.

5.8.2 Fencing

The proposed fencing strategy (refer to [Attachment 3](#)) incorporates a range of fencing typologies that respond to the varying interfaces and site-specific conditions throughout the development. This approach seeks to balance privacy, security and residential amenity with the need to maintain positive relationships between private lots and the public space. Collectively, the fencing controls establish a well-defined boundary treatment while maintaining visual permeability where appropriate to support passive surveillance and streetscape amenity. The strategy also includes specific fencing treatments for key site interfaces and more sensitive boundary conditions.

The primary fencing treatments proposed within the development comprise street frontage fencing, corner lot fencing, side and rear boundary fencing, and reserve/open space fencing. Street frontage fencing is generally limited to a maximum height of 1.2m. Where a primary outdoor living space is located within 3m of a street frontage, fencing may increase to a maximum height of 1.8m, provided the portion above 1.2m is a minimum of 50% visually permeable. Corner lots are subject to a modified fencing treatment that maintains a maximum height of 1.2m along the majority of the street frontage, while allowing fencing up to 1.8m in height along a maximum of 50% of the secondary road or reserve frontage. This approach supports passive surveillance and a positive relationship with the public realm while recognising the additional privacy needs of corner sites.

Where lots adjoin reserves and open spaces, a 1.8m-high visually permeable fence is proposed to maintain passive surveillance while providing an appropriate level of privacy and security for future residents. Over time, it is anticipated that these fences will be softened, and in some locations substantially screened, by the landscape planting proposed within the open spaces and riparian margins.

Overall, I consider the proposed fencing strategy represents an appropriate urban design response to the varying interfaces throughout the development. The combination of low and visually permeable street frontage fencing, modified corner lot treatments, reserve interface fencing and site-specific boundary controls provides an appropriate balance between privacy, security and residential amenity, while supporting passive surveillance, attractive streetscapes and positive relationships between private lots and the public realm. Collectively, these measures are capable of achieving the intended urban design outcomes for the development.

6.0 Conclusion

In conclusion, the proposed development:

- Contributes to the NPS-UD strategic direction for urban growth, housing supply and housing choice within Havelock North through the delivery of a comprehensively planned residential neighbourhood.
- Appropriately responds to the existing streams, topography and other natural features present on the site;
- Provides a connected street and movement network that balances site constraints with opportunities for pedestrian, cycling and vehicle connectivity.
- Integrates the site's watercourses, riparian corridors and stormwater features into the development as key landscape and amenity elements.
- Provides a range of lot sizes, housing opportunities and development typologies that support housing choice and diversity.
- Establishes a clear and well-defined rural-urban interface through stream corridors, landscape planting, setbacks, lot configuration, development controls, and consent notices creating an appropriate transition between residential and rural activities.
- Creates a clear and attractive public realm through a combination of street layout, open space provision, landscaping, fencing and development controls.
- Supports positive residential amenity outcomes through an appropriate balance of sunlight access, privacy, outlook, outdoor living opportunities and building separation.
- Utilises the established GRZ and MDRZ provisions of the HDP as the basis for the future residential development framework, providing a robust and well-understood framework for achieving high-quality residential outcomes.
- Establishes a comprehensive framework of development controls and design guidance that will assist in achieving high-quality built form outcomes at subsequent stages of development.

- Responds appropriately to site-specific constraints, including topography, retaining requirements and key boundary interfaces, while maintaining positive urban design outcomes.

Overall, I consider that the proposal is appropriate to its context, will result in a development that responds to the unique characteristics of the site and the proposed subdivision pattern is consistent with the expectations associated with the type of urbanisation that could be reasonably anticipated for the Site. The proposal also provides a robust framework for future development that will support a high-quality residential environment and neighbourhood character consistent with the broader strategic direction for urban growth within Havelock North. In my opinion, this is consistent with good urban design practice.

Attachment 1 – Brookvale Green Masterplan – Urban Design drawings



Brookvale Green Masterplan

Urban Design Drawings | Brookvale Road, Havelock North | July 2026



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1.0

Introduction



Scale 1:30,000 @ A3

1.1 Wider Context

The Brookvale Green site is located on the north eastern fringe of Havelock North, on the southern side of Brookvale Road. Brookvale Road is a secondary collector road which links the subject site to the Havelock North Village Centre, located approximately 3.5km to the west. The site is also located approximately 6km to the south-east of Hastings Central.

Havelock North is situated at the base of Te Mata Peak, which creates areas of steep topography at the southern edge of the village. This includes along the south-western edge of the subject site. Two streams which connect to Karamu Stream along Havelock North's northern boundary are also located within the subject site.

The site is situated between existing residential activities to the west, and rural land to the east. It adjoins the Arataki Extension / CDL Site which is a fast-track project approved in February 2026 to develop 171 residential lots on an 11-hectare site.

Nearby community amenities in the surrounding suburb of Te Mata include schools such as Te Mata School, Havelock North Intermediate and Havelock North High School and a network of green spaces and walkways adjoining Karitūwhenua Stream.

Legend

Subject Site

 Existing open space / reserves

Figure 1 Site within the wider Havelock North Context



Scale 1:6,000 @ A3

1.2 Subject Site

The *Brookvale Green* site has an approximate area of 23.99 hectares and is made up of three titles. The site is known as Te Mata Mushroom site due to its former use for mushroom growing, production and composting operations, which were ceased in 2022. Te Mata Mushroom Factory was located is the southwestern portion of the subject site and was initially established in 1967.

The subject site contains approximately 8,800m² of existing buildings, in the form of disuse spawning and picking sheds, warehousing, packhouses, compost bunkers, implement shedding, office space and staff amenities. Approximately 13,300m² of yard space is also located throughout the site in support of the previous activity for storage, vehicle maneuvering, loading and parking, and compost making purposes.

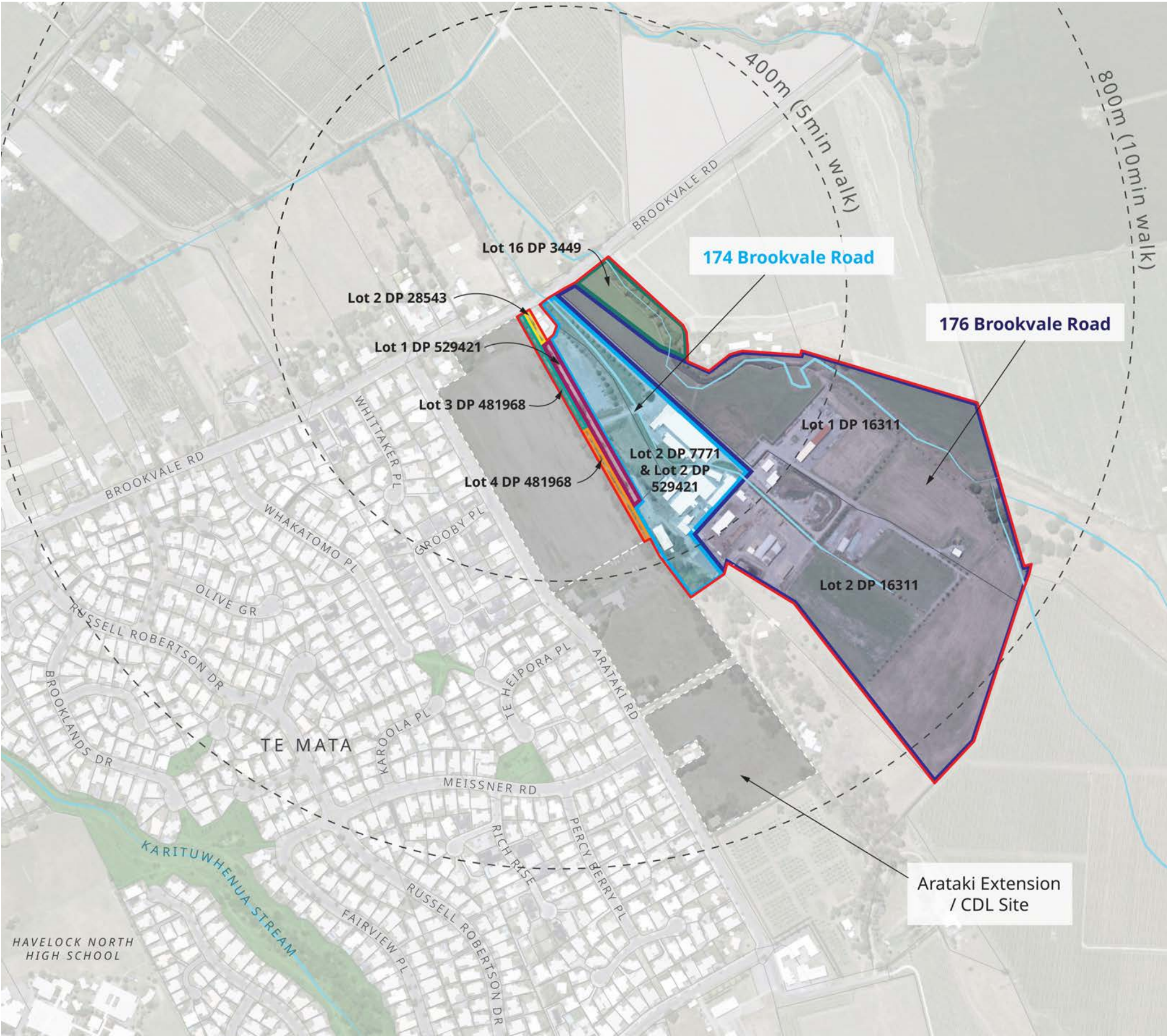


Figure 2 Site Context within Te Mata neighbourhood and adjoining properties



Scale 1:6,000 @ A3

1.3 Planning Context

The site is currently situated within the Plains Production Zone of the Hastings District Plan. The direct surroundings of the site are also zoned Plains Production.

The residential area to the west is zoned General Residential and Te Mata Special Character Area is located to the south of the site.

Legend

Subject Site

Existing Zoning

Plains Production

Havelock North - General Residential

Deferred Residential

Te Mata Special Character

Open Space

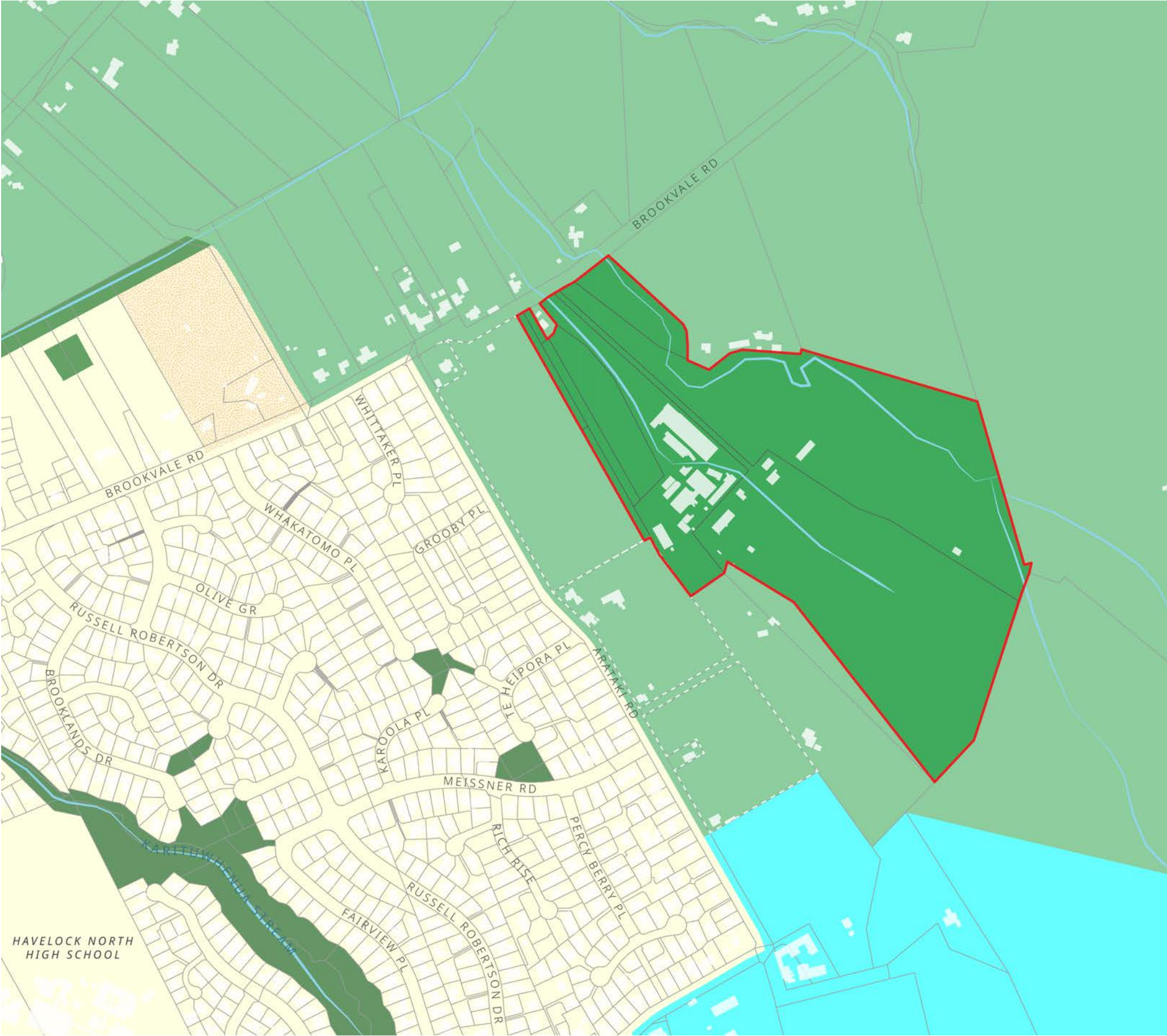


Figure 3 Existing Zoning Context

1.4 Opportunities and Constraints



Scale 1:4,000 @ A3

- 1 Access to the site is limited to Brookvale Road, which constrains direct vehicular connections to the wider network.
- 2 Steep topography along the western boundary of the site due to the Te Mata Peak ridgeline. This will be a constraint for transport and access as well as placement of building platforms. As the topography is located to the south west, it will have limited effect on shading.
- 3 Possible opportunity to connect to Arataki Road via future neighbouring development site (Arataki Extension). Discussions with adjoining land landowners required.
- 4 Existing council reserves (with continuous stand of Gum trees) located between the site and Arataki Extension development area. Will need to be considered as part of interface treatment and future access.
- 5 Opportunity to maintain and enhance the streams within the site as multi-purpose green spaces which provide for ecological buffers, stormwater management, passive recreation and visual amenity.
- 6 The stream along the site's northern boundary provides an opportunity for amenity and accessibility for future residents. It also establishes a natural edge to the site and a clear boundary between residential and rural land.
- 7 The site is irregular in shape due to landholdings which will limit options when creating a clear grid and a well connected street network.
- 8 Narrow portions of the site are constrained by its irregular shape and the existing stream network, limiting development capacity in these areas and placing greater emphasis on access and connectivity.
- 9 Opportunity to focus development capacity within the less constrained flatter areas at the centre of the site. Also well located to take advantage of close proximity to stream network creating opportunities for visual amenity, passive recreation and outlook.
- 10 Opportunity to have larger lots on the south / south-eastern boundary of the site to create a visual buffer between residential lots and rural land. An additional buffer can also be provided through vegetation.
- 11 Opportunity to take advantage of the site's northern aspect with east/west orientated blocks creating lots with good sunlight access.



Figure 4 Site opportunities and constraints map



2.0

Brookvale Green Masterplan

2.1 Brookvale Green Masterplan



Scale 1:3,000 @ A3



Figure 5 Brookvale Green Masterplan

2.2 Project Benefits



Scale 1:3,000 @ A3

1.

Assist central government in delivering much needed housing supply by delivering a considered master planned community and shovel ready development in a fast-growing region of NZ.

2.

Assist local government in meeting its regional housing obligations under the NPS-UD.

3.

Address the greenfield development shortfall of the recently adopted Future Development Strategy.

4.

Deliver significant economic benefits to the Hawkes Bay Region including:

1. A one-time economic boost in GDP of \$81 million to the Hawkes Bay Region.
2. Create 81 full time jobs over 7 years
3. additional household incomes of \$49 million.

5.

Deliver substantial ecological and environmental enhancements compared to the site's current condition. Including:

1. including the revegetation of 4.3 hectares of riparian margins with indigenous species;
2. establishment of a 10-metre ecological buffer on either side of the site's two existing waterways.

These restored areas will serve as recreational open spaces for residents, fostering both biodiversity and community wellbeing.

6.

The development incorporates civil engineering measures specifically designed to mitigate both actual and potential flooding impacts, based on a conservative and robust stormwater modelling approach. The proposal ensures there will be no adverse effects on downstream properties already susceptible to flooding. The model accounts for a 100-year Average Recurrence Interval (ARI) storm event, includes allowances for climate change, and assumes maximum probable development within the upstream catchment.

7.

Foster strong partnerships with local iwi through meaningful engagement, leading to positive cultural outcomes by enhancing local waterways and elevating mana whenua presence through potential street and place naming within the development area.



2.3 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

Block	Approximate Average lot size (m ²)	Yield
1	500	8
2	500	9
3	350	4
4	200	8
5	200	8
6	500	13
7	350	4
8	200	7
9	500	23
10	200	8
11	500	20
12	700	18
13	800	17
14	600	17
15	700	4
16	800	4
17	800	2
18	800	3
19	800	3
20	600	8
21	600	4
22	500	7
23	600	4

Yield (lots) 203

- A

Focus density at the centre of the site close to the open space amenities to the north.
- B

Larger 800m²+ lots located along the southern, eastern and western boundaries where there is steeper topography, and where the site adjoins rural land.
- C

Provision of limited rear lots. Those shown are due to irregular shape of the proposed block.
- D

Well connected block structure due to proposed central loop road and regular grid.



Figure 7 Brookvale Green Lot Layout and Densities



3.0 Typology Plan

3.1 Brookvale Green Typology Plan



Scale 1:3,000 @ A3



Figure 8 Brookvale Green Typology Plan



4.0

Development Controls

4.1 Proposed Development Control Framework

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2) of the Brookvale Green Urban Design Assessment.*
*** For full suite of HDC MRZ standards, see **Attachment 5 - Hastings District Plan - Medium Density Residential Zone (Chapter MRZ)** of the Brookvale Green Urban Design Assessment.*

Control	Lot Type 1 - General Residential	Lot Type 2 - Medium Density	Lot Type 3 - Superlots
Minimum Lot Size	Above 400m ²	Below 400m ²	n/a
Building Height	GRZ Standard 8.2.5B*	MRZ Standard MRZ-S1**	MRZ Standard MRZ S-1**
Height in Relation to Boundary	GRZ Standard 8.2.5C*	MRZ Standard MRZ-S3**	MRZ Standard MRZ-S3**
Building Setbacks	GRZ Standard 8.2.5D*	MRZ Standard MRZ-S5**	1.5 metres (front) 1.0 metres (side/rear) Does not apply to two adjacent buildings with a common wall.
Garages and Accessory Buildings	GRZ Standard 8.2.5E*	MRZ Standard MRZ-S4**	n/a
Building Coverage	GRZ Standard 8.2.5F*	MRZ Standard MRZ-S6**	MRZ Standard MRZ-S6**
Outdoor Living Space	GRZ Standard 8.2.5H*	MRZ Standard MRZ-S7**	MRZ Standard MRZ-S7**
Landscape Areas	n/a	MRZ Standard MRZ-S8**	MRZ Standard MRZ-S8**
Windows and Connection to Street/ Road	n/a	MRZ Standard MRZ-S9**	MRZ Standard MRZ-S9**
Outlook Space	n/a	MRZ Standard MRZ-S10**	MRZ Standard MRZ-S10**
Stormwater	GRZ Standard 8.2.5G*	MRZ Standard MRZ-S12**	MRZ Standard MRZ-S12**
Variety in Building Design and Visual Appearance	n/a	MRZ Standard MRZ-S11**	Brookvale Green Design Guidelines applied (see Attachment 6 - Design Guidelines of the Brookvale Green Urban Design Assessment)
Fencing	Brookvale Green Fencing Plan applied (see page 17)	Brookvale Green Fencing Plan applied (see page 17)	Brookvale Green Fencing Plan applied (see page 17)
Design Guidelines	n/a	n/a	Brookvale Green Design Guidelines applied (see Attachment 6 - Design Guidelines of the Brookvale Green Urban Design Assessment)
Transport	26.1 Transport and Parking (26.1.6A Access, 26.1.6B Safe Sightline Distances, 26.1.6D Parking)	26.1 Transport and Parking (26.1.6A Access, 26.1.6B Safe Sightline Distances, 26.1.6D Parking)	26.1 Transport and Parking (26.1.6A Access, 26.1.6B Safe Sightline Distances, 26.1.6D Parking)

Indicates where an existing council standard is applied

Indicates where an existing council standard is not applied (bespoke standard or design guidelines)

A photograph of a large, open field with a line of trees in the background under a clear blue sky. The field is covered in dry, brownish grass. The trees are mostly deciduous with green foliage. The sky is a clear, bright blue.

5.0

Fencing Plan

5.1 Brookvale Green Fencing Plan

Scale 1:3,000 @ A3

Location / Fencing Type	Key	Maximum Height	Construction Material / Permeability	Specific Provisions
Street Frontage Boundary		1.2m	Optional	Maximum height of 1.2m, except where the primary outdoor living space is located within 3m of the street frontage. In this case, fencing may be up to 1.8m high, provided the portion above 1.2m is a minimum of 50% visually permeable
Side / Rear Boundary		1.8m	Optional	n/a
Corner Site Boundary		1.2m	Optional	Maximum height of 1.2m, with fencing permitted up to a maximum height of 1.8m along no more than 50% of the length of the road or reserve frontage
Reserve / Open Space Boundary		1.8m	Optional Minimum 50% visually permeable	n/a
Retaining Wall Boundary		1.2m	Optional	n/a
Shaggy Range Boundary		2m	Rural Farm Fence	Stock Proof
Rural Boundary		2m	Rural Farm Fence	n/a
Water Asset Facility Boundary		2m	Closed boarded	Acoustic Fence

