RESIDENTIAL DEVELOPMENT FRAMEWORK

Arataki Project

Arataki Road, Havelock North
CDL Land New Zealand Limited
18/07/2025
Final

Document Control

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1.0 INTRODUCTION

The Arataki Project involves the development of 171 residential lots with an average lot size of 450m^2 on land at the eastern extent of Havelock North's urban area in Hawkes Bay (*Figure 1*) (**site**). The site is currently zoned Plains Production zone in the Hastings District Plan (**HDP**). This zoning does not provide for urban residential development without a resource consent.

This Residential Development Framework (**RDF**) document establishes a set of **Design Outcomes** and **Development Standards** to enable urban residential development on the Arataki Project site to support the resource consent application for subdivision. The RDF provides a planning framework to enable future residential development without the need for a resource consent and will be used by house builders/owners to inform design. Future residential development on the site should adhere to the requirements of the RDF, and compliance with the RDF will be assessed by Hastings District Council (**HDC**) through the Building Consent process.

1.1. Overview of the RDF

The RDF document establishes a set of urban residential **Design Outcomes** and **Development Standards** that will guide the design and construction of future residential development on each lot. The RDF will:

- Effectively **replace** the underlying HDP Plains Production zone standards.
- Outline **Design Outcomes** to inform and guide residential development.
- Establish **Development Standards** which set out specific residential standards that need to be achieved on each allotment.
- Establish two distinct **Lot Types** to achieve site specific Design Outcomes and Development Standards within identified areas in the development.
- Provide **conceptual examples** to demonstrate how development could comply with the Development Standards.
- Set out guidance on how to **implement** the RDF for all users.
- Confirm the **consented activities** that can be undertaken on each lot.
- Adopt HDP **definitions** to aid interpretation of the RDF.

Overall, the proposed RDF aims to achieve high-quality urban residential outcomes by managing the built form, streetscape integration, adjoining interfaces, and overall neighbourhood character.

1.2. Development of the RDF

The RDF has been created specifically for the Arataki Project site to support appropriate urban design and planning outcomes. The following key considerations informed the development of the RDF:

- Where relevant, provisions from the Havelock North General Residential Zone (**HNGRZ**) and the Medium Density Residential Standards (**MDRS**) of the Hastings District Plan (**HDP**) have been adopted to align the existing and planned development pattern and character of Havelock North.
- General Transport, Earthworks, Signs and Noise standards applicable to residential zones have been integrated into the RDF to provide consistency with the HDP district-wide requirements.
- Several site-specific design and mitigation requirements identified as part of the comprehensive design process for the Arataki Project have informed the design outcomes and standards in the RDF. This led to the identification of two distinct Lot Types with bespoke standards identified for each.
- Lot testing was completed as part of the development of the RDF to test the proposed Development Standards and demonstrate the anticipated built outcomes for the site across the two different Lot Types.
- HDP definitions provide context and guidance for the interpretation of the RDF.

1.3. Anticipated Outcomes

The RDF provides a robust and clear planning framework to guide and inform residential development on the Arataki Project site. The desired quality of built form will be established through the application of Design Outcomes, Development Standards, and a clear implementation process.