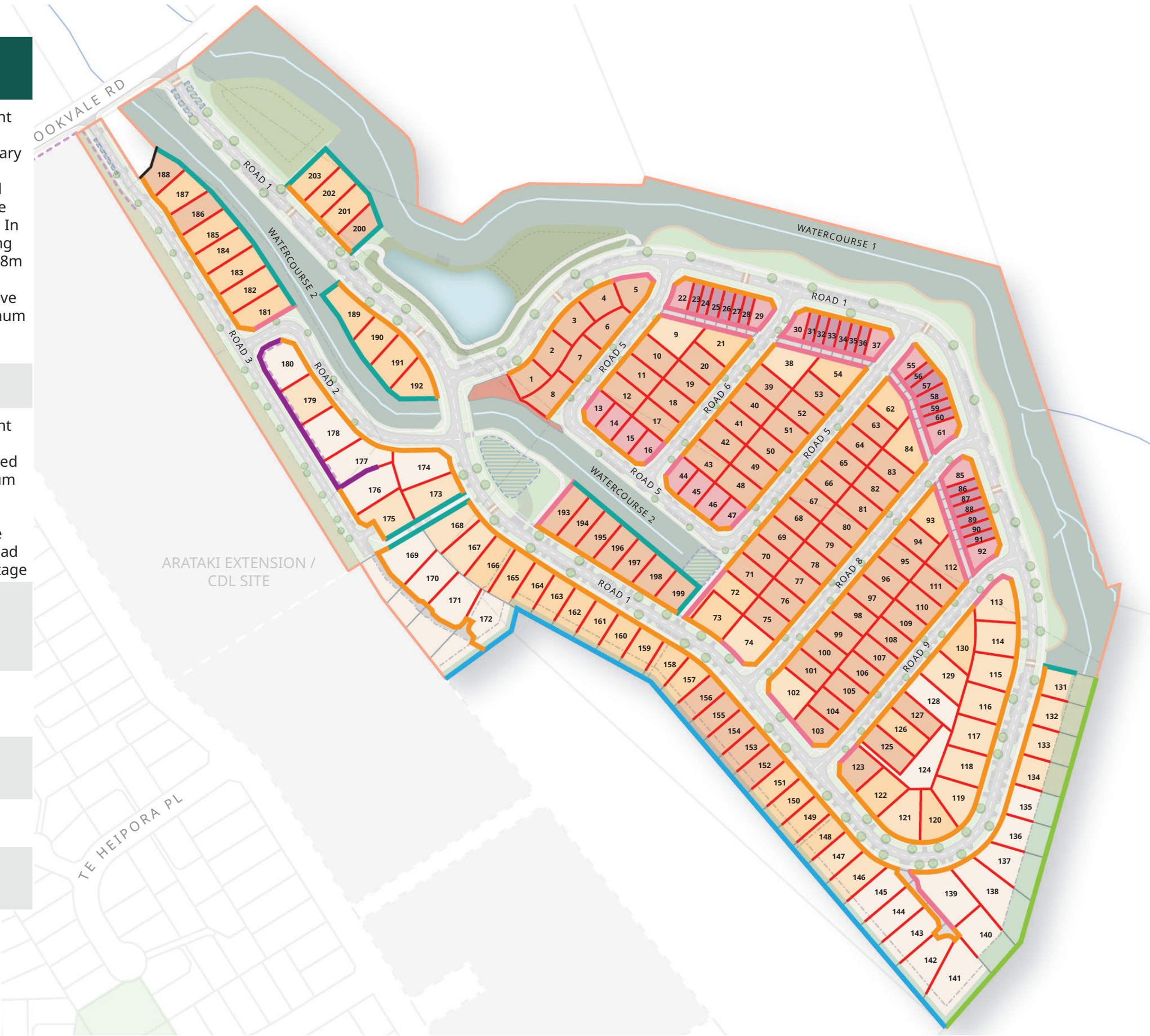


Figure 9 Brookvale Green Fencing Plan



6.0

Cross Sections

6.1 Brookvale Green Site Cross Sections



Scale 1:3,000 @ A3

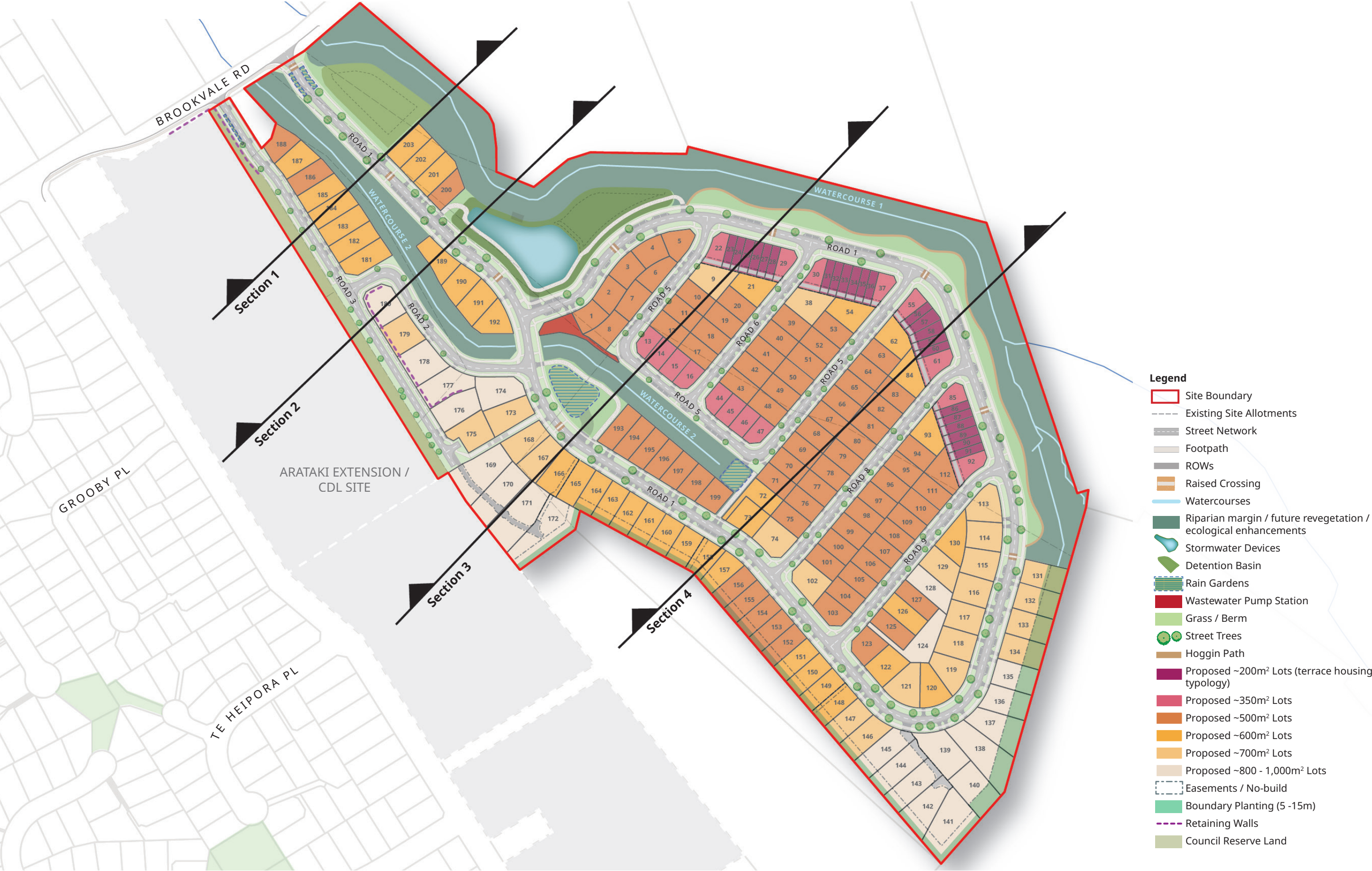


Figure 10 Brookvale Green Masterplan and cross section locations

6.2 Brookvale Green - Section 1

Scale 1:500 @ A3

*See LA4 Landscape Plans for detailed cross sections

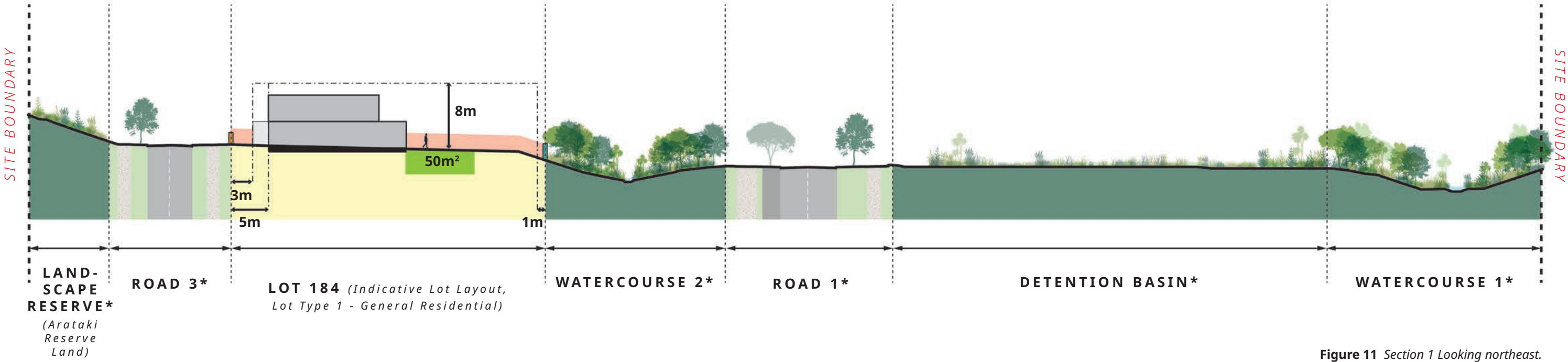


Figure 11 Section 1 Looking northeast.

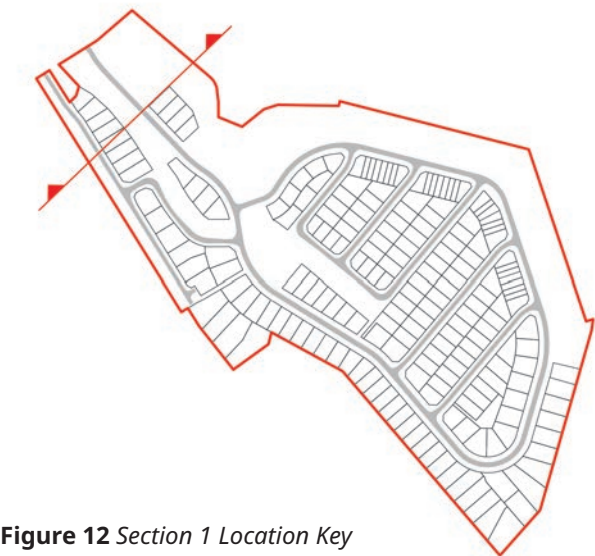


Figure 12 Section 1 Location Key

Legend

	Reserve / Planted Area		Indicative dwelling
	Stream		Indicative Outdoor Living Space
	Lot Type 1 - General Residential		1.2m Frontage Fence
	Carriageway		1.8m Reserve Fence (permeable)
	Parking Bay		1.8m Side / Rear Boundary Fence
	Berm / Grass		
	Footpath		

6.3 Brookvale Green - Section 2

Scale 1:500 @ A3

Figure 13 Section 2 Looking northeast.
*See LA4 Landscape Plans for detailed cross sections

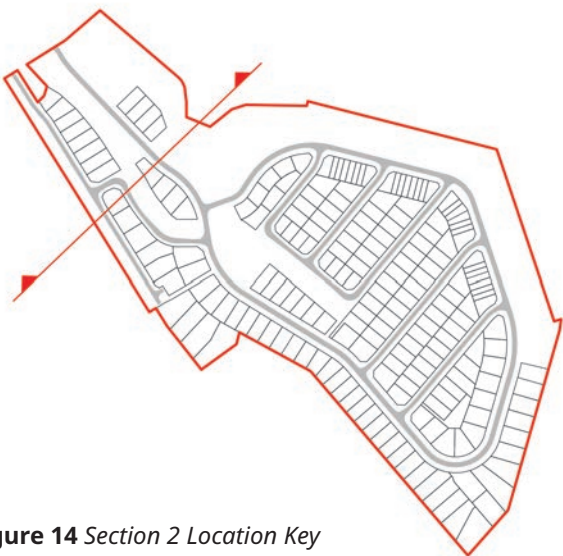
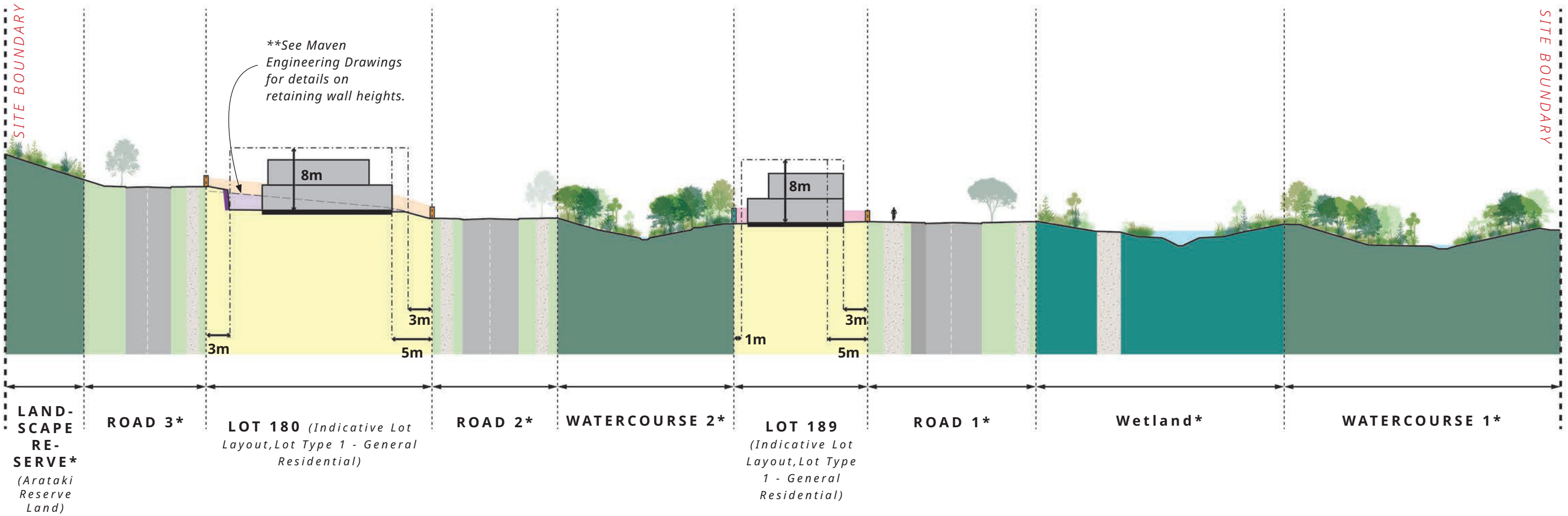


Figure 14 Section 2 Location Key

Legend

Reserve / Planted Area	Indicative dwelling
Stream	Indicative Outdoor Living Space
Lot Type 1 - General Residential	1.2m Frontage Fence
Carriageway	1.8m Reserve Fence (permeable)
Parking Bay	Retaining wall (max height ~2.5m)
Berm / Grass	1.2m Fence above retaining
Footpath	Corner Fence (mixed height)

6.4 Brookvale Green - Section 3

Scale 1:750 @ A3

Figure 15 Section 3 Looking northeast.
*See LA4 Landscape Plans for detailed cross sections

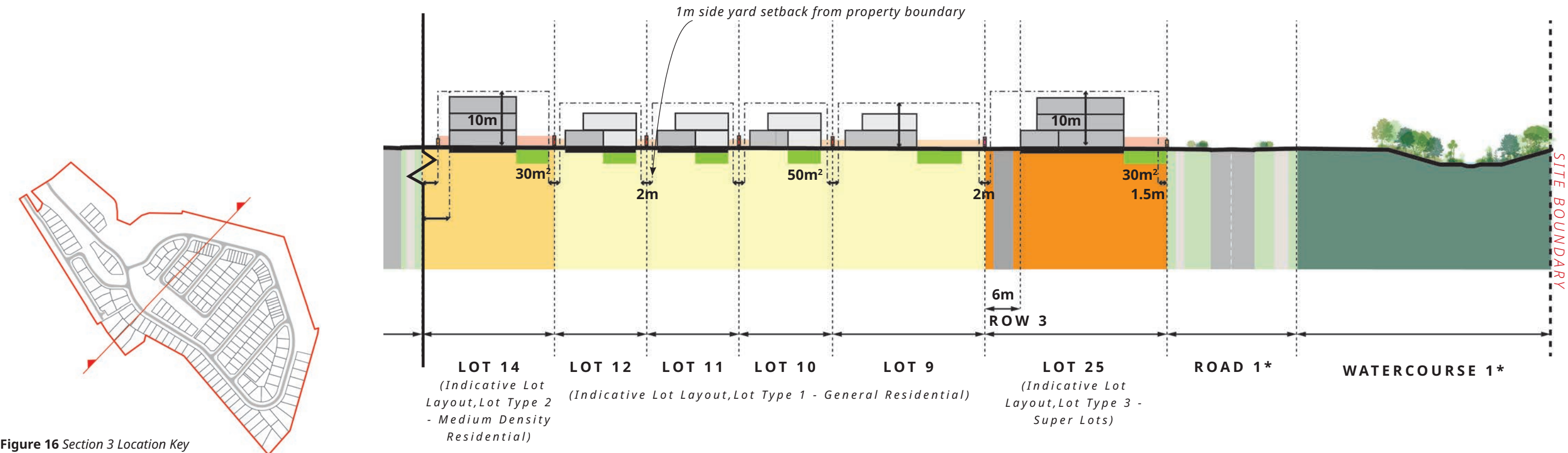
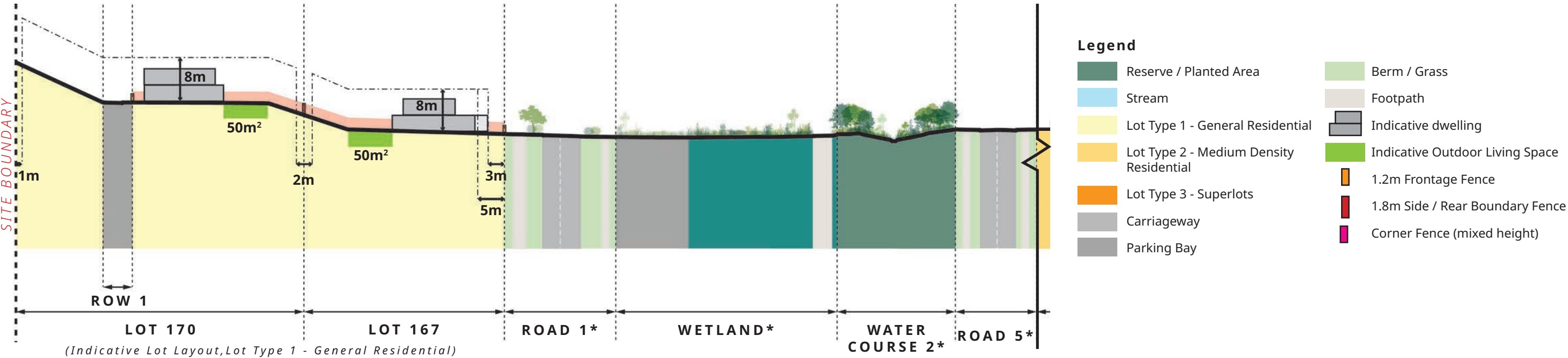


Figure 16 Section 3 Location Key



7.0

Lot Testing

7.1 Lot Type 1 - Block 1 / Lots 5 & 6

Scale 1:200 @ A3

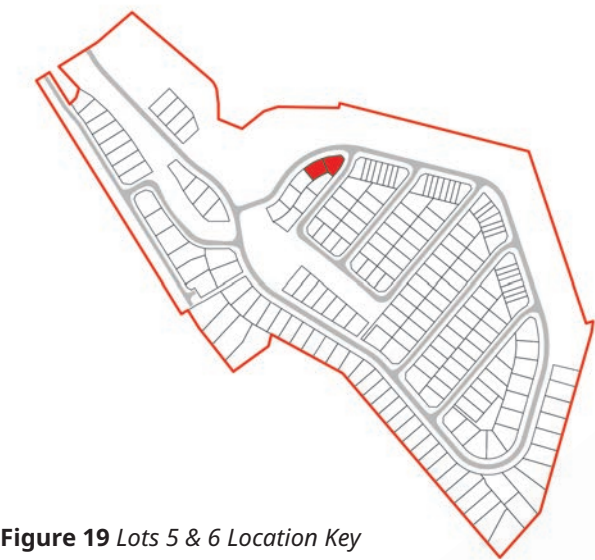


Figure 19 Lots 5 & 6 Location Key

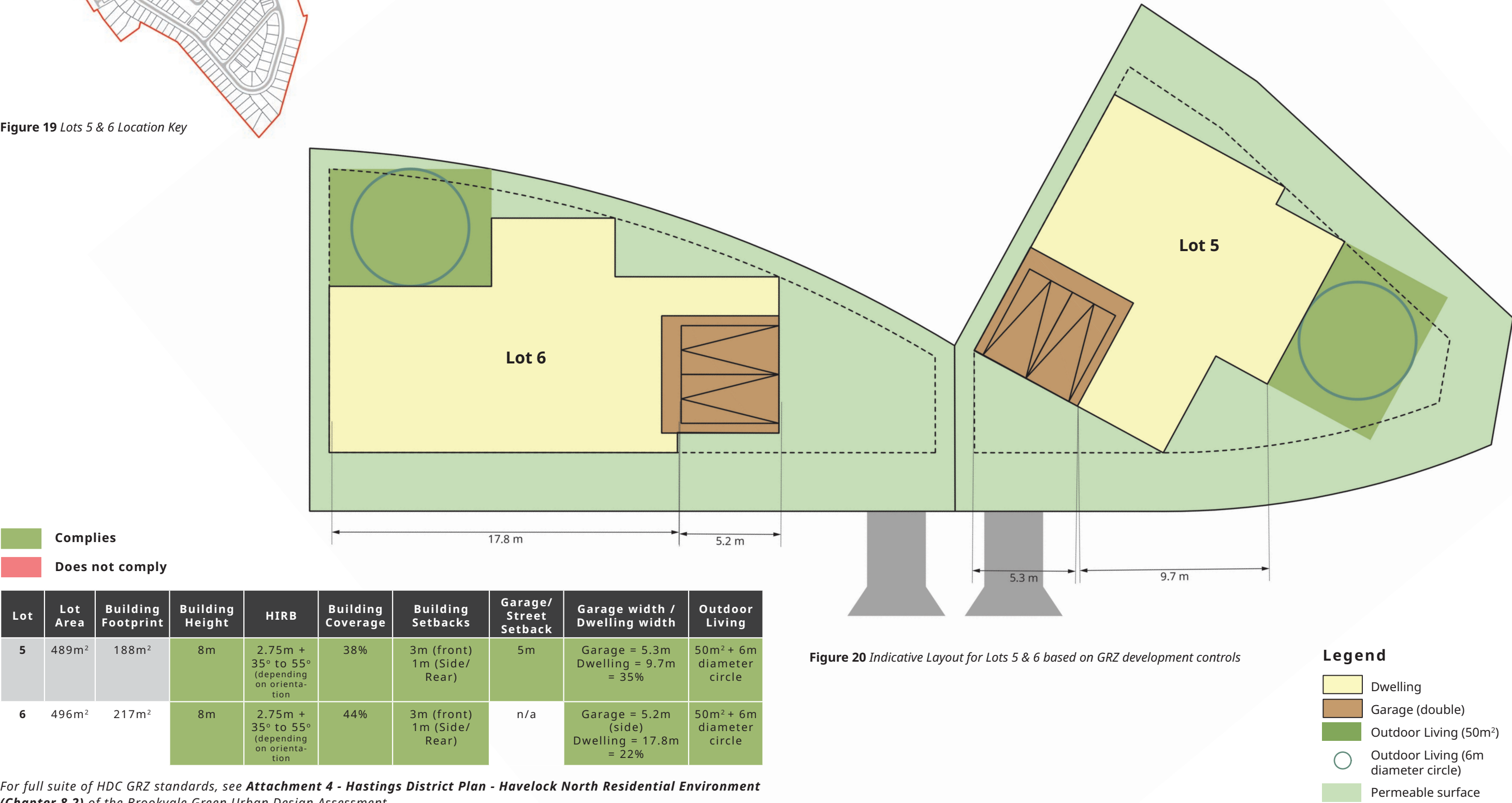


Figure 20 Indicative Layout for Lots 5 & 6 based on GRZ development controls

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

7.2 Lot Type 1 - Block 12 / Lots 120, 124 & 127



Scale 1:500 @ A3

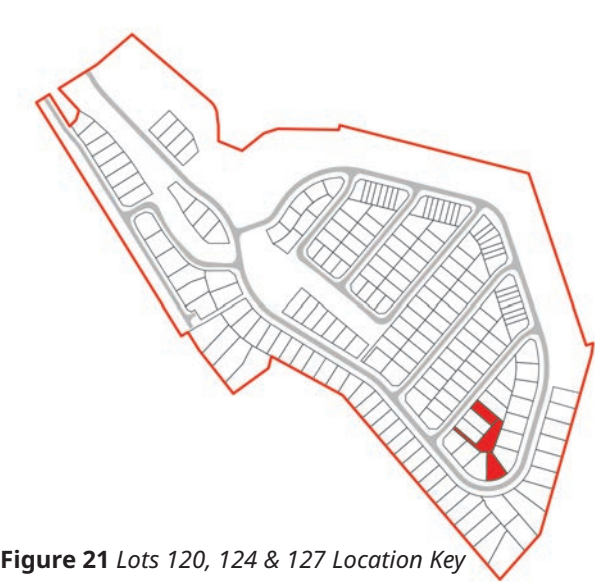


Figure 21 Lots 120, 124 & 127 Location Key



Figure 22 Indicative Layout for Lots 120, 124 & 127 based on GRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
120	667m ²	230m ²	8m	2.75m + 35° to 55° (depending on orientation)	34%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 9m =50%	50m ² + 6m diameter circle
124	952m ²	252m ²	8m	2.75m + 35° to 55° (depending on orientation)	26%	3m (front) 1m (Side/ Rear)	n/a	n/a	50m ² + 6m diameter circle
127	523m ²	215m ²	8m	2.75m + 35° to 55° (depending on orientation)	41%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 9m =40%	50m ² + 6m diameter circle

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

- Legend**
- Dwelling
 - Garage (double)
 - Outdoor Living (50m²)
 - Outdoor Living (6m diameter circle)
 - Permeable surface

7.3 Lot Type 1 - Block 13 / Lots 131 & 132



Scale 1:250 @ A3

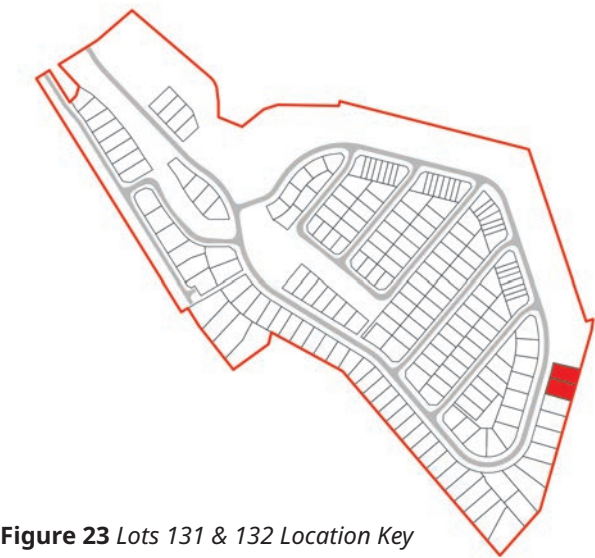


Figure 23 Lots 131 & 132 Location Key



Figure 24 Indicative Layout for Lots 131 & 132 based on GRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
131	755m ²	191m ²	8m	2.75m + 35° to 55° (depending on orientation)	25%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 12m =33%	50m ² + 6m diameter circle
132	799m ²	233m ²	8m	2.75m + 35° to 55° (depending on orientation)	29%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 14m =30%	50m ² + 6m diameter circle

- Legend
- Dwelling
 - Garage (double)
 - Outdoor Living (50m²)
 - Outdoor Living (6m diameter circle)
 - Permeable surface
 - Channel / Buffer Planting
 - No-Build Setback (15m)

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

7.4 Lot Type 1 - Block 13 / Lots 141 & 142



Scale 1:300 @ A3

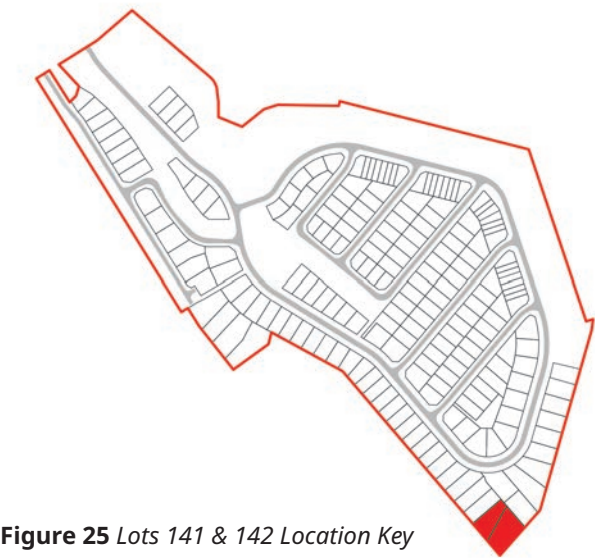


Figure 25 Lots 141 & 142 Location Key

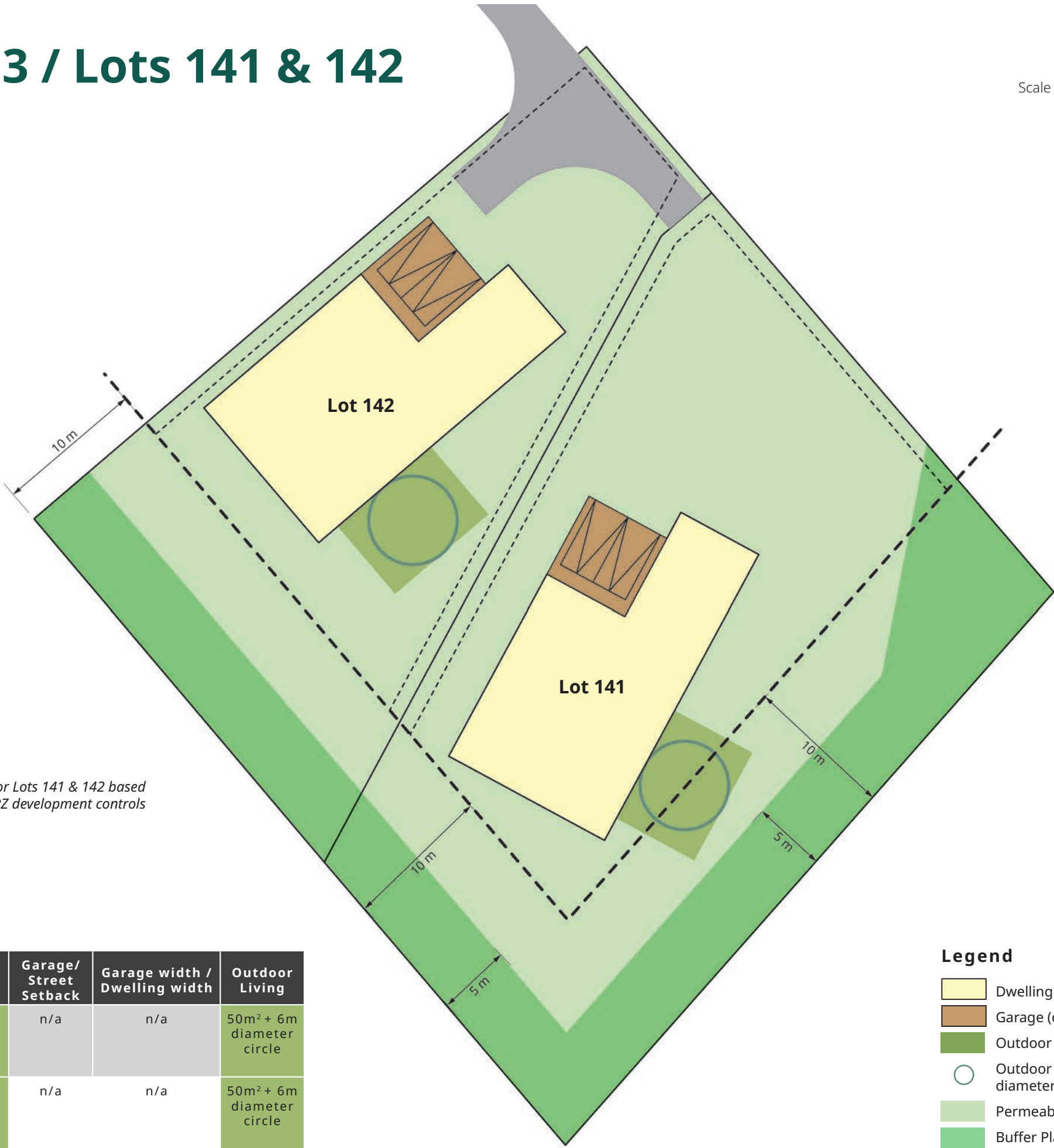


Figure 26 Indicative Layout for Lots 141 & 142 based on GRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
141	1,544m ²	216m ²	8m	2.75m + 35° to 55° (depending on orientation)	14%	3m (front) 1m (Side/ Rear)	n/a	n/a	50m ² + 6m diameter circle
142	1,034m ²	216m ²	8m	2.75m + 35° to 55° (depending on orientation)	21%	3m (front) 1m (Side/ Rear)	n/a	n/a	50m ² + 6m diameter circle

- Legend**
- Dwelling
 - Garage (double)
 - Outdoor Living (50m²)
 - Outdoor Living (6m diameter circle)
 - Permeable surface
 - Buffer Planting (5m)
 - No-Build Setback (10m)

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

7.5 Lot Type 1 - Block 14 / Lots 156 & 159



Scale 1:300 @ A3

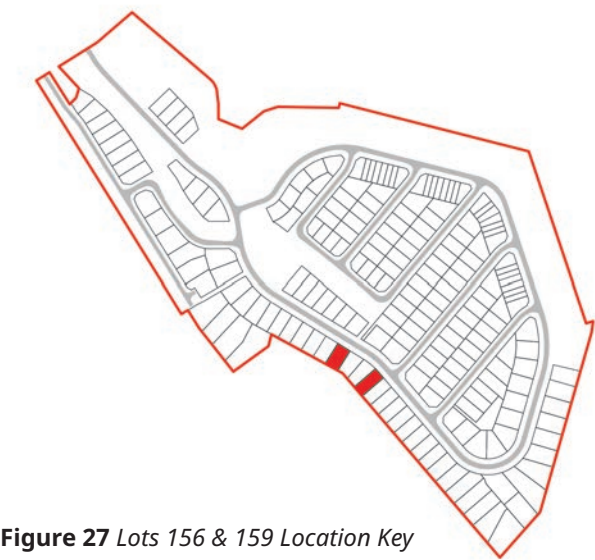


Figure 27 Lots 156 & 159 Location Key

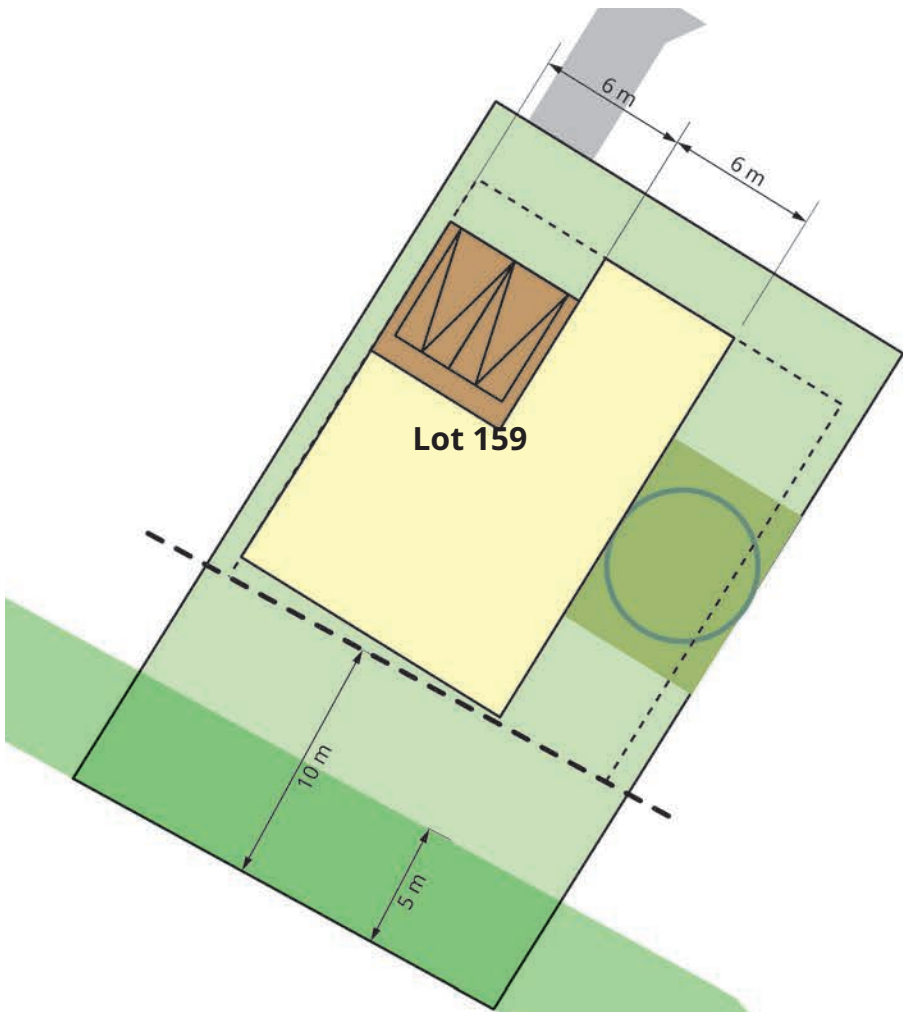
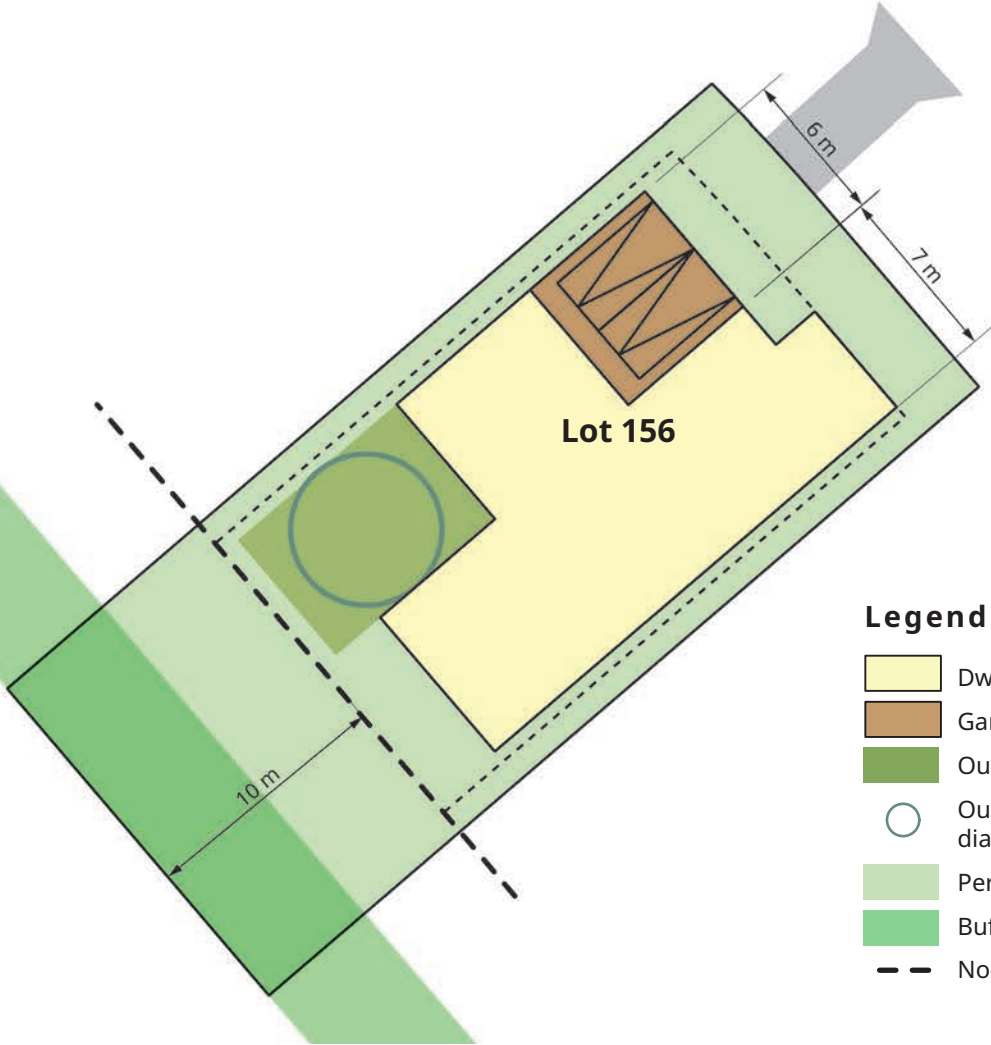


Figure 28 Indicative Layout for Lots 156 & 159 based on GRZ development controls



- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
156	593m ²	221m ²	8m	2.75m + 35° to 55° (depending on orientation)	37%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 7m =46%	50m ² + 6m diameter circle
159	592m ²	201m ²	8m	2.75m + 35° to 55° (depending on orientation)	34%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 6m =50%	50m ² + 6m diameter circle

- Legend**
- Dwelling
 - Garage (double)
 - Outdoor Living (50m²)
 - Outdoor Living (6m diameter circle)
 - Permeable surface
 - Buffer Planting (5m)
 - No-Build Setback (10m)

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

7.6 Lot Type 1 - Block 18 & 19 / Lots 177 - 180



Scale 1:500 @ A3

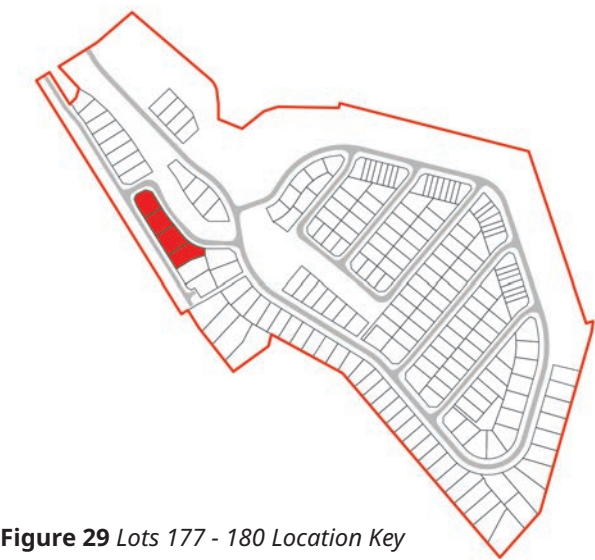


Figure 29 Lots 177 - 180 Location Key



Figure 30 Indicative Layout for Lots 177 - 180 based on GRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
177	911m ²	253m ²	8m	2.75m + 35° to 55° (depending on orientation)	28%	3m (front) 1m (Side/ Rear)	5m	Garage = 6m Dwelling = 6m =50%	50m ² + 6m diameter circle
178	917m ²	242m ²	8m	2.75m + 35° to 55° (depending on orientation)	26%	3m (front) 1m (Side/ Rear)	n/a	Garage = 6m (side) Dwelling = 6m =50%	50m ² + 6m diameter circle
179	752m ²	222m ²	8m	2.75m + 35° to 55° (depending on orientation)	29%	3m (front) 1m (Side/ Rear)	n/a	Garage = 6m (side) Dwelling = 6m =50%	50m ² + 6m diameter circle
180	804m ²	222m ²	8m	2.75m + 35° to 55° (depending on orientation)	28%	3m (front) 1m (Side/ Rear)	n/a	Garage = 6m (side) Dwelling = 6m =50%	50m ² + 6m diameter circle

- Legend**
- Dwelling
 - Garage (double)
 - Outdoor Living (50m²)
 - Outdoor Living (6m diameter circle)
 - Permeable surface
 - Retaining Wall

For full suite of HDC GRZ standards, see **Attachment 4 - Hastings District Plan - Havelock North Residential Environment (Chapter 8.2)** of the Brookvale Green Urban Design Assessment.

7.7 Lot Type 2 - Block 3 / Lots 13 & 14



Scale 1:200 @ A3

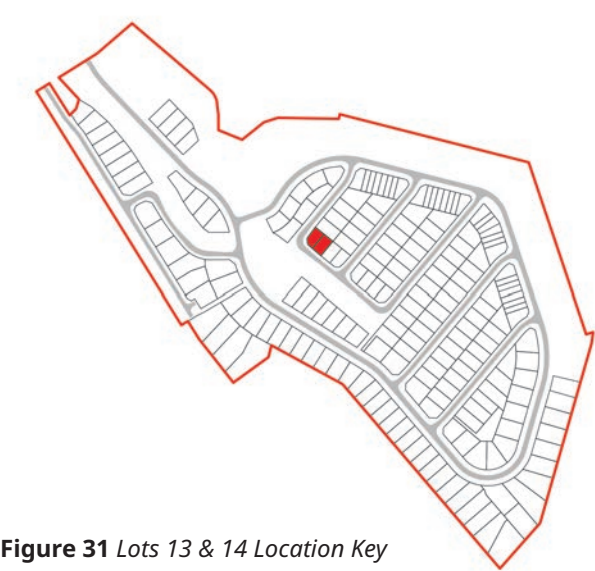


Figure 31 Lots 13 & 14 Location Key



Figure 32 Indicative Layout for Lots 13 & 14 based on MRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Outlook	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
13	331m ²	138m ²	10m	3m + 45° to 55° (depending on orientation)	42%	3m (front) 1m (Side/ Rear)	4m x 4m 1m x 1m	5m	Garage = 6m Dwelling = 4m =60%	30m ²
14	370m ²	185m ²	10m	3m + 45° to 55° (depending on orientation)	50%	3m (front) 1m (Side/ Rear)	4m x 4m 1m x 1m	5m	Garage = 6m Dwelling = 6m =50%	30m ²

For full suite of HDC MRZ standards, see **Attachment 5 - Hastings District Plan - Medium Density Residential Zone (Chapter MRZ)** of the Brookvale Green Urban Design Assessment.

- Legend
- Dwelling
 - Garage (double)
 - Outdoor Living (30m²)
 - Outlook
 - Permeable surface

7.8 Lot Type 2 - Block 7 / Lots 46 & 47



Scale 1:200 @ A3

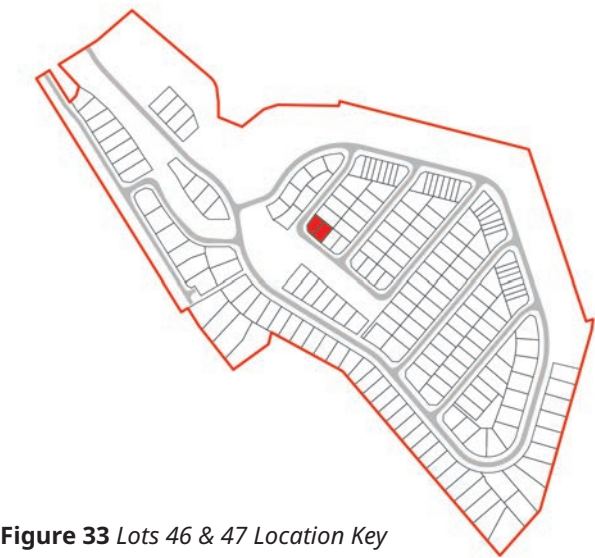


Figure 33 Lots 46 & 47 Location Key



Figure 34 Indicative Layout for Lots 46 & 47 based on MRZ development controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Building Setbacks	Outlook	Garage/ Street Setback	Garage width / Dwelling width	Outdoor Living
46	363m ²	181m ²	10m	3m + 45° to 55° (depending on orientation)	50%	3m (front) 1m (Side/ Rear)	4m x 4m 1m x 1m	5m	Garage = 6m Dwelling = 4m =60%	30m ²
47	328m ²	134m ²	10m	3m + 45° to 55° (depending on orientation)	41%	3m (front) 1m (Side/ Rear)	4m x 4m 1m x 1m	5m	Garage = 6m Dwelling = 4m =60%	30m ²

- Legend**
- Dwelling
 - Garage (double)
 - Outdoor Living (30m²)
 - Outlook
 - Permeable surface

For full suite of HDC MRZ standards, see **Attachment 5 - Hastings District Plan - Medium Density Residential Zone (Chapter MRZ)** of the Brookvale Green Urban Design Assessment.

7.9 Lot Type 3 - Superlot - Block 4 / Lots 22-29



Scale 1:300 @ A3

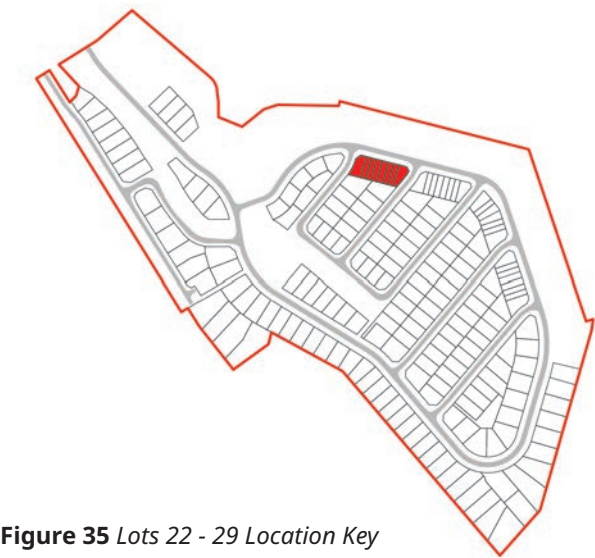


Figure 35 Lots 22 - 29 Location Key

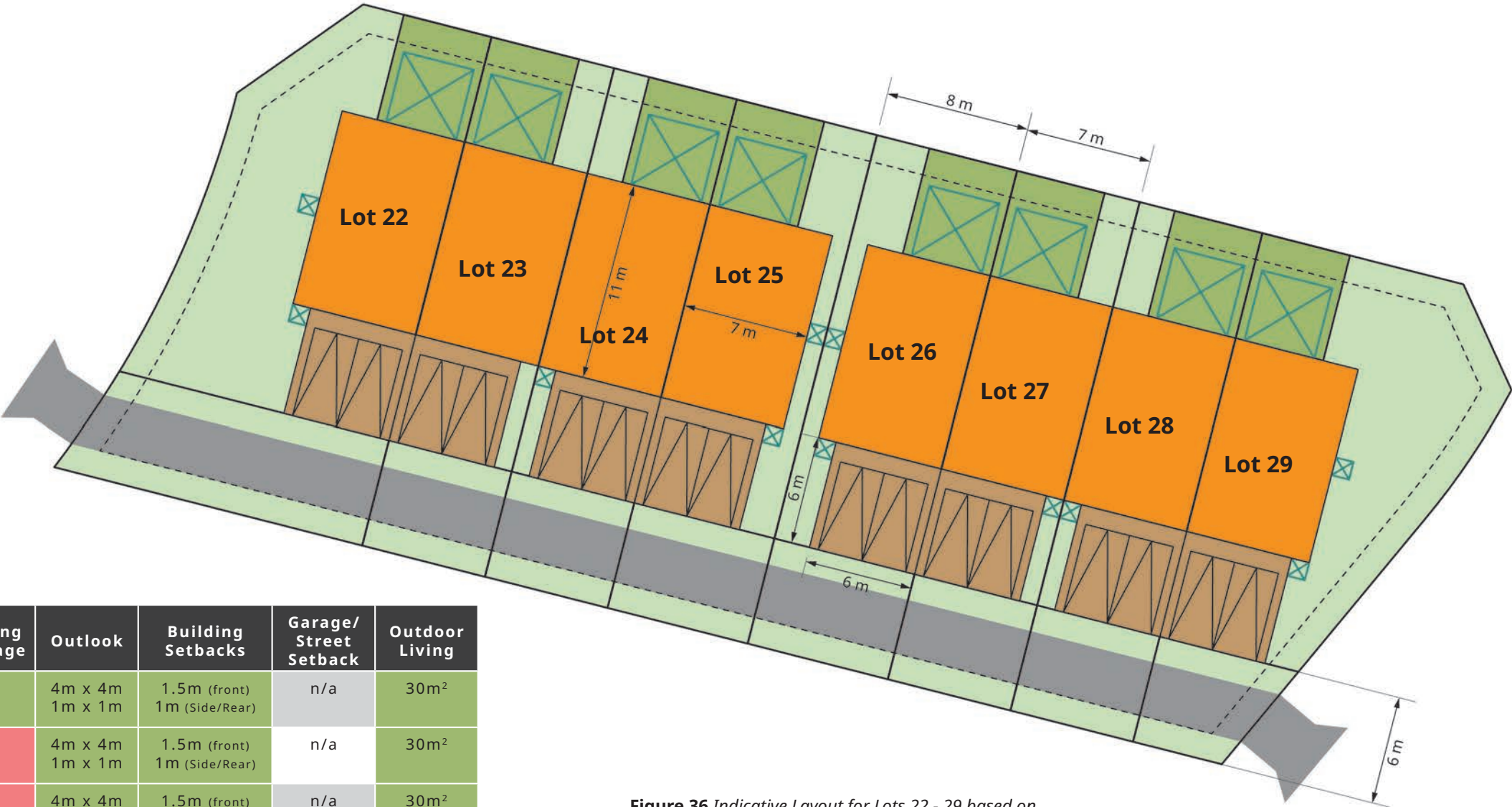


Figure 36 Indicative Layout for Lots 22 - 29 based on MRZ development controls and bespoke controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Outlook	Building Setbacks	Garage/ Street Setback	Outdoor Living
22	391m ²	113m ²	10m	3m + 45° (rear boundary)	29%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
23	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
24	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
25	232m ²	113m ²	10m	3m + 45° (rear boundary)	49%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
26	232m ²	113m ²	10m	3m + 45° (rear boundary)	49%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
27	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
28	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
29	323m ²	113m ²	10m	3m + 45° (rear boundary)	35%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²

For full suite of Superlot Development Controls see **Attachment 6 - Design Guidelines** of the Brookvale Green Urban Design Assessment.

- Legend
- Dwelling
 - Garage (double)
 - Outdoor Living (30m²)
 - Outlook
 - Permeable surface

7.10 Lot Type 3 - Superlot - Block 5 / Lots 30-37



Scale 1:300 @ A3

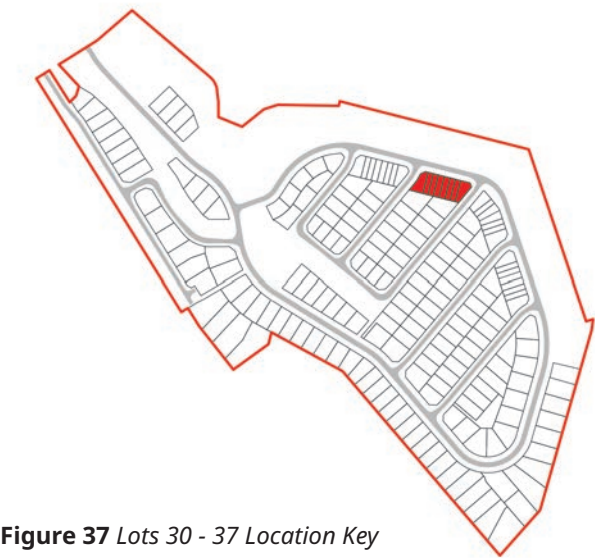


Figure 37 Lots 30 - 37 Location Key

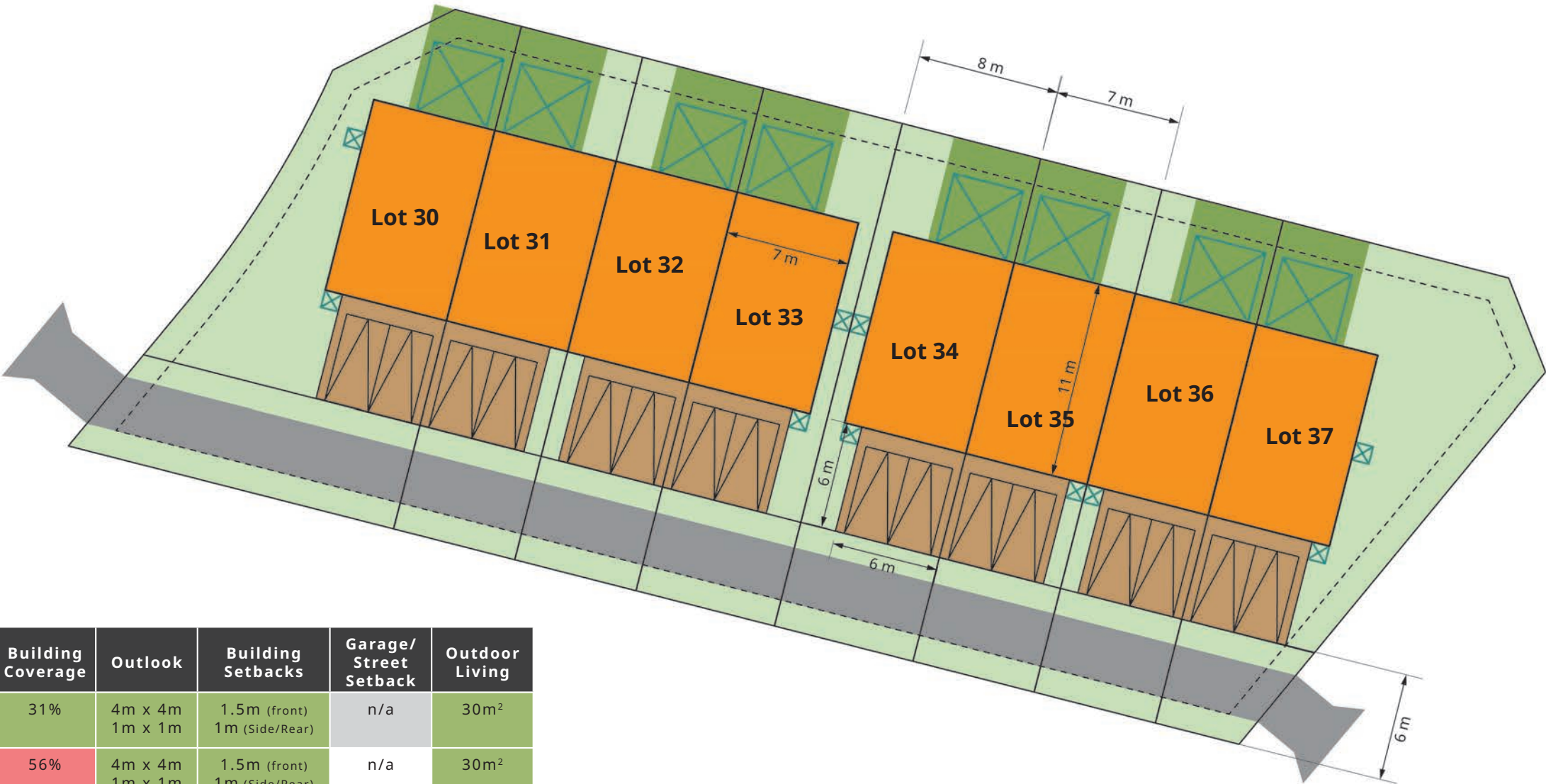


Figure 38 Indicative Layout for Lots 30 - 37 based on MRZ development controls and bespoke controls

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Outlook	Building Setbacks	Garage/ Street Setback	Outdoor Living
30	359m ²	113m ²	10m	3m + 45° (rear boundary)	31%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
31	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
32	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
33	232m ²	113m ²	10m	3m + 45° (rear boundary)	49%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
34	232m ²	113m ²	10m	3m + 45° (rear boundary)	49%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
35	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
36	203m ²	113m ²	10m	3m + 45° (rear boundary)	56%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
37	326m ²	113m ²	10m	3m + 45° (rear boundary)	35%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²

For full suite of Superlot Development Controls see **Attachment 6 - Design Guidelines** of the Brookvale Green Urban Design Assessment.

- Legend
- Dwelling
 - Garage (double)
 - Outdoor Living (30m²)
 - Outlook
 - Permeable surface

7.11 Lot Type 3 - Superlot - Block 8 / Lots 55-61

Scale 1:300 @ A3

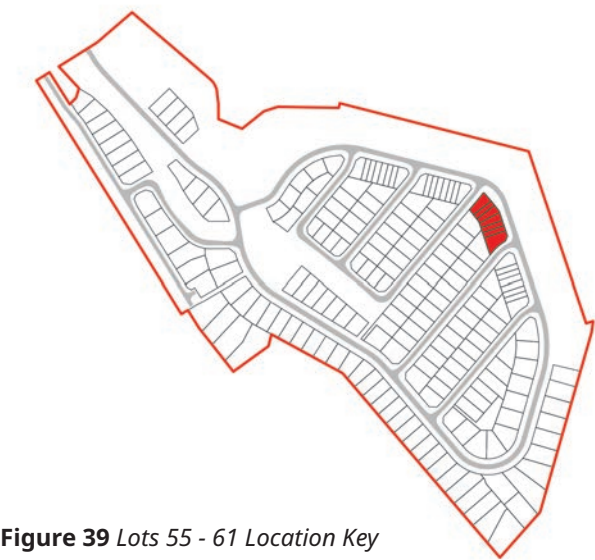


Figure 39 Lots 55 - 61 Location Key

Complies
 Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Outlook	Building Setbacks	Garage/ Street Setback	Outdoor Living
55	360m ²	113m ²	10m	3m + 45° (rear boundary)	31%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
56	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
57	272m ²	113m ²	10m	3m + 45° (rear boundary)	41%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
58	268m ²	113m ²	10m	3m + 45° (rear boundary)	42%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
59	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
60	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
61	493m ²	113m ²	10m	3m + 45° (rear boundary)	23%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²

For full suite of Superlot Development Controls see **Attachment 6 - Design Guidelines** of the Brookvale Green Urban Design Assessment.



Figure 40 Indicative Layout for Lots 55 - 61 based on MRZ development controls and bespoke controls

Legend

- Dwelling
- Garage (double)
- Outdoor Living (30m²)
- Outlook
- Permeable surface

7.12 Lot Type 3 - Superlot - Block 10 / Lots 85-92



Scale 1:300 @ A3

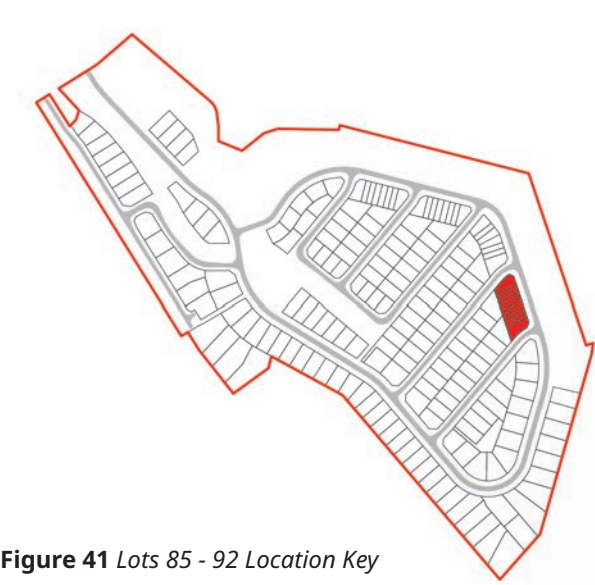


Figure 41 Lots 85 - 92 Location Key

- Complies
- Does not comply

Lot	Lot Area	Building Footprint	Building Height	HIRB	Building Coverage	Outlook	Building Setbacks	Garage/ Street Setback	Outdoor Living
85	360m ²	113m ²	10m	3m + 45° (rear boundary)	31%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
86	209m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
87	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
88	240m ²	113m ²	10m	3m + 45° (rear boundary)	47%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
89	240m ²	113m ²	10m	3m + 45° (rear boundary)	47%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
90	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
91	210m ²	113m ²	10m	3m + 45° (rear boundary)	54%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²
92	463m ²	113m ²	10m	3m + 45° (rear boundary)	24%	4m x 4m 1m x 1m	1.5m (front) 1m (Side/Rear)	n/a	30m ²

For full suite of Superlot Development Controls see **Attachment 6 - Design Guidelines** of the Brookvale Green Urban Design Assessment.



Figure 42 Indicative Layout for Lots 85 - 92 based on MRZ development controls and bespoke controls

- Legend
- Dwelling
- Garage (double)
- Outdoor Living (30m²)
- Outlook
- Permeable surface



B&A

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | **Havelock North** |
Wellington | Christchurch | Wānaka & Queenstown

Attachment 2 – Typology Plan

Brookvale Green Typology Plan

REV A - July 2026



Scale 1:3,000 @ A3



Figure 1 Brookvale Green Typology Plan

Attachment 3 – Fencing Plan

Brookvale Green Fencing Plan

REV A - July 2026



Scale 1:3,000 @ A3

Location / Fencing Type	Key	Maximum Height	Construction Material / Permeability	Specific Provisions
Street Frontage Boundary		1.2m	Optional	Maximum height of 1.2m, except where the primary outdoor living space is located within 3m of the street frontage. In this case, fencing may be up to 1.8m high, provided the portion above 1.2m is a minimum of 50% visually permeable
Side / Rear Boundary		1.8m	Optional	n/a
Corner Site Boundary		1.2m	Optional	Maximum height of 1.2m, with fencing permitted up to a maximum height of 1.8m along no more than 50% of the length of the road or reserve frontage
Reserve / Open Space Boundary		1.8m	Optional Minimum 50% visually permeable	n/a
Retaining Wall Boundary		1.2m	Optional	n/a
Shaggy Range Boundary		2m	Rural Farm Fence	Stock Proof
Rural Boundary		2m	Rural Farm Fence	n/a
Water Asset Facility Boundary		2m	Closed boarded	Acoustic Fence

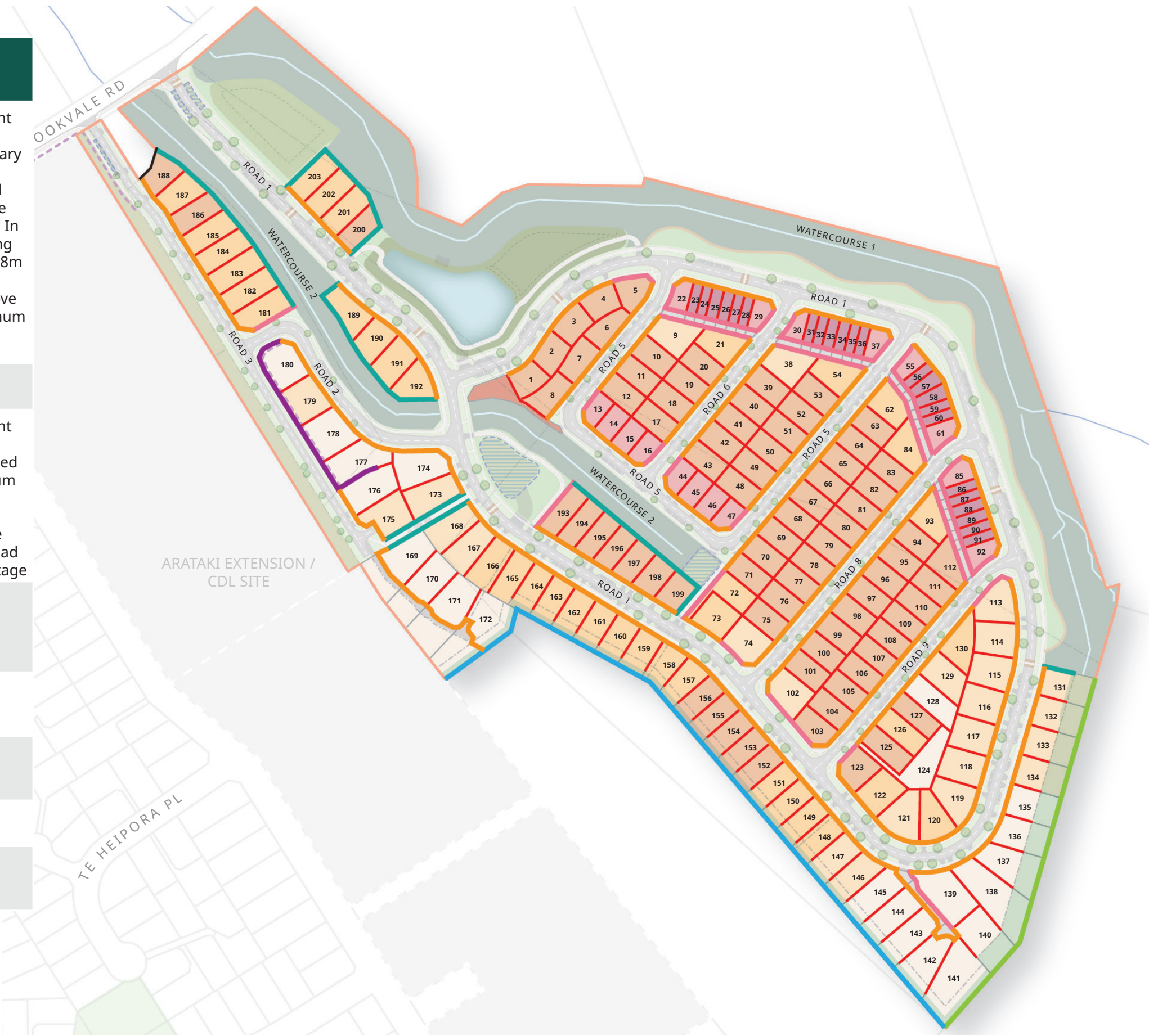


Figure 1 Brookvale Green Fencing Plan

Attachment 4 – Hastings District Plan – Havelock North Residential Environment (Chapter 8.2)

8.2 HAVELOCK NORTH RESIDENTIAL ENVIRONMENT

8.2.1 INTRODUCTION

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

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

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

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

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

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

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

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

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

8.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

HNRAO1 Intensification and infill development compatible in character with the planned urban built form environment of the relevant Havelock North residential zone.

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

8.2.3 OBJECTIVES AND POLICIES

ALL ZONES

OBJECTIVE New developments will be of a design, scale, layout and intensity that is consistent and compatible with the planned urban built form environment of the relevant Havelock North zone.

Relates to

Outcomes
HNRAO1,
HNRAO2,
HNRAO4,
HNRAO7,
HNRAO8

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

HNRP1

Explanation

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

Havelock North General Residential Zone

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

Havelock North is typically a low-rise (i.e. 1-2 storey), low to medium density suburban residential environment. The effects of development exceeding performance standards, including density standards, will be carefully considered against the outcomes sought for the zone.

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

involve the development of dwellings to the rear of existing dwellings.

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

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

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

Havelock North Character Residential Zone

The area covered by this Zone is largely the area of the foothills of Te Mata Peak. This Zone demonstrates a subdivision pattern which is less regular when compared with that of the General Residential Zone. This is largely reflective of the change in topography and is also evident in the narrower roads which in many cases are landscaped. The roading pattern emphasises a number of key roads (such as Duart Road) which lead upwards and act as a spine for development to reach into the hills. In these areas, the landform tends to create a pattern of many properties backing onto gullies, vegetated areas or reserves.

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

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

POLICY HNRP2 *Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the character of the planned urban built form environment of the relevant zone.*

Explanation

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

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

*Relates to
Outcome
HNRAO6*

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

Explanation

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

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

Explanation

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

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

*Relates to
Outcome
HNRAO3*

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

Explanation

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

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

*Relates to
Outcomes
HNRAO3,
HNRAO5,
and
HNRAO6*

POLICY *To schedule activities on certain sites that provide a valuable service to the community or satisfy*

HNRP6 *a proven community need which may be used for the purpose stated in order to manage the adverse effects of these activities.*

Explanation

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

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

HNR05

Relates to

Outcome

HNRA09

POLICY *Ensure that stormwater runoff that has the potential to create flooding or ponding effects will be attenuated on site.*

HNRP7

Explanation

New development increases the area of a site that is covered by impervious surfaces and decreases soakage and infiltration of rainwater. This increases the rate of stormwater runoff. The Council's stormwater system is only designed to accommodate a certain rate of stormwater runoff and if this is exceeded, flooding may occur in local streams or on downstream properties. On site attenuation slows the rate of discharge to the Council stormwater system and therefore reduces the potential for flooding or ponding.

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

HNRP8

Explanation

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

HAVELOCK NORTH GENERAL RESIDENTIAL ZONE

OBJECTIVE *To ensure that intensification of housing in Havelock North is consistent in its design and location with the planned urban built form environment sought for the zone.*

HNRO6

Relates to

Outcome

HNRA01

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

HNRP9

Explanation

HPUDS has identified that further development in Havelock North should occur as consolidation of the existing urban environment. Higher density housing is provided for in the Medium Density Residential Zone close to the village centre and amenities. Infill development and consolidation will continue to occur in accordance with the general residential zone. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further redevelopment or infill must occur in accordance with urban design principles (outlined in the Medium Density Design Framework) that achieve high quality living environments consistent with the planned built form environment of the General Residential Zone. It is not simply the environmental effects of such development that are of concern, but also the impact such development has on the wellbeing of the community and those who live in such developments.

POLICY *Provide for medium density residential development within new urban development areas where structure plans provide accessibility to amenities including commercial areas, public parks and active and public transport networks.*

HNRP10

Explanation

New urban development areas are an appropriate way to provide for new housing at higher densities that the general residential zone allows for and can lead to better amenity outcomes provided that commercial areas, public parks and active and public transport networks are included in the structure plan for the area. Applications for higher densities in these areas will be assessed against the specific structure plan criteria and medium density residential zone provisions.

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

Explanation

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

OBJECTIVE HNRO6A *To ensure that potential conflicts over zone boundaries are addressed, in advance of any new residential development occurring within the Brookvale Romanes Urban Development Area.*

POLICY HNRP10B *Along the urban/rural interface, separate potentially incompatible activities such as residential activities and productive rural uses through interface buffers or special yard requirements to minimise nuisance or conflicts.*

Explanation

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

OBJECTIVE HNRO6B *Recognise and enable the housing and care needs of the ageing population*

POLICY HNRP10C *Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Havelock North General Residential Zone, such as retirement villages. Recognise the functional and operational needs of retirement villages.*

Explanation

The aging of the population is a significant factor for housing considerations and the Housing Development Capacity Assessment 2021 predicts that over the next 30 years one person and couple only households will make up about 80% of future demand. While the smaller household size will not necessarily comprise entirely of older age cohorts the rate of increase of older persons in our community is significant and will be higher than the national average. Retirement villages play an important role in meeting the housing needs. Intensification in close proximity to amenities such as shopping areas public transport routes and public parks, can be appropriate in the Havelock North Residential Zone and this also applies to retirement village development. However, the infrastructure that is required to service these developments is also of major concern and this is reflected in the activity status of the development. The exceptions to this are the new development areas, such as Brookvale where provision has been made for an element of more intensive development.

HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE

OBJECTIVE HNRO7 *To ensure that the amenity and special character of the Havelock North Character Residential Zone is maintained and the landscape character of the Zone is retained.*

Relates to

Outcomes

HNRA05

and

HNRA07

POLICY HNRP11 *Encourage the design and appearance of buildings and fencing in the Havelock North Character Residential Zone to be in keeping with the character of the existing streetscape.*

Explanation

The identification of the Character Residential Zone enables the management of different areas within the Zone through zone-specific amenity standards. This will enable the existing streetscape character to be retained, in particular the open space feel and the landscaped nature of this area of the Residential Environment. Street trees in combination with plantings on private properties are fundamental to the character of this Zone. Development is generally low scale, with large front yards

and low or no fencing in many cases. There is a need to ensure that the design of any new development is consistent with the surrounding area in terms of building and fencing appearance and compatibility when viewed individually and cumulatively within the urban landscape.

POLICY HNRP12 *Maintain and enhance an attractive landscape character for the Havelock North Character Residential Zone by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and tree planting.*

Explanation

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

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

Relates to Outcome HNRAO8

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

Explanation

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

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

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

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

The Toop Street Special Character Area is shown in Appendix 37

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

Relates to Outcome HNRAO8

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

Explanation

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

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

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

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

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

Explanation

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

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

Explanation

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

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

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

Explanation

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

There is also a John Scott designed dwelling built on the former location of the original Chamber

Homestead location. This house is considered of important heritage value and has been protected as a category II building in Section 18.1 of the Plan.

8.2.4 RULES

- (a) For the purpose of the Activity Status Table, the description of the Activity Statuses is in Section 1.1 of the District Plan.
- (b) All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. Except that Comprehensive Residential Developments on land identified in Appendix 13B Figure 1 need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.

Note: Detached Minor Residential Units — the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 (NES-DMRU) provides for certain Detached Minor Residential Units as a Permitted Activity. For the avoidance of doubt, the NES-DMRU requires compliance with certain rules and standards where they fall within Regulation 7(2) and (3). These may include some of the provisions below. Provided all requirements of the NES-DMRU are satisfied, the DMRU will be a Permitted activity.

8.2.4.1 Havelock North General Residential Zone

RULE TABLE 8.2.4.1 - HAVELOCK NORTH GENERAL RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNGR1	Residential Activities	P
HNGR2	Supplementary Residential Buildings	P
HNGR3	Home Occupations	P
HNGR4	Temporary Events	P
HNGR5	Scheduled Activities - any activity listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
HNGR6	Visitor Accommodation for up to 5 people	P
HNGR7	Non-Residential Care Facilities	P
HNGR8	Show Homes	P
HNGR9	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
HNGR10	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HNGR11	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of the site area, as at 12/09/2015	P
HNGR12	Temporary Military Training Activity	P
HNGR13	Relocated Buildings	P
HNGR14	Comprehensive Residential Development complying with the specific performance standards and terms in 8.2.6F on land within the Brookvale Structure Plan area identified in Appendix 13B Figure 1.	RDNN
HNGR15	Any building ancillary to a Recreation Activity on reserves vested or gazetted under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNGR15A	Retirement Villages within the Brookvale Structure Plan Area	RDNN
HNGR16	The alteration of existing Recreation Activity exceeding 15% of	RD

	the gross floor area, and / or exceeding 15% of the site area, as at 12/09/2015	
HNGR17	Visitor Accommodation for more than 5 people	RD
HNGR18	Educational Facilities	RD
HNGR19	Places of Assembly	RD
HNGR20	Early Childhood Centres	RD
HNGR21	Homes for the Aged	RD
HNGR22	Emergency Service Facilities	RD
HNGR23	Relocated Buildings not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J.	RD
HNGR24	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNGR25	Fences within the Brookvale Structure Plan Area (Appendix 13B, Figure 1) and adjoining the Crombie Drainage Reserve which do not meet General Performance Standard 8.2.5K(4)(a).	RD
HNGR26	Comprehensive Residential Development not meeting one or more of the specific performance standards and terms in 8.2.6F on land identified in Appendix 13B Figure 1.	RD
HNGR27	Health Care Services	D
<i>HNGR28</i>	<i>Removed as a result of Plan Change 5</i>	
HNGR29	Any Permitted, Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6.	D
HNGR30	Residential Activities not meeting General Performance Standard 8.2.5A (Density)	D
HNGR31	Retirement Villages	D
<i>HNGR32</i>	<i>Removed as a result of Plan Change 5</i>	
HNGR33	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity	NC
HNGR34	Residential Activities within the Development Restriction Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan'.	NC

8.2.4.2 Havelock North Character Residential Zone

RULE TABLE 8.2.4.2 - HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
HNCR1	Residential Activities (EXCEPT construction of new buildings in the Toop Street Special Character Area (in which case Rule HNCR8 shall apply) and Comprehensive Residential Development)	P
HNCR2	Home Occupations	P
HNCR3	Temporary Events	P
HNCR4	Scheduled Activities - any activity listed in Appendix 26 in respect of the stated site and which complies with all relevant District Wide Activity rules	P
HNCR5	Non-Residential Care Facilities	P

HNCR6	Visitor accommodation for up to 5 people	P
HNCR7	Recreation Activity that occurs on reserves vested the Reserves Act 1977.	P
HNCR8	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ²	P
HNCR9	Existing Recreation Activity including extensions and alterations not exceeding 15% of the gross floor area, and / or not exceeding 15% of site, as at 12/09/2015	P
HNCR10	Temporary Military Training Activity	P
HNCR11	Relocated Buildings EXCEPT in the Toop Street Special Character Area (Appendix 37).	P
HNCR12	Construction of new buildings and additions that exceed 20m ² in area in the Toop Street Special Character Area (Appendix 37).	RDNN
HNCR13	Relocated Buildings in the Toop Street Special Character Area (Appendix 37)	RDNN
HNCR14	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ²	RDNN
HNCR15	The alteration of existing Recreation Activity exceeding 15% of the gross floor area, and / or exceeding 15% of the site, as at 12/09/2015	RD
HNCR16	Homes for the Aged	RD
HNCR17	Emergency Service Facilities	RD
HNCR18	Relocated Buildings outside the Toop Street Special Character Area (Appendix 37) not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 and/or Specific Performance Standard 8.2.6J	RD
HNCR19	Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT activities not complying with General Performance Standard 8.2.5A (Density).	RD
HNCR20	Early Childhood Centres	D
HNCR21	Places of Assembly	D
HNCR22	Educational Facilities (EXCEPT for those existing Educational Facilities listed in Appendix 26)	D
HNCR23	Health Care Services	D
HNCR24	Any Permitted or Controlled Activity not meeting one or more of the relevant Specific Performance Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6C.	D
HNCR25	Residential Activities not meeting General Performance Standard 8.2.5A (Density).	D
HNCR26	Supplementary Residential Buildings not complying with Specific Performance Standard 8.2.6C.	NC
HNCR27	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity	NC

8.2.4.3 ~~Havelock North Deferred Residential Zone (Removed as a result of uplifting of deferment 13 January 2025)~~

8.2.4.4 **Havelock North Deferred Residential Zone (Removed as a result of uplifting of deferment 13 January 2025)**

8.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

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

8.2.5A DENSITY

- a. **Havelock North General Residential Zone (Except in the Arataki Urban Development Area, the Goddard Lane Urban Development Area, the Brookvale Urban Development Area as identified in Appendix 13B, Figure 1 'Brookvale Structure Plan' and Comprehensive Residential Development)**

One principal residential building per 350m² net site area

- b. **Urban Development Areas (Appendices 12 and 13) and 13B, Figure 1 'Brookvale Structure Plan' (Except for sites accessed from Goddard Lane in the Goddard Lane Urban Development Area)**

One residential building per site

- c. **Goddard Lane Urban Development Area on sites accessed from Goddard Lane (Appendix 12)**

One principal residential building per 700m² net site area (provided that where the dwelling is the only dwelling on the site the requirement shall be 400m²).

- d. **Havelock North Character Residential Zone (Except the Toop Street Special Character Area)**

One principal residential building per 700m² net site area.

- e. **Toop Street Special Character Area (Shown in Appendix 37) and Beadallbane Avenue Special Character Area (Shown in Appendix 37A)**

One principal residential building per 1,000m² net site area.

- f. **Exceptions to (a), (d) and (e) above**

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

Exceptions to 8.2.5A (a), (d) and (e) above		Density per site
i)	Sites created before 12 November 1997 and greater than 300m ² net site area	One residential building
ii)	Sites created after 12 November 1997	One residential building
iii)	Where a subdivision consent application to create a site is lodged with Council before 12 September 2015, and accepted under Section 88 of the RMA 1991 and thereafter granted	One residential building

Outcomes

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

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

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

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

and open space character.

Sites lawfully created under previous iterations of Hastings District Plan that do not comply with the Density standard are acknowledged and enable the site to be developed for its intended use, which is, one residential building per site.

8.2.5B BUILDING HEIGHT

a. All Zones

The maximum height for all buildings shall be 8 metres

Outcome(s)

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

8.2.5C HEIGHT IN RELATION TO BOUNDARY

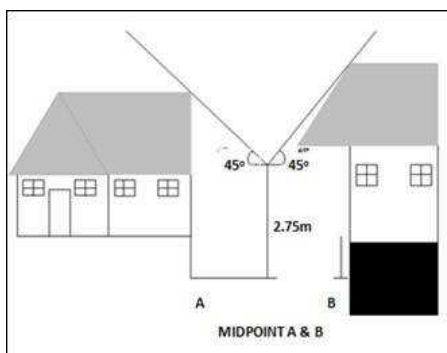
a. All Zones

- i. 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 60.

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

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

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

**Outcome**

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

8.2.5D BUILDING SETBACKS**a. Havelock North General Residential Zone****i. Front boundary:**

3 metres (with frontage to Access Roads).

5 metres (with frontage to Arterial or Collector Roads).

Except that:

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

Other boundaries

1 metre

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

Outcome

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

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

b. Havelock North Character Residential and Toop Street Special Character Area**i. Front boundary:**

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

ii. Other boundaries:

1.5 metres

Outcome

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

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

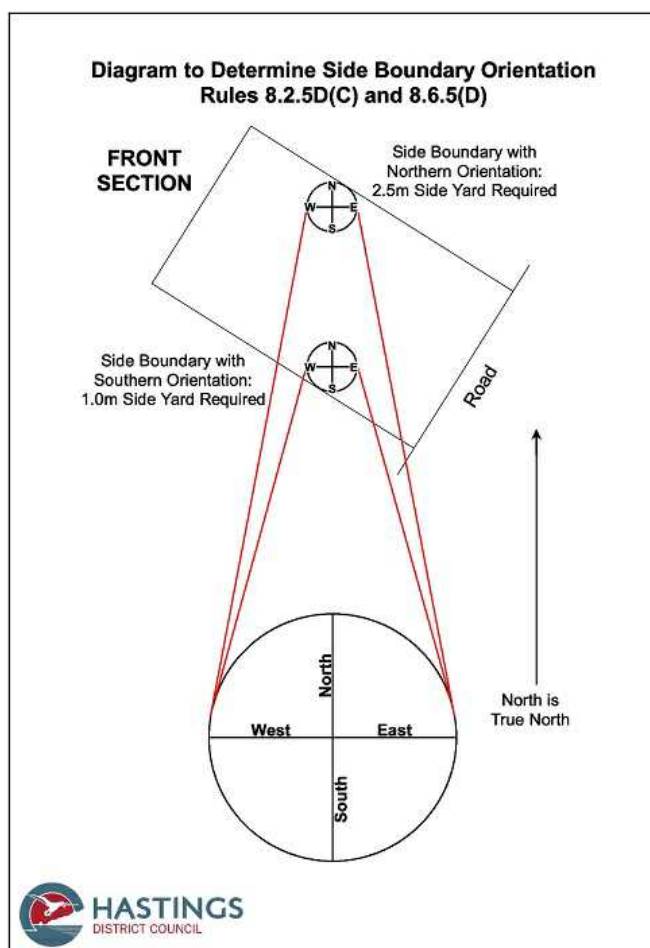
Front Yard	Residential Buildings - 5 metres
Side Yards (Front Sites only)	All Buildings 1.5 metres for any boundary with a southern orientation (or immediately due east) and 2.5 metres on any boundary with a Northern orientation (or immediately due West) Where abutting road front sections have already been developed, minimum yards will be determined on the existing setbacks achieved on these sites. For example a 1m side yard shall be located next to a 2.5m yard on the abutting site. (1m side yards on abutting properties cannot adjoin).
Rear Yard	3 metres
Yards where boundaries adjoin Rural Residential Zone	7.5 metres

Outcome

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

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

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



d. Setback from Waterbodies and Watercourses

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

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

Outcome

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

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

Any sites adjoining parent Lot 1 DP 2466 and Lot 1 DP 17134 Blk IV Te Mata SD shall have the following minimum building setbacks:

Dwellings: 7.5 metres

Accessory Buildings: 5 metres

Outcome

To ensure that open space is maintained between zones.

8.2.5E RELATIONSHIP OF GARAGES AND ACCESSORY BUILDINGS TO DWELLINGS

Havelock North General and Character Residential Zone

Integral Garages

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

Outcome

The amenity of the streetscape will be maintained by ensuring that garages and

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

Standalone Garages and Accessory Buildings

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

accessory buildings do not dominate the frontage of the site.

Outcome

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

8.2.5F BUILDING COVERAGE

a. Havelock North General Residential Zone

Maximum Building Coverage:

45% of net site area

Outcome

Retention of the open character of Residential Areas and management of any increase in stormwater runoff from sites.

b. Havelock North Character Residential Zone

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

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

Outcome

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

8.2.5G STORMWATER

All zones

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

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

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

Outcome

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

8.2.5H OUTDOOR LIVING SPACE

Havelock North General Residential Zone

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

- Have a minimum area of 50m² and

Outcome

Each dwelling will have a useable area of outdoor living space for children to play, space for a

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

garden, personal, household privacy and space to entertain.

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

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

8.2.5I LANDSCAPING

1. Havelock North Character Residential Zone (Including the Toop Street Special Character Area)

- a. Within the front boundary building setback required in 8.2.5D(b) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary which shall include at least 1 mature and healthy tree. Existing trees and plantings can be used to meet this requirement;
- b. Within the site, not less than 25% of the net site area shall be landscaped, which may include areas planted in trees, grass or shrubs. This shall include the equivalent of at least 1 tree for every 200m²*Note 1 of net site area. These trees may be grouped or spread across the site. Except that:
 - i. The 25% landscaping requirement in (b) may be dispensed with where existing plantings of a depth of 1 metre are retained on any other boundary;
 - ii. Existing trees and plantings can be used to meet this requirement.
- c. Additions, alterations and accessory buildings not exceeding 20m² shall be exempt from the landscaping standard 8.2.5I.

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

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

Outcomes

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

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

Outcome

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

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

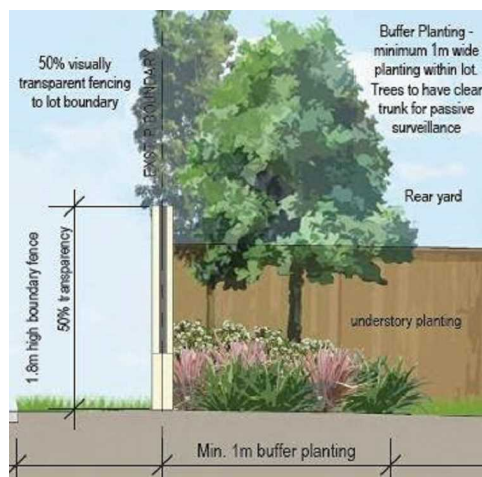
- a. Within the front boundary building setback required in 8.2.5D (c) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary. Existing trees and plantings can be used within the planting strip.
- b. Additions, alterations and accessory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

Outcomes

Streetscape amenity will be retained by ensuring buildings do not dominate the street frontage and maintains a established landscaped character consistent with the surrounding residential neighbourhood.

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

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



Outcome

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

8.2.5J SCREENING FOR VISUAL AMENITY

a. All zones

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

Outcome

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

8.2.5K FENCING

1. Havelock North General Residential Zone

a. Fences that front onto Access Roads*

Fences or walls (excluding retaining walls) within the front yard of a site shall have a maximum height above the existing ground level of 1.5 metres

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

b. Fences that front onto Collector or Arterial Roads*

Fences or walls (excluding retaining walls) within the front yard of a site shall have a maximum height of 1.8 metres and may be made of solid materials.

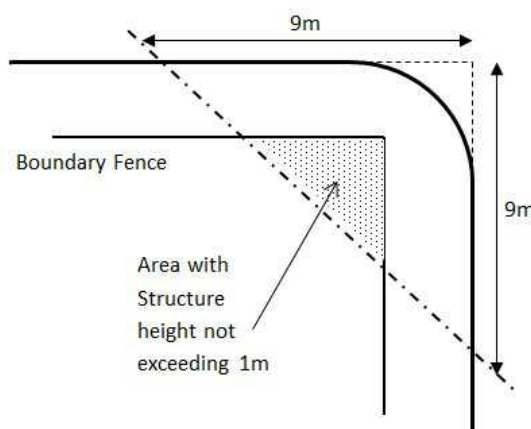
c. Fences on Corner Sites of Collector or Arterial Roads*

Fences within the front yard of a site shall have a maximum height above the existing ground level of 1.8 metres and may be made of solid materials.

Except that:

Corner sites that front a Collector or Arterial Road shall have a maximum fence height of 1 metre for a distance that is subject to the following calculation:

The area (m²) of a corner site within the road boundaries of all roads and a straight line with points joining those boundaries at equal distances of 9 metres from the intersection of the kerb lines shall be kept clear of all structures over 1 metre in height.



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

2. Havelock North Character Zone

a. Fences within the front boundary setback (front yard) of a site shall have a maximum height above the existing ground level of 1.2 metres.

b. Except that fences may be constructed up to 1.8 metres in height if a minimum of the top 600mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.

c. Fences on all other boundaries shall have a maximum height of 1.8m.

3. Toop Street and Breadalbane Avenue Special Character Areas

For sites located in the Toop Street and Breadalbane Avenue Special Character Area, fences on

Outcomes

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

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

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

Sightlines to Collector and Arterial Roads are maintained.

Outcome

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

Outcome

The 'park-like' and open character of the

front boundaries shall not exceed a height of 1.0 metre and shall be able to be seen through in the manner of a picket, trellis, wire mesh, or steel pool fence construction in combination with the landscaping required in Standard 8.2.5J. Fences on all other boundaries shall have a maximum height of 1.8 metres.

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

Toop Street Special Character Area will be maintained.

Outcome

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

Outcome

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

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

a. Where sites adjoin any Reserve (including the Crombie Drainage Reserve, the Reserve in Area A and that in Area B shown on the Structure Plan in Appendix 13B, Figure 1), the boundaries that adjoin it shall be unfenced, or fences on or within 3m of that boundary (excluding side boundary fences) shall have a maximum height of 0.5m, or have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction with a maximum height of 1.8 metres.

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

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

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

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

8.2.5L TRAFFIC GENERATION

All Zones

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

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

HCV-II: Nil

HCV-I: 1

All others: 30

Outcome

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

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

8.2.5M TRAFFIC SIGHTLINES, PARKING, ACCESS, AND LOADING

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

Outcome

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

8.2.5N NOISE

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

Outcome

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

8.2.5O LIGHT AND GLARE

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

Outcome

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

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

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

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

Outcome

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

8.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below that are permitted, controlled or restricted discretionary activities.

8.2.6A HOME OCCUPATIONS

All Zones

- a. Home Occupations will occupy no more than one third of the gross floor area of all buildings on the site.
- b. The Home Occupation shall be undertaken by a person residing in the residential building on the site and employ no more than one non-resident full-time equivalent person.
- c. Home Occupations shall operate during the following hours only:
Monday- Friday: 7.30am to 6pm
Saturday: 9am to 12pm
- d. The home occupation shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building.

Outcomes

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

Home Occupations will operate during daytime hours only and vehicle movements will occur at the same time as

- e. Only goods produced on the site shall be retailed.
- f. The activity does not operate machinery, load or unload vehicles or receive customers or deliveries before 8am or after 6pm Monday to Friday, and before 9am or after 12pm on Saturday.

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

residential activities that generate higher vehicle movements.

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

8.2.6B VISITOR ACCOMMODATION

All Zones

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

Outcome

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

8.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

All Zones

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

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

Outcome(s)

Flexibility to provide supplementary accommodation

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

8.2.6D TEMPORARY EVENTS

All Zones

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

Outcome

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

8.2.6E NON-RESIDENTIAL CARE FACILITIES

1. All Zones

Non-residential Care Facilities shall cater for no more than 10 people at any one time. This excludes staff and/or family who reside on the site.

Outcome

Non-residential Care Facilities provide a needed community service but are not

- 2. Havelock North Character Residential Zone**
Non-residential Care Facilities shall be undertaken within existing buildings.

anticipated to be large scale activities in the Havelock North Residential Environment. The activity will be compatible in scale and form as the residential activities surrounding it.

8.2.6F COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON LAND IN APPENDIX 13B FIGURE 1 (BROOKVALE URBAN DEVELOPMENT AREA)

Comprehensive Residential Developments on land in Appendix 13B Figure 1 (Brookvale urban development area) shall comply with the standards of the Medium Density Residential Zone MRZ - S1-S13 and the specific density standard below.

8.2.6F(a) DENSITY

One residential building per 250m² net site area.

Outcome
The density of comprehensive residential development in the Brookvale urban development area integrates with the surrounding context and takes account of amenity and infrastructural capacity.

8.2.6G STRUCTURE PLANS

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

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

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

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

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

i. Commercial Activities

a. Control of Scale

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

Frontage

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

Outcomes

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

ii. Residential Activities

- a. All residential activities shall be located to the rear of the shop at ground floor level.
- b. Access to such accommodation is separate from patron access to the shop

Frontage will contribute to enhancing visual

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

iii. Visual Amenity and Outlook of Neighbours

- a. Any outdoor storage or rubbish collection area shall be screened by the erection of a fence of a maximum height of 1.8 metres.
- b. Where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1 metre of frontage so occupied, and such landscaping shall be wholly visible from the street.

iv. Noise

- a. Internal Noise standards for residential activities within sites containing scheduled activities:
- b. Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

surveillance and the attractiveness of the area by having eyes on the street and providing a retail appearance.

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

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

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

8.2.6I RESTRICTED BUILDING AREA

Havelock North Character Residential Zone

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

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

Outcome

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

8.2.6J TEMPORARY MILITARY TRAINING ACTIVITIES

- a. The activity shall not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.
- b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military Training Activities.

Outcome

Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.

8.2.6K RELOCATED BUILDINGS

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

- a. No more than one unfinished relocated building shall be placed on a single site in existence at 7th December 2016. For the purposes of this standard 'unfinished' means that the external reinstatement work required for the relocated building is yet to be completed.
- b. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.

- c. A Building Pre-Inspection report shall accompany the application for a building consent for relocation to the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the relocated building in order to achieve a tidy and workmanlike external appearance. The Building Pre-Inspection report shall be prepared by:
 - A. A Hastings District Council Building Compliance Officer (or equivalent);
 - B. A member of the New Zealand Institute of Building Surveyors;
 - C. A licensed building practitioner (carpenter or design category); or
 - D. A building inspector from the local authority where the building is being relocated from
- d. The landowner of the destination site for the relocated building must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the timeframes specified in standard g. A, B and C.
- e. The relocated building shall not be placed on the destination site until a building consent has been issued for the relocation, unless otherwise agreed in writing by the Hastings District Council.
- f. The Council shall be notified at least 48 hours before the building is relocated of the intended delivery date. This standard will be met provided the building is relocated within 5 days of the notified date.
- g. Reinstatement works shall be undertaken within the following timeframes:
 - A. The building shall be located on permanent foundations in accordance with the building consent and the roof made weathertight no later than 1 month of the building being moved to the site. For the purposes of this standard 'weathertight' means that the roof is completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - B. The remaining work to make the building 'weathertight' shall be completed within 4 months of the building being moved to the site. For clarification, this means that all windows, doors and exterior cladding are completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
 - C. All remaining reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site. Without limiting (c.) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations and the repair of any damage to the exterior of the building that may occur during transit to the destination site.
- h. The landowner of the destination site must deposit a refundable monitoring fee of \$750 with the Council at the same time as submitting the Building Pre-Inspection Report with the Council.

Advice Notes:

- i. Photographs showing progress of reinstatement works may be provided to Council's Environmental Compliance Officer. A final site inspection will still be required to determine compliance on completion of reinstatement works
- ii. Council has a Building Pre-Inspection Report template available on request

8.2.6L RETIREMENT VILLAGES

1. **Building Height** - as per medium density residential zone standard.
2. **Height in relation to boundary** -
 - a. Buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian accessway, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
 - b. For buildings adjacent to the boundary of an adjoining residential zoned site, the medium density residential zone standards shall apply.
 - c. The 4m 60 degree standard does not apply to
 - i. a boundary with a road
 - ii. existing or proposed internal boundaries within a site;
 - iii. site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
 - iv. boundaries adjoining open space and recreation zones, commercial and commercial service zones, industrial.

3. Setbacks

- a. Buildings to be set back from the relevant boundary by the minimum depth in the yards table below:
- b. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Yard	Depth in metres
Front	1.5 metres minimum depth
Side	1 metre minimum depth
Rear	1 metre minimum depth (excluded on corner sites)

4. Building Coverage

The maximum building coverage must not exceed 50% of the net site area.

5. Outdoor Living Space

- a. A residential unit at ground floor level must have an outdoor living space that is at least 30m² with a minimum 4m dimension. Up to 10m² of the component can be part of a communal open space.
- b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - i. is at least 8m² and has a minimum dimension of 1.8 metres; and
 - ii. is accessible from the residential unit; and
 - iii. may be:
 - grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - located directly adjacent to the unit;

6. Outlook Space

The provisions of Clause 16 of Schedule 3A of the RMA shall apply.

7. Windows to Street

The provisions of Clause 17 of Schedule 3A of the Resource Management Act shall apply.

8. Landscaped Area

The provisions of Clause 18 of Schedule 3A of the Resource Management Act shall apply.

8.2.7 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

This section is intentionally blank.

8.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

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

Council may assess Residential Activities that do not comply with density provisions in General Performance Standard 8.2.5A for the Havelock North General Residential Zone with the Matters of Discretion MRZ-MAT1, and the Hastings Medium Density Design Framework, however Council's assessment is not restricted to these matters.

8.2.8A RELOCATED BUILDINGS**1. Toop Street Special Character Area**

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

2. Havelock North General Residential Zone and Havelock North Character Residential Zone EXCEPT in the Toop Street Special Character Area

In considering applications for relocated buildings as restricted discretionary activities, Council has limited its discretion to those particular matters outlined below and retains the discretion to grant or refuse consent and to

impose conditions in relation to those matters only. As a restricted discretionary activity, applications may be notified under the Act.

- a. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished building being relocated onto the site at any one time; consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- b. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- c. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- d. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the building, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- e. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- f. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, and any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given the length of time the building will remain on the site in an unfinished state.
- g. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.
- h. The matters outlined in (f) and (g) above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

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

- (a) Whether the new building is consistent in terms of scale and form and will achieve a balance between built form and vegetation.
- (b) The existing character of the Area, in particular whether the development will be consistent with the small scale intimate layout of houses and lots.
- (c) The ability of the new development to integrate with the architectural style of the area. The idea is not to copy the existing architectural design, but to complement the existing design.
- (d) The proposed nature and location of building platforms, accessways, landscaping, planting, and the position, form and appearance of building development. In particular, any such development should:
 - (i) Be of a scale, design and location that is sympathetic to the visual form of the residential area, and should not dominate the landscape;
 - (ii) Avoid large scale earthworks;
 - (iii) Be sympathetic to the underlying landform and surrounding visual and landscape patterns.
- (e) Garages and carports should not dominate the street scene and should be set back from street edges and recessed behind the dwelling.
- (f) Whether a detailed landscaping plan by an experienced landscape architect is provided, demonstrating the following:

- Landscaping that integrates with the adjoining sites
- Species selection and whether this is consistent with other species planted in the area
- Scale of the landscaping in accordance with Standard 8.2.5J
- Closed vistas with landscaping dominant over built form
- A streetscape in which the buildings blend into landscaping
- Park-like gardens crossing property boundaries without fences or interruptions to plantings
- Building design

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

(a) General Assessment Criteria

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

(b) Building Height

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

(c) Height in relation to boundary

- (i) The extent to which neighbouring properties retain adequate daylight and sunlight access.
- (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight having regard to the planned built form environment.
- (iii) Whether the height and location of the building is adequately screened so as not to compromise privacy.
- (iv) The extent to which existing greenery and trees are retained along boundaries where the infringement occurs.
- (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the planned built form environment.

(d) Front Yards

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

(e) Side and Rear Yards

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

(f) Site Coverage

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

(g) Fence Height

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

(h) Landscaping

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

(i) Stormwater Management

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

- (i) Proposals that do not meet the terms of 8.2.5H shall demonstrate how stormwater can be adequately controlled on site to ensure the reticulated network is not overloaded.
- (ii) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 8.2.5H and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area.
- (iii) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 8.2.5H as at the date the plan was amended by

decisions on submissions, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.

- (iv) Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

Advice Note :

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

j) Restricted Building Area

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

8.2.8D SUPPLEMENTARY RESIDENTIAL BUILDINGS

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

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

1) Outcomes of the Standards & Terms

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

2) Design and Appearance

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

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

- (b) Height, bulk, form and scale

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

- (c) Connection to the street

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

3) Amenity

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

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

4) Landscaping

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

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

5) Traffic Generation and Access

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

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

6) Car Parking and hardstanding

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

7) Infrastructural Servicing

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

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

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

8) Noise

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

9) Utility areas

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

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

10) Natural Hazards

- (a) Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.
- (b) Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan.

8.2.8F RECREATION ACTIVITY ON RESERVES VESTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M²

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

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

8.2.8G THE ALTERATION OF EXISTING RECREATION ACTIVITY EXCEEDING 15% OF THE GROSS FLOOR AREA, AND / OR EXCEEDING 15% OF THE SITE AREA, AS AT 12/09/2015

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.

- (c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- (f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (g) Whether the activity can be adequately serviced.

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

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

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

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

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

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

8.2.9 COMPREHENSIVE RESIDENTIAL DEVELOPMENTS IN THE BROOKVALE URBAN DEVELOPMENT AREA

Hastings District Council is a signatory to the New Zealand Urban Design Protocol. As such, the following assessment criteria are based on principles of best practice urban design. The criteria are applicable for all comprehensive residential development within the Havelock North Residential Environment - including the Havelock North General Residential Zone.

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

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

1. Comprehensive Residential Development Activities shall comply with the Matters of Discretion in MRZ-MAT1 (Medium Density Residential Zone) in addition to any Urban Development Area and or Structure Plan specific provisions and Site Context below:

2. Site Context

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

this location.

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

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

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

8.2.9C RETIREMENT VILLAGES

1. The scale, bulk, and location of buildings on the site particularly in regards to height, dominance and sunlight.
2. Private and safe environments - consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites.
 - a. buildings and windows are orientated to street or public or communal spaces.
 - b. buildings are separated including from buildings on neighbouring sites - use driveways, carparking areas, to increase separation distances.
 - c. window and balcony placement, type and size (particularly for upper floors) has been carefully planned and considered.
 - d. use of architectural elements to redirect views, such as high windows sills, opaque glass, fins, louvers or screens.
 - e. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties.
3. Access, carparking and manoeuvring - consider whether access, carparking and manoeuvring dominates the front of the site.
4. Waste storage and services areas should be screened from the street and neighbouring properties.
5. Site coverage and low impact design - whether stormwater runoff can be reduced through permeable paving, water retention or re-use, rain gardens or other low impact urban design techniques.
6. The effects of the retirement village on the safety of adjacent streets or public open spaces.
7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.
8. Infrastructure Servicing
 - a. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater and stormwater and roading network)
 - b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or
 - c. whether the design and/or upgrading of existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.
9. Cumulative effects - whether there are any cumulative impacts of non-compliance with more than one zone standard.
10. The positive effects of the construction, development and use of the retirement village.

Attachment 5 – Hastings District Plan – Medium Density Residential Zone (Chapter MRZ)

MRZ - MEDIUM DENSITY RESIDENTIAL ZONE

Overview

The purpose of the Medium Density Residential Zone is to provide for a more compact form of residential development through the use of housing typologies such as detached townhouses, attached duplexes, terraced housing, and low-rise apartments. Two and Three storey buildings are appropriate in this zone.

Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public and active transport are most accessible and that development is of a high quality and design that is consistent with the planned urban built form environment and the principles and key design elements of the Hastings Medium Density Design Framework.

It is recognised that the planned built environment for areas zoned Medium Density Residential will result in significant changes to existing densities and built form characteristics with a greater diversity in housing typologies. The zone will transform over time to achieve the planned built environment.

The provisions outlined in this chapter provide the framework for managing the effects of use and development and ensures the built environment that provides for the health and well-being of people and communities residing in the zone, is consistent with the zone's stated purpose.

Objectives

MRZ-O1	Purpose of the Zone
	The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the planned urban built form environment of the zone while controlling other activities that support the health and well-being of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.
MRZ-O2	The Planned Urban Environment of the Zone
	The planned urban built form environment of the zone is characterised by: - A diversity of housing typologies including detached, semi-detached and terraced housing, and low-rise apartments; - A built form of predominantly two and three storey buildings which are integrated with public and private open space; - Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the key design elements of the Hastings Medium Density Design Framework; - An urban environment that is visually attractive, safe and easy to navigate and convenient to access.
MRZ-O3	Sustainable Design and Infrastructure
	Public health and environmental well-being is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.
MRZ-O4	Ageing Population
	Recognise and enable the housing and care needs of the ageing population

Policies

MRZ-P1	Residential Development
<i>Relates to MRZ-O1</i>	Enable residential development with a moderate concentration and bulk of buildings, including a variety of housing typologies to provide choice in the housing market.

MRZ-O2	
MRZ-P2	Urban Character
<i>Relates to MRZ-O2</i>	Achieve the planned urban built form environment character of two and three storey buildings surrounded by landscaping including by: - limiting height, bulk and form of development; - Managing the design, appearance and variety of building development; - Requiring setbacks and landscaped areas that are consistent with an urban character; - Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.
MRZ-P3	High Quality Living Environments
<i>Relates to MRZ-O2</i>	Manage development to achieve a healthy, safe, high amenity, and comfortable living environment for residents and neighbours that is consistent with the planned urban built form environment and with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing: - Usable and accessible outdoor living space appropriate for the orientation of the site and housing typology; - Privacy; - Access to sunlight; - Functional living spaces; - Storage including outdoor storage and service areas; - Safe pedestrian access - Safe vehicle access and carparking that minimises the impact on pedestrian access to the site and users of any adjacent active transport infrastructure.
MRZ-P4	High Amenity Streets and Neighbourhoods
<i>Relates to MRZ-O2</i>	Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by: - requiring consistency with the Hastings Medium Density Design Framework principles and key design elements; - requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance with CPTED principles; - requiring front yard setbacks, landscaping and permeable front fencing; - minimising the visual dominance of large, bulky buildings, garages, service and storage areas; - requiring publicly accessible connections through large sites where practical and beneficial.
MRZ-P5	Sustainable Design and Infrastructure
<i>Relates to MRZ-O3</i>	Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by: - Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated; - requiring low impact stormwater management, including the retention and re-use of water, where practicable; - encouraging sustainable design in development including optimising solar orientation and passive ventilation; - requiring sufficient infrastructure provision and/or mitigation measures to accommodate demand.
MRZ-P6	Changing Communities
<i>Relates to MRZ-O4</i>	To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.
MRZ-P7	Larger Sites
<i>Relates to MRZ-O4</i>	Recognise the intensification opportunities provided by larger sites within the Medium Density Residential Zone, by providing for more efficient use of those sites.

MRZ-P8	Provision of Housing for an Aging Population
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<i>Relates to MRZ-O4</i>	Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.
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Rules

Note: It is important to note that in addition to the provisions in this chapter, a number of other District-wide Activities chapters also contain provisions that may be relevant for activities undertaken in the Medium Density Residential Zone.

Note: Detached Minor Residential Units — the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 (NES-DMRU) provides for certain Detached Minor Residential Units as a Permitted Activity. For the avoidance of doubt, the NES-DMRU requires compliance with certain rules and standards where they fall within Regulation 7(2) and (3). These may include some of the provisions below. Provided all requirements of the NES-DMRU are satisfied, the DMRU will be a Permitted activity.

Rule Number	Activity and Activity Status	Matters of Control or Discretion
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MRZ-R1	Residential Activity including additions and alterations to an existing building
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	1. Activity Status: Permitted Where: a. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14	
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	2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with one or more of the standards in MRZ-R1.1.a	Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R2	Residential Unit
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	1. Activity Status: Permitted Where: a. For sites less than 500m² in area: i. Not more than one principal residential unit shall occupy the site; ii. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13 b. For sites 500m² in area or more i. Not more than two residential units shall occupy the site; ii. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Two residential units on a site less than 500m² in area Activity Status: Restricted Discretionary Where: a. Compliance is achieved with standards MRZ-S1 - MRZ - S13.	Matters of Discretion: 1. MRZ-MAT1 - Residential Development within the Medium Density Residential Zone.
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	Notification: An application made under Rule MRZ-R2.2 is precluded from being publicly notified or limited notified in accordance with Sections 95A or 95B of the RMA.
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	3. Development consisting of 3-15 residential units	Matters of Discretion:
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	inclusive on any site Activity Status: Restricted Discretionary Where: Compliance is achieved with the standards in MRZ-S1-MRZ-S13.	MRZ-MAT1 - Residential Development in the Medium Density Residential Zone
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	Notification: An application made under Rule MRZ-R2.3 is precluded from being publicly notified or limited notified in accordance with Sections 95A or 95B of the RMA.	
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	4. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-S1 - MRZ-S13 inclusive for the activities listed in MRZ - R2.1, R2.2, and R2.3.	Matters of Discretion for R2.1 - Where relevant, the stated outcome of the infringed standard(s). Matters of Discretion for R2.2 - Where relevant, the stated outcome of the infringed standard(s). - MRZ-MAT1 - Residential Development in the Medium Density Residential Zone. Matters of Discretion for R2.3 - The matters of discretion listed for the standard(s) not met in the performance standards table. - MRZ-MAT1 - Residential Development in the Medium Density Residential Zone.
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	5. Development consisting of more than 15 residential units on any site. Activity Status: Discretionary	
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MRZ-R3	Seasonal Workers Accommodation
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	1. Activity Status: Permitted Where: - Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13 - Accommodation is provided for up to a maximum of 8 people.	
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	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R3.1.a.	Matters of Discretion: Where relevant, the stated outcome of the infringed standard(s).
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	3. Activity Status: Discretionary Where: Compliance is not achieved with MRZ-R3.1.b	N/A
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MRZ-R4	Show Home
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	1. Activity Status: Permitted Where: - Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13 - The use of the residential building and land as a show home ceases 24 months from the time of first use as a show home;	
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	c. The hours of operation are between: i. 7:00am and 9:00pm Monday to Friday ii. 8:00am and 7:00pm Saturday, Sunday and public holidays.	
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	2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with one or more of the standards in MRZ-R4.1.a	Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).
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	3. Activity Status: Discretionary Where: a. Compliance is not achieved with MRZ-R4.1.b or MRZ-R4.1.c	N/A
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MRZ-R5	Home Business (excluding catteries, kennels and industrial activities)
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	1. Activity Status: Permitted Where: a. The home business occupies not more than one third of the gross floor area of all buildings on the site; b. The hours of operation for the business including associated vehicle movements and deliveries / collection are between: i. 8:00am and 6:00pm Monday to Friday ii. 9:00am and 12:00pm Saturday c. The home business and storage associated with the home business shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building. Only goods produced on the site shall be retailed from the site. d. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with one or more of the standards in MRZ-R5.1a - MRZ-R5.1d	Matters of Discretion: 1. The extent to which the scale of the home business is compatible with the planned urban built form environment and character for the zone; 2. The extent to which the home business is carried out within existing buildings; 3. The method of retailing and the extent to which this will compromise the amenity of the area, including vehicular traffic movements, and noise. 4. The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration; 5. The location of buildings (other than the principal residential building) in relation to adjacent properties and the road; 6. The extent to which activities occur outdoors, the scale and character of outdoor activity, and the extent to which these activities may compromise the amenity of the residential area. 7. Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R6	Schedule Activities - any activity listed in Appendix 26 in respect to the stated site
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	1. Activity Status: Permitted Where: Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R6.1.a	Matters of Discretion: Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R7	Temporary Events
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	1. Activity Status: Permitted Where: - Only two events shall take place on a site over a 12 month period; - Each event shall be a maximum duration of 3 days; - Maximum attendance at any one time shall be 300 persons; - The Hastings District Council shall receive notification of the temporary event at least 10 days prior to the event taking place; - No parking associated with the temporary event shall be accommodated on any public road or road reserve; - Other than noise (see Section 25.1) and Traffic Sightline Distances (see Section 26.1), the zone standards do not apply to Temporary Event Days.	
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	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R7.1.a - MRZ-R7.1.f	Matters of Discretion: An assessment of the effects of the activity shall be made considering: - Traffic and car parking effects — the extent to which vehicular traffic and related need for car parking generated by the event is accommodated without loss of amenity, safety or causing significant traffic congestion; - Noise effects — the extent to which the activity and the hours of operation for the event would detrimentally affect the amenity of the surrounding area; - Disturbance effects — whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative effects on the amenity of the surrounding area. - The outcome sought for this activity which states: <i>Temporary events will be able to take place where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.</i>
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MRZ-R8	Temporary Military Training Activity
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	1. Activity Status: Permitted Where: The activity shall not exceed a period of 31 days, excluding set up or pack down activities, which can occur up to one week prior to commencement and up to one week following completion of the	
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	Temporary Military Training Activity b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the zone standards do not apply to Temporary Military Training Activities	
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	2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with one or more of the standards in MRZ-R8.1.a and MRZ-R8.1.b	Matters of Discretion: 1. The outcome sought for this activity which states: <i>Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.</i>
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MRZ-R9	Home-Based Education and Care Services
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	1. Activity Status: Permitted Where: a. The activity takes place within an existing residential unit; b. The maximum number of children being cared for on-site is four; and c. The hours of operation are between 7:00am and 7:00pm., Monday to Friday. Except that MRZ-R9.1.b and MRZ-R9.1.c do not apply to children who are normally resident at the site or who are otherwise guests of the occupants of the site.	
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	2. Activity Status: Discretionary Where: a. Compliance is not achieved with MRZ-R9.1.a, or MRZ-R9.1.b, or MRZ-R9.1.c	Matters of Discretion: 1. RESZ-MAT1 - Education Facility
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MRZ-R10	Recreation Activity that occurs on Reserves vested under the Reserves Act 1977
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	1. Activity Status: Permitted	
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MRZ-R11	Any building ancillary to a Recreation Activity on Reserves vested under the Reserves Act 1977
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	1. Activity Status: Permitted Where: a. The building has a maximum gross floor area of 50m²; b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with MRZ-R11.1.a, or MRZ-R11.1.b	Matters of Discretion: 1. RESZ-MAT2 - Recreation Activity 2. Where relevant, the stated outcome of the infringed standard(s).
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	Notification: An application under the Rule MRZ-R11.2 is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.
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MRZ-R12	Existing Recreation Activity including Extensions and Alterations
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	1. Activity Status: Permitted	
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	Where: - Extensions and/or alterations to an existing building ancillary to an existing recreation activity do not exceed 15% of the gross floor area and/or do not exceed 15% of the site area as at 12/09/2015. - Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R12.1.a, or MRZ-R12.1.b	Matters of Discretion: - RESZ-MAT3 - Recreation Activity - Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R13	Relocated Buildings
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	1. Activity Status: Permitted Where: - Compliance is achieved with all of the relocated building standards: RESZ-RBS.a - RESZ-RBS.h; - Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S13	
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	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R13.1.a, or MRZ-R13.1.b	Matters of Discretion: - RESZ-MAT4 - Relocated Buildings - Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R14	Key Development Site: 401 Eastbourne Street East, Lot 1 DP6739
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	1. Activity Status: Permitted Where: - One or more of the following activities are proposed: - Offices; - Cafes and restaurants (unlicensed); - Visitor accommodation; - Mixed use development with commercial activities limited to cafes and restaurants (unlicensed). - Residential activities are located above ground level; - Each residential unit shall have a minimum gross floor area of 50m² - Each residential unit shall be provided with a lockable external store of waterproof and durable construction and of a minimum volume of 6m³. - Compliance is achieved with Section 25.1 Noise of the District Plan and in particular standard 25.1.7C Noise Sensitive Activities in Industrial and Commercial Zones. - For any visitor accommodation activities on this site there shall be no limit to the number of persons able to be accommodated. - Compliance is achieved with the specific controls for the site in MRZ-S14 - Compliance is achieved with the relevant zone standards: MRZ-S1 — MRZ-S13	
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	2. Activity Status: Restricted Discretionary	Matters of Discretion:
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	Where: a. Compliance is not achieved with one or more of the standards in MRZ-R14.1.a - MRZ-R14.1.h	- Consideration and assessment in respect of the stated outcomes for the site as follows: MRZ-R14.1.a and MRZ-R14.1.b Locating commercial activities at ground level will ensure an active street frontage that generates interaction and vibrancy in the area. MRZ-R14.1.c, MRZ-R14.1.d, and MRZ-R14.1e Occupants of the residential units will be provided with a good quality internal living environment, access to storage and an outlook space to ensure a good quality living environment. MRZ-R14.1.f. This standard will allow for commercial visitor accommodation activities on this site irrespective of the zone standards. This activity is anticipated and appropriate on this site due to its close proximity and the complementary nature of the activities to the Hawkes Bay Opera House facility. - Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R15	Rest Home Care
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	1. Activity Status: Restricted Discretionary Where: a. The number of persons being cared for at the facility at any one time shall not exceed 10 persons.	Matters of Discretion: - RESZ-MAT1 - Rest Home Care - Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing; - The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community; - Whether the proposed activity would support a well-functioning urban environment
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	2. Activity Status: Discretionary Where: a. Compliance is not achieved with MRZ-R15.1.a	
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MRZ-R16	Retirement Villages
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	1. Activity Status: Restricted Discretionary Where: a. Compliance is achieved with MRZ-S15 specific standards for retirement villages.	Matters of Discretion: - The scale and bulk and location of buildings on the site particularly in regards to height, dominance, and sunlight. - Private and safe environments — consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites; - buildings and windows are orientated to the street or public or communal spaces; - buildings are separated including from buildings on neighbouring sites — use driveways, carparking areas, or outdoor living spaces to increase separation distances. - window and balcony placement type and size (particularly for upper floors) has been carefully planned and considered. - use of architectural elements to redirect views
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		such as high window sills, opaque glass, fins, louvres, or screens. v. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties 3. Access, carparking and manoeuvring — consider whether access parking and manoeuvring dominates the front of the site. 4. Waste storage and service areas should be screened from the street and neighbouring residences. 5. Site coverage and low impact design — whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact urban design techniques. 6. The effects of the retirement village on the safety of adjacent streets or public open spaces. 7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 8. Infrastructure Servicing i. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater, and roading network) ii. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or iii. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring. 9. Cumulative effects — whether there are any cumulative impacts of non-compliance with more than one zone standard. 10. The positive effects of the construction, development and use of the retirement village. For clarity no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.
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	Notification: An application under the Rule MRZ-R16.1 is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.
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	2. Activity Status: Discretionary Where: a. Compliance is not achieved with one or more of the specific performance standards for retirement villages in MRZ-S15.	Assessment Matters / Matters of Discretion 1. Where relevant the stated outcome of the infringed standard(s).
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MRZ-R17	Emergency Services Facilities
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	1. Activity Status: Restricted Discretionary	Assesment Matters / Matters of Discretion: 1. RESZ-MAT1 — Emergency Services Facilities 2. Whether the proposed activity is an efficient use of land within the zone given the primary purpose
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		of the zone is to provide for medium density housing; - The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community; - Whether the proposed activity would support a well-functioning urban environment.
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MRZ-R18	Visitor Accommodation (excluding camping grounds)
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	1. Activity Status: Discretionary Where: Accommodation is not provided to specific occupant(s) for more than 50 days in any twelve month period.	Assessment Matters / Matters of Discretion: - RESZ-MAT1 - Visitor Accommodation - Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing; - The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community; - Whether the proposed activity would support a well-functioning urban environment.
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MRZ-R19	Places of Assembly
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1. Activity Status: Discretionary		Assessment Matters / Matters of Discretion: 1. RESZ-MAT1 — Places of Assembly; 2. Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing; 3. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community; 4. Whether the proposed activity would support a well-functioning urban environment
Where:		
a. All buildings comply with the following minimum setback distances:		
i. Front boundary: 5m	<u>Outcome:</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>	
ii. Side boundary: 5m		
iii. Rear boundary: 5m		
b. Accessory buildings comply with the following minimum setback distances:		
i. Front boundary: 7.5m	<u>Outcome:</u> <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>	
ii. Side boundary: 5m		
iii. Rear boundary: 5m		
c. The maximum building coverage is 35% of the net site area or 200m ² whichever is the greater.	<u>Outcome:</u> <i>Places of Assembly will be compatible with the scale of buildings and amenity of the Residential Zone</i>	
d. A minimum of 25% of the net site area shall be	<u>Outcome:</u> <i>Visual appearance of Places of</i>	

	landscaped;	<i>Assembly will integrate with the adjoining properties and the streetscape</i>	
	e. A minimum of 50% of the front boundary setback area (excluding any area required for vehicle access) shall be landscaped.		

	2. Activity Status: Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R19.1.a - MRZ-R19.1.e	Assessment Matters / Matters of Discretion Where relevant, the stated outcome of the infringed standard(s).
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MRZ-R20	Commercial Activity
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	1. Activity Status: Discretionary	Assessment Matters / Matters of Discretion - Whether the proposed activity is an efficient use of land within the zone given that the primary purpose of the zone is to provide for medium density housing - The extent to which the activity is essential to support the health and wellbeing of the immediate community; - Whether the proposed activity would support a well-functioning urban environment.
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MRZ-R21	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity in this table
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	1. Activity Status: Non-complying	
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Performance Standards Table

MRZ-S1	Height - Buildings and Structures (excluding fences and standalone walls)	
	- Buildings and structures (excluding fences and standalone walls) must not exceed a height above ground level of 10m. - Except that buildings that have a pitched or gable roof may have a maximum height above ground level of up to 11m. (see figure 1 and 2 below) - This standard does not apply to: - Solar panels provided these do not exceed the maximum height by more than 500mm; - Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the maximum height by more than 1 metres; - Antennas, aerials, and flues provided these do not exceed the maximum height by more than 1 metre; - Satellite dishes (less than 1 metre in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1 metre; - Lift overruns provided these do not exceed the height by more than 1m; - Any scaffolding used in the construction process; or	Matters of Discretion if compliance not achieved: The outcome of the standard

- | | |
|--|--|
| | vii. Emergency service facilities and hose drying towers up to 15 metres in the Medium Density Residential Zone, associated with emergency service facilities. |
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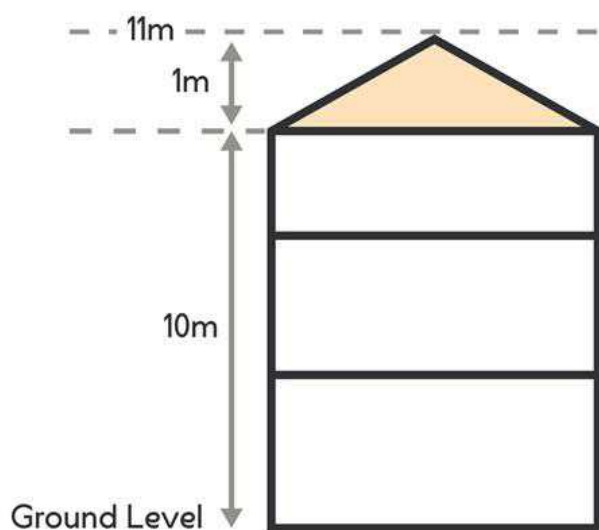


Figure 1: Diagram illustrating maximum height for a Gable roof.

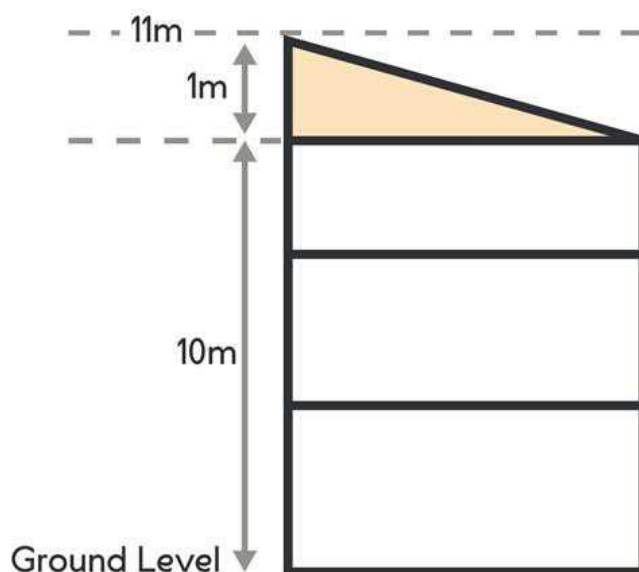


Figure 2: Diagram illustrating maximum height for a pitched roof.

Outcome	<i>Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties</i>
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MRZ-S2	Fences and standalone walls	
	All fences and standalone walls must not exceed a maximum height above ground level of: 1.2m where the fence is located between the residential unit and the front boundary of the site or any private road, access lot or right of way that provides legal access to the site; or 1.2m where a site boundary adjoins an open space zone - Except that the following maximum height applies in these circumstances: 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction. 1.8m for all other site boundaries	Matters of Discretion if compliance not achieved: - The outcome of the Standard; - The extent to which the increased fence height reduces safety or a feeling of safety particularly for residents, pedestrians and/or users of any adjacent public reserve; - The streetscape amenity of the area; - Whether topographical or other site constraints make compliance with the standard impractical.
Outcome	<i>Lower front fence heights enable clear visibility providing for passive surveillance and visual connections between the residential unit and the street improving safety</i>	

MRZ-S3	Height in relation to boundary	
	On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained within a building envelope constructed	Matters of Discretion if compliance not achieved: The outcome of the Standard.

	by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass. (Refer Appendix 60 Figure 2 for a diagram explaining this recession plane). b. Except that: - Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary. - Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary. - Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1. - The height in relation to boundary recession planes are not applicable from the front road boundary of a site.	
Outcome	Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to the boundary.	

MRZ-S4 Garages and accessory buildings		
	a. Garages, carports or accessory buildings that form part of a single story building shall occupy no more than 50% of the width of the front elevation of a building that fronts the road, or legal access.	Matters of Discretion if compliance not achieved: - The Outcome of the Standard; - The extent (lineal metres) of blank walls facing the street - Consider whether existing or proposed landscaping would mitigate the impacts of the building on the streetscape and property frontage; - Consider whether an alteration to the design and/or the construction materials of the building could reduce dominance effects of the building on the streetscape - Consider whether topographical or other site constraints make compliance with the standard impractical.
Outcome	Garages, carports or accessory buildings will not dominate the street. The residential unit will be the primary built feature of the property frontage and streetscape	

MRZ-S5 Setbacks		
	- A minimum front boundary setback of 3.0 metres shall be achieved, excluding: - Up to two non-enclosed structures (such as verandas and porches), or window features (such as bay or cantilevered windows) provided any such structure: - Is not a garage or a carport; - Does not extend more than 1.5 metres deep into the yard setback, and - Does not have a width greater than 4.0 metres; and	Matters of Discretion if compliance not achieved: - The Outcome of the Standard - The extent (lineal metres) of any proposed blank walls facing the road; - The design (including fenestration) and exterior cladding materials proposed for the front building façade facing the road; - Whether sufficient space is retained to allow for landscaping of the front yard area; - Any impacts on privacy of adjoining sites including the need for screening or landscaping or alteration

	iv. provided that landscaping (at least 1 specimen tree (of 2m height at planting) per 5m of frontage and shrubs and groundcover are planted and maintained over the remaining width of the front yard space across the length of frontage (excluding any area for vehicle or pedestrian access). 2. Buildings must be setback from the relevant boundary by the minimum depth listed below: a. Side boundary: 1m b. Rear boundary: 1m 3. This standard does not apply where two adjacent buildings have an existing or proposed common wall. 4. All buildings must be setback 2m from any boundary with a Character Residential Zone.	of window placements to assist in maintaining privacy and outlook.
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Outcome	<i>To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area.</i>
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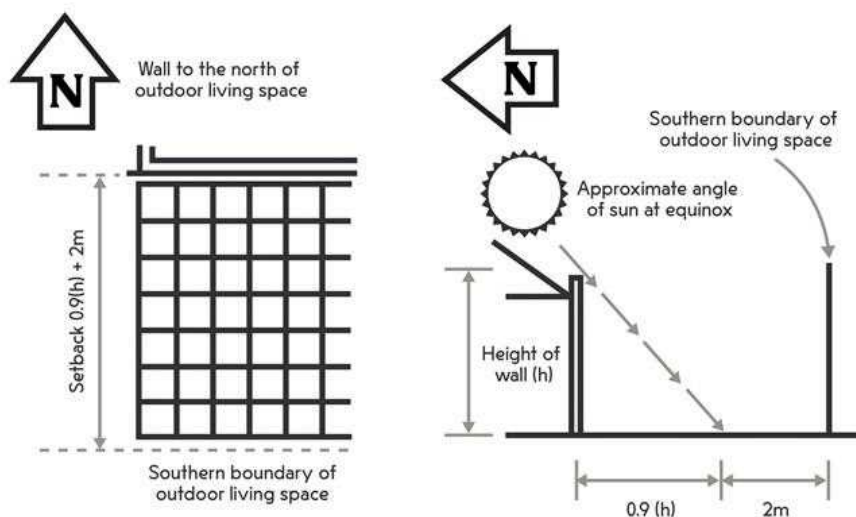
MRZ-S6	Buildings Coverage
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a. The maximum building coverage must not exceed 50% of net site area b. This standard does not apply to: i. That part of eaves and/or spouting or bay windows projecting 600mm or less horizontally from any exterior wall; ii. Pergola structures that are not covered by a roof; iii. Underground carparking with landscaping above; iv. Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage; v. Uncovered decks that are no more than 1m in height above ground level. vi. Satellite dishes;	Matters of Discretion if compliance not achieved: 1. The Outcome of the Standard 2. The extent to which the excess building coverage creates a scale and dominance of built form that is not consistent with the planned built environment; 3. Whether there is sufficient room left on the site to meet the landscaping, outdoor living space and outlook requirements which ensure a quality living environment.
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Outcome	<i>Controlling the amount of a site that can be covered by buildings assists in managing the effects of building scale, stormwater run-off and enables space for landscaping and outdoor living ensuring a quality living environment.</i>
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MRZ-S7	Outdoor living space
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a. A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension c. All outdoor living spaces must be accessible from the main living area of the residential unit; and d. Where the outdoor living space is provided at ground level and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or buildings as shown in the Figure below. Note for the purpose of this standard, south is defined as between 135 and 225 degrees. e. All ground floor outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.	Matters of Discretion if compliance not achieved: 1. The Outcome of the Standard. 2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play; 3. How the outdoor living space is accessed from the residential unit; 4. The location of the outdoor living space in terms of winter and summer access to sunlight; 5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.
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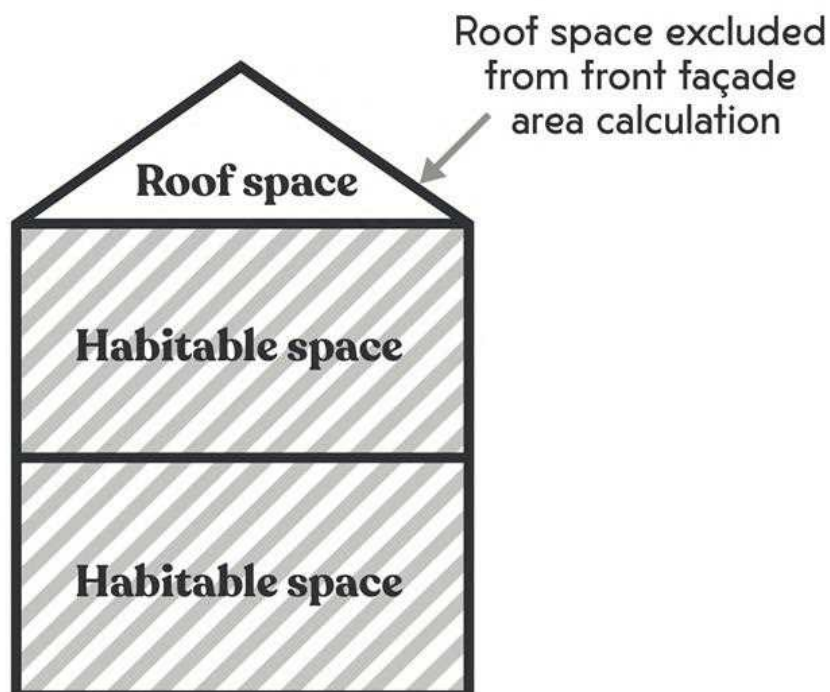


Outcome	<i>To ensure residents have adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from a main living area.</i>
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MRZ-S8	Landscaped Areas	
	a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the net site area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees; b. The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.	Matters of Discretion if compliance not achieved: 1. The Outcome of the Standard 2. The extent to which existing vegetation is retained over the whole site 3. Whether the specific landscaping / plant species proposed adequately softens and screens the built form; 4. The extent to which landscaping will contribute positively to the streetscape

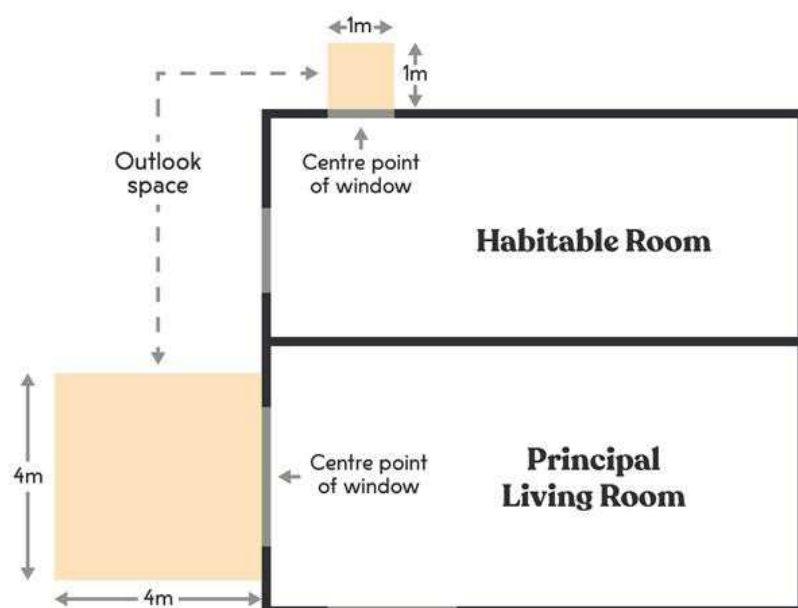
Outcome	<i>Every unit has views to vegetation or garden areas that improves outlook, privacy, softens building form and contributes to streetscape amenity</i>
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MRZ-S9	Windows and Connection to Street / Road	
	a. Any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors (excluding garage doors). b. Any residential unit facing the front boundary must incorporate at ground level facing the front boundary or legal access: i. a visible front door and main pedestrian entrance that is visible and accessible from the front boundary or legal access; and ii. a kitchen, living or dining room with glazing facing the front boundary or legal access;	Matters of Discretion if compliance not achieved: 1. The outcome of the standard.



Outcome	<i>A clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to the safety of people and property.</i>
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MRZ-S10	Outlook Space	
	An outlook space must be provided for each residential unit as follows: a. A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies. b. All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies c. Outlook spaces must be clear and unobstructed by buildings, structures, or vehicles.	Matters of Discretion if compliance not achieved: 1. The outcome of the standard.



Outcome	To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.
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MRZ-S11	Variety in building design and visual appearance	
	Where there are more than two adjoining or adjacent residential units, including apartment buildings or comprehensive complexes that front a public road or legal access variation in the front facade design of the buildings shall be achieved using at least two of the following techniques: - Roof form; - Front facade fenestration (window and door openings); - Exterior cladding materials or detailing (cladding can be the same but used in a different way, i.e. on different parts of the building or to emphasise features); - Ancillary architectural elements such as a porch, covered veranda, a pergola over a door opening, window shrouds around the front facade windows, screens, or louvres incorporated into the front facade design of the residential unit.	Matters of Discretion if compliance not achieved: - The Outcome of the standard. - The extent to which the building design demonstrates use of a range of design features to achieve visual interest and variety while maintaining a sense of continuity along the public road or legal access.

Outcome	To create visual interest in the streetscape and neighbourhood so that units of the same design are distinguishable and neighbourhoods are not characterised by a single format of unit design.
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MRZ-S12	Stormwater Management		
	The peak stormwater runoff from the site shall not exceed the following standards:		Matters of Discretion if compliance not achieved: 1. The outcome of the Standard 2. Consideration of alternatives as to how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded; 3. The extent to which the development proposal exceeds the standard and the impacts of the
	Average Recurrence Internal (ARI)	Runoff Coefficient	
	5 year	0.72	

50 year	0.82
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The above base values shall then be adjusted using the slope adjustment table below to get a final runoff co-efficient that takes into account the topography of the subject site.

Ground Slope	Coefficient Adjustment
0-0.5%	-0.05
5-10%	N/A
10-20%	+0.05
20% and greater	+0.10

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code Approved Document E1 — Surface Water. See Hastings District Council website to assist with calculations

exceedance on the existing stormwater network in the particular catchment area;

4. Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in Standard MRZ-S12 as at the date the plan was amended by decisions on submissions of Plan Change 5, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is an practicable opportunity to reduce the level of discharges from the site below existing levels.

5. Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.

For information about stormwater management refer to the Hastings District Council Engineering Code of Practice 2020, the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide and the Hastings Medium Density Design Framework.

<u>Outcome</u>	<i>The potential for effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.</i>
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MRZ-S13	Roading Infrastructure / vehicle Access	
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	Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.	Matters of Discretion if compliance not achieved: - The Outcome of the standard. - Any relevant matters of discretion or assessment matters outlined in Section 26.1.
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<u>Outcome</u>	<i>The outcomes of section 26.1 of the District Plan on transport and parking will be achieved.</i>
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MRZ-S14	Specific controls - Key Development Site - 401 Eastbourne Street East	
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	Building Design and Location - Buildings at ground floor level shall maintain a continuous active street frontage by: - building up to the street or road boundaries of the site; and - the provision of display windows fronting the street at ground floor level; from the intersection of Hastings St and Eastbourne St for a length of 10m along the site frontage of each street, at least 80% of the façade of the building at ground floor level shall have clear glazed windows. - For the remainder of the length of ground floor building façade along Hastings Street and Eastbourne Street there shall be a maximum continuous blank wall (i.e. without windows or openings) of no more than 2 lineal metres; and - Locating pedestrian entrance(s) to buildings on the street frontage at ground floor level - The design of the building should emphasise the corner of Hastings Street and Eastbourne Street by using one or more of the following methods: - Using a curved building façade at this intersection that matches the curve of the road and that of the building diagonally	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: <i>The building and activities within this site will be the feature of the street frontage.</i> <i>The amenity of the area will be maintained by providing an attractive and interesting street frontage.</i> <i>New buildings will relate appropriately to this street corner, creating a focal point at this intersection ensuring a high quality and high amenity urban environment.</i> <i>The style and architectural design of any new buildings on this site will create an interesting building façade that contributes positively to the existing building character of this area</i> <i>The Council wish to encourage the commercial development of this site. However the Medium Density Residential Zoning restricts building coverage to 50%. Therefore a specific standard allowing a greater building coverage is required in order for commercial development to be feasible. A greater building coverage will ensure that this site is able to be developed in a commercial</i>
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	opposite; or ii. Using the available height limit allowed in MRZ-S1 above to create a built feature in the form of a roof line projection at this intersection; and/or iii. Using this corner of the building as the main pedestrian entrance. c. The external appearance and architectural design of the building shall complement the style and architecture of the existing commercial buildings located opposite the site by: i. Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade; d. The maximum building coverage on this site shall be 70% e. A 5m yard setback shall be provided on the southern and western boundaries of the site that adjoin properties occupied by existing residential activities. <i>Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.</i> <i>Note: The use of architectural features or details (such as recessing or projecting bay windows, balconies, or the inclusion of details such as screens, verandas, parapet design or variation in roof form) will also help to create an interesting building façade.</i>	<i>manner which complements the surrounding commercial environment.</i> 6. <i>The provision of a buffer or yard separation between existing residential housing and any new building will ensure existing residential amenity is maintained.</i>
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MRZ-S15 Specific performance standards for Retirement Villages		
MRZ-S15.1	Building Height - as per medium density residential zone standard	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties. 2. The scale and bulk of the buildings in relation to the characteristics of the Medium density Residential Zone and adjoining zones.
MRZ-S15.2	Height in relation to boundary - a. buildings must not project beyond a 60 degree recession plane measured vertically from a point 4 metres above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. b. For buildings adjacent to the boundary of an adjoining residential zoned site the medium density residential zone standard shall apply. c. The 4m 60 degree standard does not apply to: i. a boundary with a road; ii. existing or proposed internal boundaries within a site; iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; iv. Boundaries adjoining open space and recreation zones, commercial and commercial service zones, and industrial zones.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties.

MRZ-S15.3	Setbacks a. Buildings to be set back from the relevant boundary by the minimum depth in the yards table below: <table><tr><td>Front</td><td>1.5 metres minimum depth</td></tr><tr><td>Side</td><td>1 metre minimum depth</td></tr><tr><td>Rear</td><td>1 metre minimum depth (excluded on corner sites)</td></tr></table> b. This standard does not apply to the site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Front	1.5 metres minimum depth	Side	1 metre minimum depth	Rear	1 metre minimum depth (excluded on corner sites)	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area. 2. Whether sufficient space is retained to allow for landscaping of the front yard area.
Front	1.5 metres minimum depth							
Side	1 metre minimum depth							
Rear	1 metre minimum depth (excluded on corner sites)							
MRZ-S15.4	Building Coverage The maximum building coverage must not exceed 50% of the net site area.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Managing the effects of building scale and stormwater runoff and enabling space for landscaping and outdoor living to ensure a quality living environment. 2. The impact on stormwater infrastructure and any downstream effects.						
MRZ-S15.5	Outdoor Living Space a. A residential unit at ground floor level must have an outdoor living space that is at least 30m² with a minimum 4m dimension. Up to 10m² of the component can be part of a communal open space. b. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that: i. Is at least 8m² and has a minimum dimension of 1.8 metres; and ii. Is accessible from the residential unit; and iii. May be grouped cumulatively by area in one commonly accessible location, in which case it may be located at ground level; or located directly adjacent to the unit.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Residents having adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from a main living area. 2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play; 3. How the outdoor living space is accessed from the residential unit; 4. The location of the outdoor living space in terms of winter and summer access to sunlight; 5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.						
MRZ-S15.6	Outlook Space The provisions of Clause 16 of Schedule 3A of the Resource Management Act shall apply.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Whether habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.						
MRZ-S15.7	Windows to Street The provisions of Clause 17 of Schedule 3A of the Resource Management Act shall apply.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Whether there is a clear visual connection between the street and each residential unit add visual interest and improves passive surveillance which contributes to the safety of people and property.						
MRZ-S15.8	Landscaped Area The provisions of Clause 18 of Schedule 3A of the Resource Management Act shall apply.	Matters of Discretion if compliance not achieved: Consideration and assessment of the following outcomes sought: 1. Whether the retirement units have views to vegetation and garden areas that improves outlook, privacy, softens building form, and contributes to						

streetscape amenity.

Matters of Control or Discretion**MRZ-MAT1: Residential Development****MATTERS OF CONTROL OR DISCRETION**

1. **Building Form, Visual Quality and Streetscape Amenity**
 - a. Consider how the development relates to the context of the area and contributes positively to the planned built form environment
2. **Site Layout**
 - a. Whether the site and residential unit layout maximises opportunities to create a quality living environment by providing privacy; sunlight access; visual outlook.
3. **Key Design Elements** - assess the proposal against the following key design elements:
 - a. **House types, Sizes and Adaptability** - whether the proposal offers a diverse range of housing types, e.g. duplex, two storey, terraced, 1, 2, 3 bedroom and suitable for the size and shape of the site.
 - b. **Entrances, Detailing and Colour** - whether the proposal maximises street-facing dwelling entrances, incorporates varied architectural detailing and colours to distinguish individual residential units.
 - c. **Building Height, Dominance and Sunlight** - whether the building(s) design (height, form, scale) incorporates elements to reduce building dominance, enhance visual interest while maximising access to sunlight.
 - d. **Connections to Open Space** - whether the proposal integrates public or communal open spaces and whether they have enabled natural surveillance for safety and usability.
 - e. **Landscape Design** - whether the landscaping design is sustainable, provides sufficient vegetation to 'soften' building form, driveways and carparking areas, retains existing trees where reasonably possible, integrates the development as a whole providing a high amenity living environment.
 - f. **Private and Safe Living Environments** - whether the building design ensures privacy for residents and neighbours through thoughtful building orientation, separation distances, window and balcony placement and features, and external lighting.
 - g. **Outdoor Living Space** - whether residents are provided with an outdoor living area for recreation and wellbeing. Specifically considering:
 - i. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;
 - ii. How the outdoor living space is accessed from the residential unit;
 - iii. The location of the outdoor living space in terms of winter and summer access to sunlight;
 - iv. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.
 - h. **Access, Car Parking and Manoeuvring** - the extent to which the development provides safe and efficient vehicle access and avoids dominating the frontage of the site, including:
 - i. The minimisation of vehicle access points to a site;
 - ii. Clear differentiation of pedestrian and vehicle movement routes within a site;
 - iii. Separation of shared and private parking areas within a site where possible for functionality and security;
 - iv. Well-lit carparking areas are encouraged for public safety;
 - v. Vehicle entrances to buildings are clearly defined, and well-integrated into the overall site layout;
 - vi. Soft landscaping is integrated into larger parking areas.
 - vii. Consider the location of charging points for electric cars and bikes.
 - i. **Waste and Service Areas** - whether sufficient on-site waste and service areas are provided, screened from the street, neighbouring residences and public open spaces.
 - j. **Site Coverage and Low-Impact Stormwater Design**
 - i. whether the proposal address Matters for Discretion under MRZ-S12;
 - ii. Whether the proposal incorporates low-impact stormwater design e.g. rain gardens, water re-use to reduce stormwater runoff and enhance sustainability.
 - k. **Building Materials and Environmental Sustainability** - assess if the proposed materials are visually appealing, sustainable, durable, easily maintained, with a variety of materials to create interest.
4. **Infrastructure Servicing**
 - a. Whether there will be sufficient infrastructure capacity to service the development (at the time of connection) to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network);
 - b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or
 - c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.
5. **Parking Congestion and Transportation Effects** - the extent to which the development:
 - a. avoids parking congestion on streets and effects on the safe and efficient operation of the transportation network including on active transport users and provides for unobstructed access for emergency vehicles and refuse and recycling collections.
 - b. A traffic impact assessment may be required as part of any assessment of effects (including cumulative) and shall take into account any Parking Management Strategy, Comprehensive Parking Management or Local Area Plans if these have

been adopted by Council for the area to which the development proposal relates.

6. Cumulative Effects

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

Note: For guidance on the above criteria refer to the Hastings Medium Density Design Framework 2022.

Attachment 6 – Brookvale Green Design Guidelines



Brookvale Green Design Guidelines

Brookvale Green | Brookvale Road, Havelock North | July 2026



Contents

1.0 Introduction

- 1.1 Purpose of the Design Guidelines
- 1.2 Implementation
- 1.3 Brookvale Green Masterplan
- 1.4 Brookvale Green Typology Plan

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- 2.2 Brookvale Green Fencing Plan

3.0 Design Guidelines

- 3.1 Streetscape and Public Interfaces
- 3.2 Privacy and Safety
- 3.3 Building Form and Appearance
- 3.4 Outdoor Living Space
- 3.5 Landscape Design
- 3.6 Waste and Services



1.0

Introduction

1.1 Purpose of the Design Guidelines

The purpose of these Brookvale Green Design Guidelines (**'The Guidelines'**) is to support the delivery of high-quality terrace housing within the proposed Superlots (Lot Type 3) (**Figure 2**) of the Brookvale Green development (**Figure 1**). The Guidelines provide a framework for assessing the urban design and amenity outcomes of future residential development and assist applicants, designers, and Council in achieving the built form and landscaping design objectives for the development.

The Guidelines are intended to complement the Development Controls (see **Section 2.0**) by addressing aspects of residential design that cannot be adequately managed through the 'building envelope'. While the development controls regulate measurable elements such as building height, setbacks, site coverage, and outdoor living space requirements, the Guidelines address the qualitative matters that contribute to the character, amenity, and liveability of the development.

The Guidelines establish a framework for achieving high-quality residential design outcomes and provide guidance on matters including streetscape integration, privacy, building form, outdoor living spaces, landscaping and service areas.

The Design Objectives and Design Guidelines have been developed having regard to the relevant Hastings District Plan assessment matters (**MRZ-MAT1: Residential Development**) and are intended to assist applicants and Hastings District Council in achieving consistent and high-quality design outcomes across the Superlots.

Image Disclaimer

Image sources are identified alongside each figure. The majority of images have been sourced from the Hastings District Plan, the Hastings Medium Density Design Framework 2022 and Winton Alta Villas Northlake. Figures that do not include a source reference have been prepared by B&A specifically for this document or other documentation prepared in relation to the Brookvale Green development.

1.2 Implementation

A consent notice applies to the Lot Type 3 - Superlots within the Brookvale Green Development and requires all residential development to be assessed against these Guidelines. The Guidelines will be used by future owners, build partners, and HDC to guide and assess residential development, ensuring that new terrace housing contributes to the desired neighbourhood character, built form, and urban design outcomes of the Brookvale Green Development.

The Guidelines comprise three components:

- 1

Development Controls

Measurable standards that must be complied with on each superlot site.
- 2

Design Objectives

Statements describing the design outcomes sought and providing a link to the relevant assessment criteria of the Hastings District Plan (refer to [MRZ-MAT1 - Residential Development within the Medium Density Residential Zone](#)).
- 3

Design Guidelines

Design principles and recommended responses that assist in achieving the Design Objectives and demonstrating how the relevant assessment criteria have been addressed.

The Development Controls establish the measurable standards that future development must comply with. These controls address matters such as building height, setbacks, outdoor living space dimensions, landscaping requirements, and other quantitative design parameters.

The Design Guidelines provide design principles and recommended responses that assist in achieving the Design Objectives and addressing the relevant assessment matters. They identify the design outcomes sought for the development and provide examples of design responses that may assist in achieving those outcomes.

In assessing future terrace housing proposals, consideration should be given to:

1. Compliance with the Development Controls;
2. The extent to which the proposal achieves the Design Objectives; and
3. The extent to which the proposal responds to the Design Guidelines and relevant assessment matters.

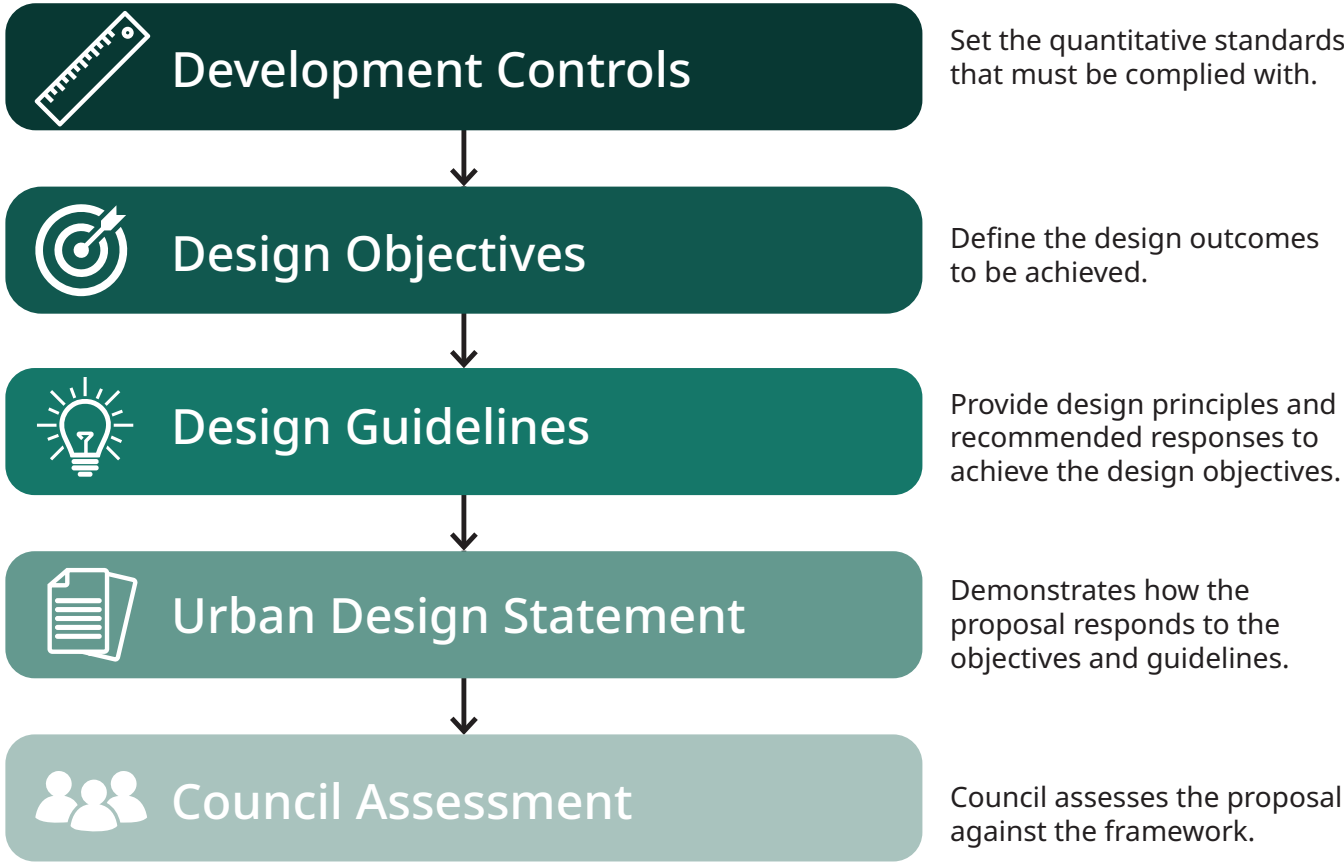
To demonstrate how the proposal responds to the Design Objectives and Design Guidelines, applications for residential development within the Type 3 Super Lots shall be accompanied by an Urban Design Statement prepared by a suitably qualified urban designer for certification by HDC.

The Urban Design Statement shall demonstrate how the proposal:

- Complies with the Development Controls;
- Responds to the Design Objectives;
- Addresses the Design Guidelines; and
- Achieves the urban design and amenity outcomes sought by the relevant assessment matters (MRZ-MAT1).

The Urban Design Statement should identify any departures from the Design Guidelines and explain how an equivalent or improved design outcome is achieved.

The Design Guidelines are intended to guide design outcomes rather than prescribe a single design solution. Alternative design approaches may be adopted where they demonstrate that the relevant Design Objectives have been achieved and provide an equivalent or improved urban design outcome.



1.3 Brookvale Green Masterplan



Scale 1:3,000 @ A3



Figure 1 Brookvale Green Masterplan and location of Lot Type 3 - Superlots

1.4 Brookvale Green Typology Plan



Scale 1:3,000 @ A3



Figure 2 Brookvale Green Typology Plan



2.0

Development Controls

2.1 Development Controls

Development Controls

Minimum Lot Size	a. n/a
Building Height	b. Maximum 10m, except buildings that have a pitched or gable roof which can have a maximum height of 11m.
Height in Relation to Boundary (HIRB)	c. 3m + 45° for all boundaries facing the southern half of the compass. d. 3m + 55° for all boundaries facing the northern half of the compass (refer to Figure 3 and Appendix 60 Figure 2) e. This standard does not apply to: i. the front road boundary of a site. ii. Where two or more attached residential buildings on adjoining sites are connected along a common boundary. iii. Where a boundary adjoins an entrance strip, access lot or private road, the recession planes can be constructed from the side furthest from the site boundary.
Front Yard Setback	f. Minimum 1.5m.
Side and Rear Yard Setbacks	g. Minimum 1m, except where two adjacent buildings have an existing or proposed common wall.
Garages and Accessory Buildings	h. n/a
Building Coverage	i. Maximum 50% of the net site area
Landscape Areas	j. Minimum 20% of the net site area to be planted with a combination of grassed lawn, garden beds, shrubs and/or trees.

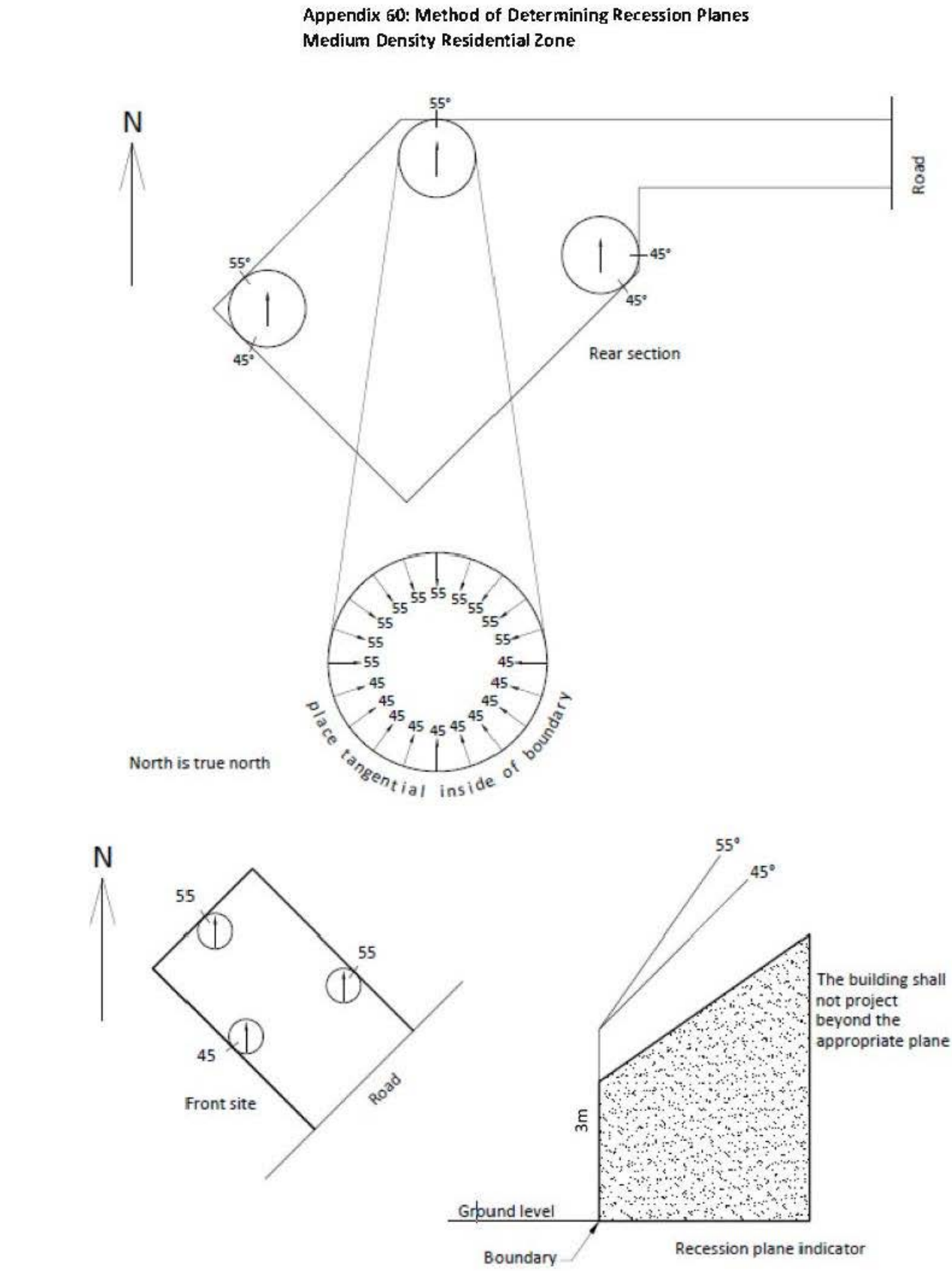


Figure 3 Method of determining recession planes / HIRB (Image Source: [Hastings District Plan - Appendix 60 Method of Determining Recession Planes](#)).

Development Controls

- Outdoor Living Space**
- k. Minimum 30m² in area with a minimum dimension of 4m at ground floor.
 - l. Minimum 8m² in area with a minimum dimension of 1.8m above ground floor.
 - m. Must be accessible from the main living area of the residential unit.
 - n. Where the outdoor living space is provided at ground level and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or buildings. Note for the purpose of this standard, south is defined as between 135 and 225 degrees (refer to **Figure 4**).
 - o. All ground floor outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.

- Windows and Connection to Street/Road**
- p. Minimum 20% of the façade facing the front boundary in glazing. This can be windows or doors (excluding garage doors).
 - q. Units facing the front boundary must incorporate:
 - i. a visible front door and main pedestrian entrance that is visible and accessible from the front boundary; and
 - ii. a habitable room with glazing facing the front boundary.

- Outlook Space**
- r. Minimum dimension 4m x 4m from a principal living room.
 - s. Minimum dimension 1m x 1m for all other habitable rooms
 - t. Outlook spaces must be clear and unobstructed by buildings, structures, or vehicles.

(refer to **Figure 5**).

Note

The above Development Controls apply to Lot Type 3 - Superlots, as shown in the Typology Plan provided within this document (refer to [page 6](#)).

Detailed fencing requirements are set out separately in the Fencing Plan (refer to [page 11](#)), which forms part of the overall design framework and should be read in conjunction with the Development Controls and Design Guidelines.

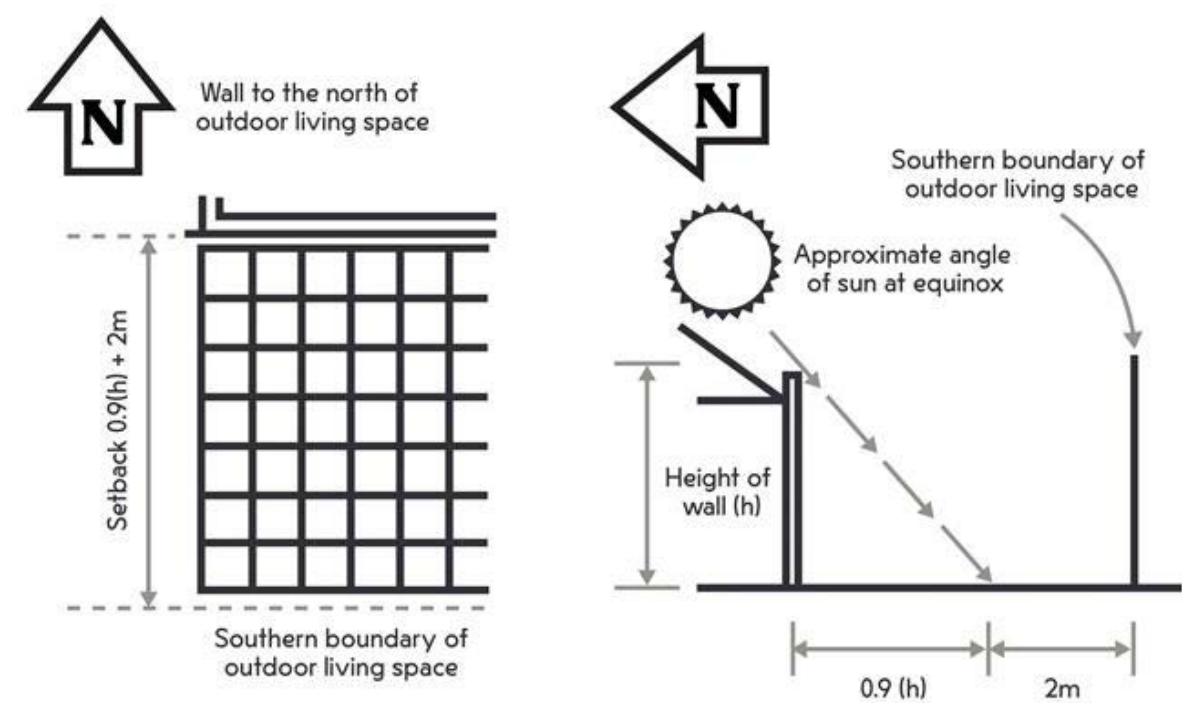


Figure 4 Separation of outdoor living space (Image Source: [Hastings District Plan - MRZ - Medium Density Residential Zone](#)).

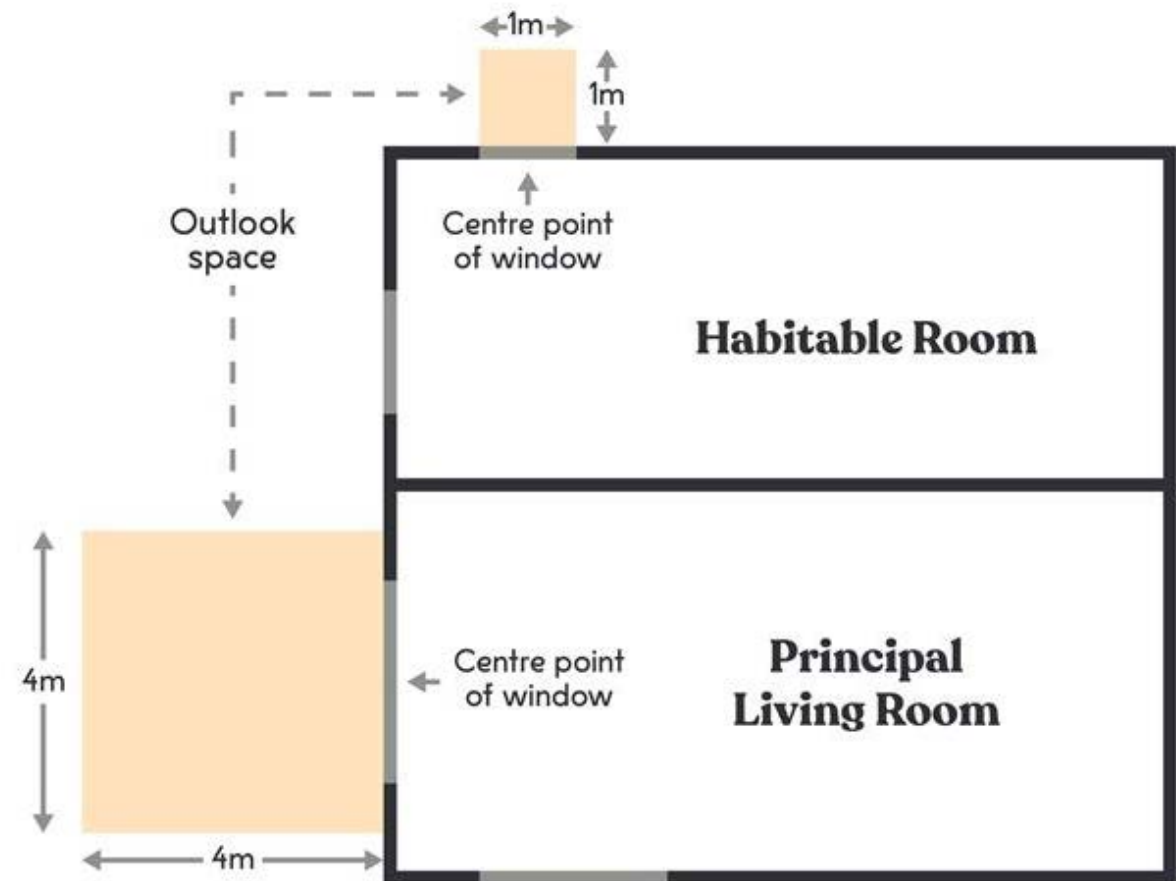


Figure 5 Outlook Space Development Controls (Image Source: [Hastings District Plan - MRZ - Medium Density Residential Zone](#)).

2.2 Brookvale Green Fencing Plan

Scale 1:3,000 @ A3

Location / Fencing Type	Key	Maximum Height	Construction Material / Permeability	Specific Provisions
Street Frontage Boundary		1.2m	Optional	Maximum height of 1.2m, except where the primary outdoor living space is located within 3m of the street frontage. In this case, fencing may be up to 1.8m high, provided the portion above 1.2m is a minimum of 50% visually permeable
Side / Rear Boundary		1.8m	Optional	n/a
Corner Site Boundary		1.2m	Optional	Maximum height of 1.2m, with fencing permitted up to a maximum height of 1.8m along no more than 50% of the length of the road or reserve frontage
Reserve / Open Space Boundary		1.8m	Optional Minimum 50% visually permeable	n/a
Retaining Wall Boundary		1.2m	Optional	n/a
Shaggy Range Boundary		2m	Rural Farm Fence	Stock Proof
Rural Boundary		2m	Rural Farm Fence	n/a
Water Asset Facility Boundary		2m	Closed boarded	Acoustic Fence

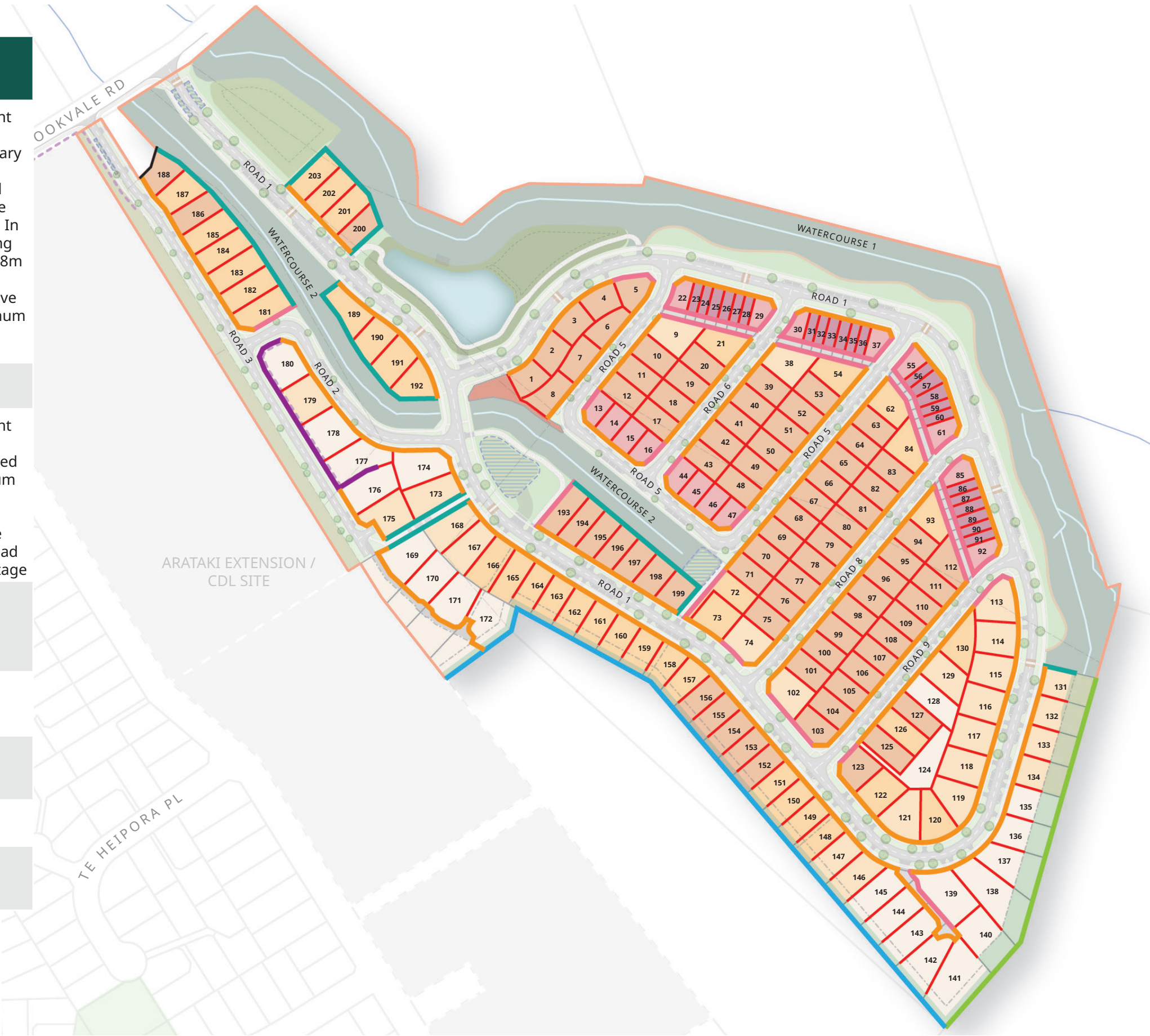


Figure 6 Brookvale Green Fencing Plan

A photograph of a row of trees in a park. The trees are green and have full canopies. In the background, a building with a red roof is visible. The sky is blue with some white clouds. The foreground is a grassy area.

3.0

Design Guidelines

3.1 Streetscape and Public Interfaces

Assessment Matter

- Whether the proposal maximises street-facing dwelling entrances, incorporates varied architectural detailing and colours to distinguish individual residential units.

Design Objective

- Whether the proposal maximises street-facing dwelling entrances, incorporates varied architectural detailing and colours to distinguish individual residential units.

Design Guidelines

- 1 The primary entrance to each dwelling shall directly address and be visible from the street.
- 2 Front entrance paths shall be direct, unobstructed, and clearly identifiable from the street. Where outdoor living spaces are located within the front yard, entrance paths should be designed to maintain a clear distinction between public access and private outdoor living areas.
- 3 Dwellings adjoining a public street shall provide at least one habitable room window on the relevant street-facing façade to enable passive surveillance and maintain a visual connection with the street.
- 4 Public-facing façades shall incorporate architectural features that provide passive surveillance of the street and avoid blank or inactive frontages facing public spaces. Such features may include windows, porches, balconies, verandahs, or similar architectural elements.
- 5 Frontages should provide a clear distinction between public and private space through landscaping, boundary treatments, level changes, and/or similar design measures.
- 6 Where outdoor living spaces are located between the dwelling and the street, design measures shall be incorporated to provide privacy while maintaining streetscape amenity and opportunities for passive surveillance. Such measures may include landscaping, fencing, level changes, setbacks, screening, or a combination of these measures.
- 7 End terraces on corner sites shall address both street frontages through built form design and orientation, windows, and façade articulation.
- 8 Public-facing façades should incorporate variation in building form, materials, colours, roof design and architectural detailing to distinguish individual dwellings and provide visual interest while maintaining a cohesive streetscape.

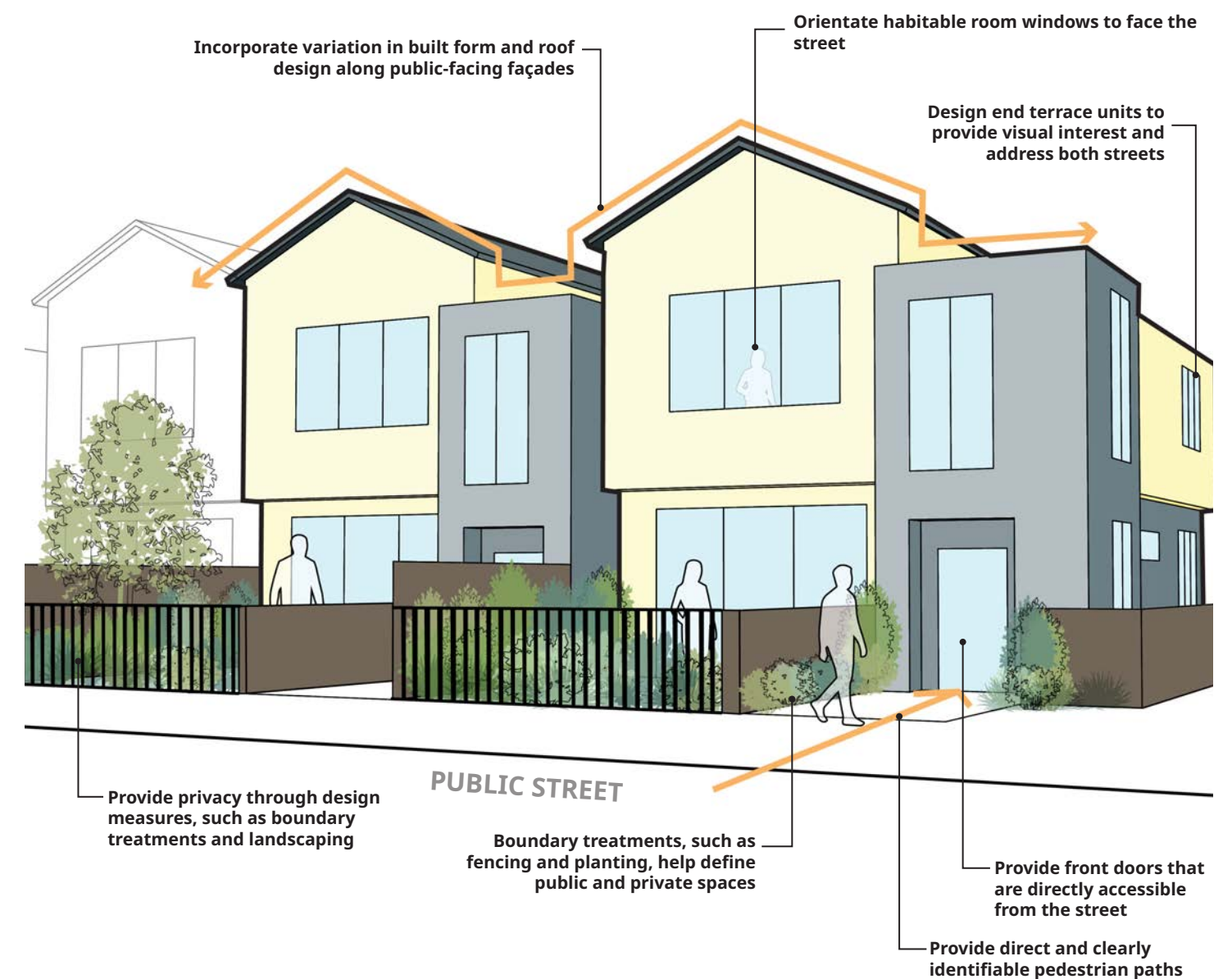


Figure 7
Diagram illustrating how the Design Guidelines can be applied to streets and other public frontages.

3.2 Privacy and Safety

Assessment Matter

- Whether the building design ensures privacy for residents and neighbours through thoughtful building orientation, separation distances, window and balcony placement and features, and external lighting.

Design Objective

- To ensure dwellings achieve an appropriate balance between privacy, outlook, daylight access, and passive surveillance through the thoughtful design and placement of buildings, windows, balconies, outdoor living spaces, and external lighting.

Design Guidelines

- 9 Terrace housing units should be designed to provide a reasonable level of privacy for residents and neighbouring properties while maintaining outlook, daylight access, and opportunities for passive surveillance to the street.
- 10 Where direct overlooking from windows, balconies, or outdoor living spaces cannot be avoided, privacy mitigation measures shall be incorporated. These measures may include screening elements, louvres, fins, recessed openings, high-level windows, long-narrow windows, obscured glazing, landscaping, and/or level changes.
- 11 External lighting shall support safety, legibility, and ease of movement while minimising glare, light spill, and adverse effects on neighbouring properties and the public realm.



Figure 8 (left)
Additional privacy between terrace houses and the public street can be achieved through fencing, planting and screening
(Image Source: [Winton Alta Villas, Northlake](#))

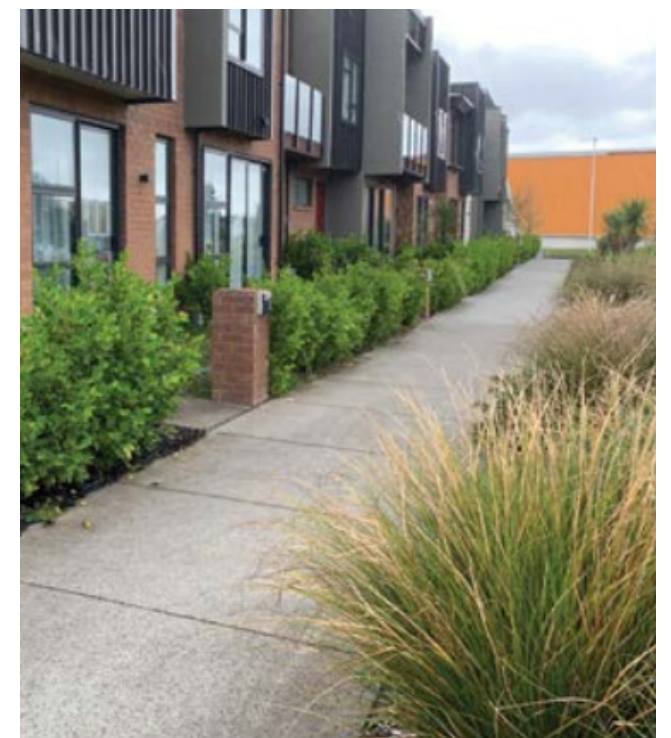


Figure 9 (right)
Landscaping can be used between private outdoor living spaces and adjoining public spaces to provide screening while balancing privacy and passive surveillance.
(Image Source: [Hastings Medium Density Design Framework 2022](#))

3.3 Building Form and Appearance

Assessment Matter

- Whether the building(s) design (height, form, scale) incorporates elements to reduce building dominance, enhance visual interest while maximising access to sunlight.
- Assess if the proposed materials are visually appealing, sustainable, durable, easily maintained, with a variety of materials to create interest.

Design Objective

- To ensure buildings are designed to minimise perceived bulk and contribute to a visually engaging built environment through thoughtful building form, scale, and architectural expression.
- To ensure building materials are durable, sustainable, and easy to maintain, while contributing to the building appearance through the considered use of colours and material variation.

Design Guidelines

- 12 Terrace housing blocks should incorporate changes in façade depth through projections, recesses, balconies, entry recesses, and/or similar architectural features that break down building mass and avoid long, unrelieved elevations.
- 13 End terrace units adjoining a street or public space should incorporate additional architectural treatment to reinforce their prominence and provide visual interest within the terrace block. This may include variations in materials, colours, façade design, roof form, balconies, verandahs, bay windows, and/or other architectural features.
- 14 External building materials should be durable, low-maintenance, and appropriate to the context of the development. Colours and finishes should complement the architectural form of the building and contribute to a cohesive streetscape.
- 15 Building façades should incorporate variation in materials, colours, textures, and/or detailing to provide visual interest and distinguish individual dwellings while maintaining a coordinated architectural composition across the terrace housing block.
- 16 Balconies should be integrated into the architectural form and detailing of the building.



Figure 10 (above)

Variation in façade depth, through the use of recesses and projections, together with changes in materials and colours, can reduce the perceived width and bulk of a building while adding visual interest.
(Image Source: [Winton Alta Villas, Northlake](#))



Figure 11 (right)

Variation in roof form through projections, changes in roof shape, and changes in height between terrace units can create visual interest and help distinguish individual dwellings.
(Image Source: [Winton Alta Villas, Northlake](#))

3.4 Outdoor Living Space

Assessment Matter

- Whether residents are provided with an outdoor living area for recreation and wellbeing. Specifically considering:
 - i. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play
 - ii. How the outdoor living space is accessed from the residential unit
 - iii. The location of the outdoor living space in terms of winter and summer access to sunlight
 - iv. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.

Design Objective

- To ensure outdoor living spaces are functional, accessible, and well-integrated with the dwelling, providing sufficient space for recreation and wellbeing while achieving a reasonable balance of privacy, sunlight access, and residential amenity.

Design Guidelines

- ①7 The primary outdoor living space should be located and configured to provide privacy, residential amenity, and functional use by residents. This will generally be achieved through a rear yard or, where appropriate, an upper-level balcony.
- ①8 Where the primary outdoor living space is located adjacent to a public street, privacy measure shall be incorporated through landscaping, fencing, level changes, setbacks, screening, or a combination of these measures.
- ①9 Where a balcony is used as the primary outdoor living space, it should be designed to provide privacy, outlook, and sunlight access. Design responses may include recessed balconies, screening elements, or balustrades that provide privacy and safety without creating an overly enclosed appearance.

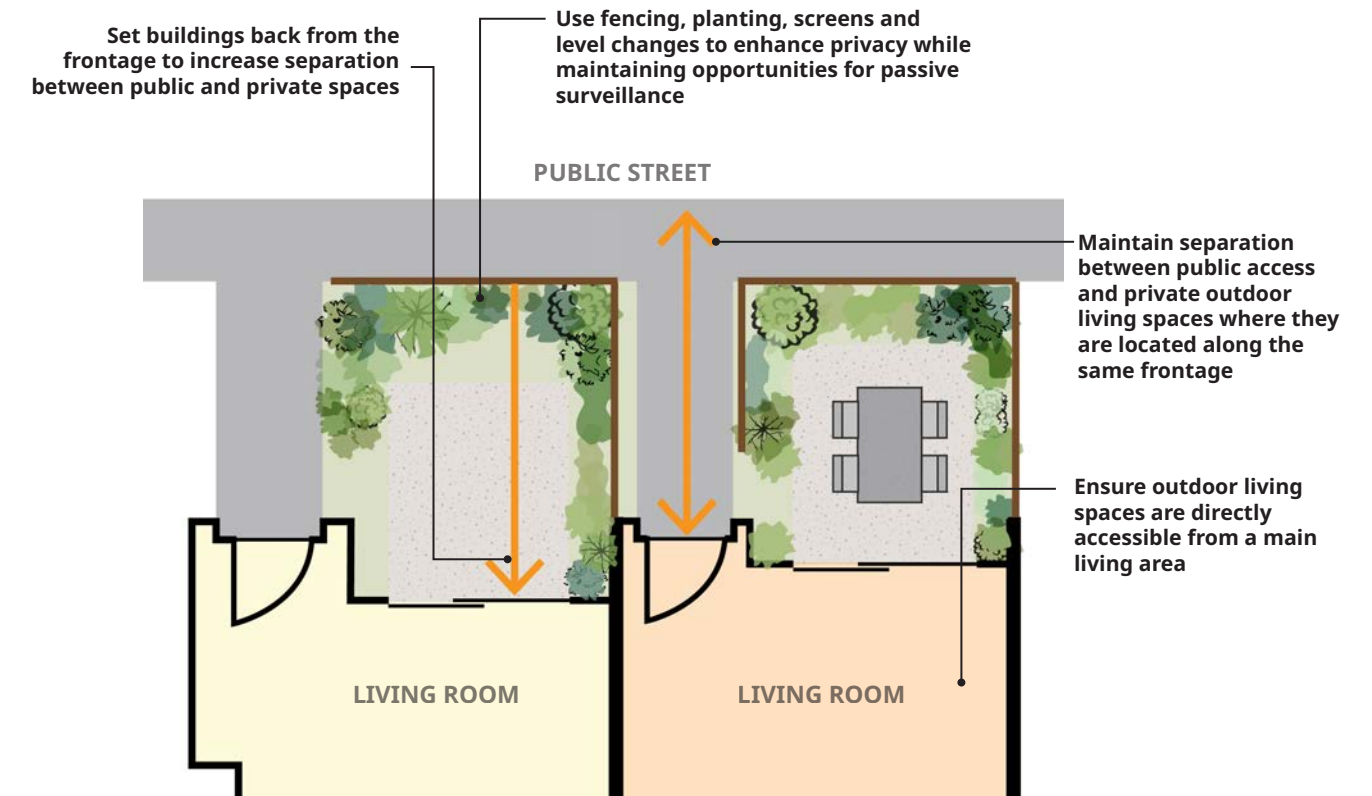
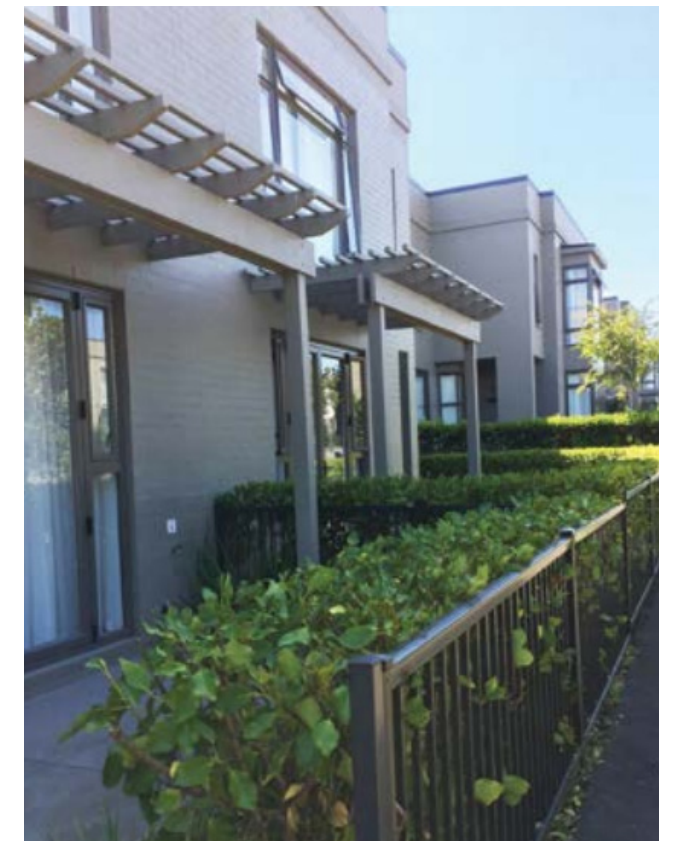


Figure 12 (above)
Plan view demonstrating a possible frontage arrangement where private outdoor living spaces are located along a public frontage.

Figure 13 (right)
A mix of landscaping and visually permeable fencing provides additional screening and separation between private outdoor living spaces and adjoining public spaces, while maintaining opportunities for passive surveillance.
(Image Source: [Hastings Medium Density Design Framework 2022](#))



3.5 Landscape Design

Assessment Matter

- Whether the landscape design is sustainable, provides sufficient vegetation to 'soften' building form, driveways and carparking areas, retains existing trees where reasonably possible, and integrates the development as a whole providing a high amenity living environment.

Design Objective

- To ensure landscape design contributes to a high level of residential and streetscape amenity, the integration of landscape and built form, and the provision of sufficient planting to soften buildings, parking areas, and other hard surfaces.

Design Guidelines

- 20 Front yard landscaping should incorporate vegetation that softens building form, enhances streetscape amenity, and contributes to a cohesive frontage.
- 21 Trees should be selected and located to allow healthy growth and canopy development without adversely affecting buildings, structures, or underground services.
- 22 Planting within front yards should maintain visibility between dwellings and the street to support passive surveillance. Taller planting may be incorporated where required to provide privacy for outdoor living spaces.
- 23 Planting should be arranged to define spaces without obstructing pedestrian access, vehicle visibility, or sightlines, particularly near entrances, rear lanes, driveways, and corners.
- 24 Hard surfaces within front yards should be minimised. Where paving is required, adjacent planting or trees should be incorporated to soften its visual appearance and contribute to streetscape amenity.
- 25 Permeable paving or other stormwater-responsive surface treatments should be used for secondary paths, car pads, and other non-primary hardstand areas where practicable.



Figure 14 (left)
A combination of hedging and a partially visually permeable fence softens the built form and provides privacy for front outdoor living spaces while maintaining opportunities for passive surveillance.
(Image Source: [Hastings Medium Density Design Framework 2022](#))

Figure 15 (right)
Permeable paving can be used in areas such as car pads to reduce the extent of impervious surfaces.
(Image Source: [Hastings Medium Density Design Framework 2022](#))



3.6 Waste and Services

Assessment Matter

- Whether sufficient on-site waste and service areas are provided, screened from the street, neighbouring residences and public open spaces.

Design Objective

- To ensure service areas are functional and efficiently integrated into the development, minimising visual impact on dwellings, streets, rear lanes and other publicly accessible spaces.

Design Guidelines

- 26 Service areas for rubbish bins, recycling bins, clotheslines, utility equipment, and storage should be located so they do not compromise outdoor living spaces, pedestrian access, or the visual amenity of the dwelling. Service areas should preferably be located to the side or rear of the dwelling.
- 27 Service areas visible from public streets or public spaces should be screened through landscaping, fencing, or other design elements integrated with the overall site and building design.
- 28 Waste and recycling storage areas should be located to enable convenient movement of bins between the dwelling and collection point, while avoiding conflicts with pedestrian access, vehicle movements, parking areas or outdoor living spaces.
- 29 Where no dedicated garage is provided, a storage area should be considered to accommodate household service items, utility equipment and bulky items on site, preferably within the side or rear of the dwelling. Storage areas should be weatherproof, secure, and integrated into the overall building design so they do not detract from the visual amenity of the development.



Figure 16 (left)
Service areas, such as rubbish bins, should be screened from public spaces through the use of landscaping and fencing.
(Image Source: [Hastings Medium Density Design Framework 2022](#))



Figure 17 (right)
Consider additional storage areas to accommodate household items, services and bulky equipment on site where no dedicated garage is provided.
(Image Source: [Hastings Medium Density Design Framework 2022](#))



B&A

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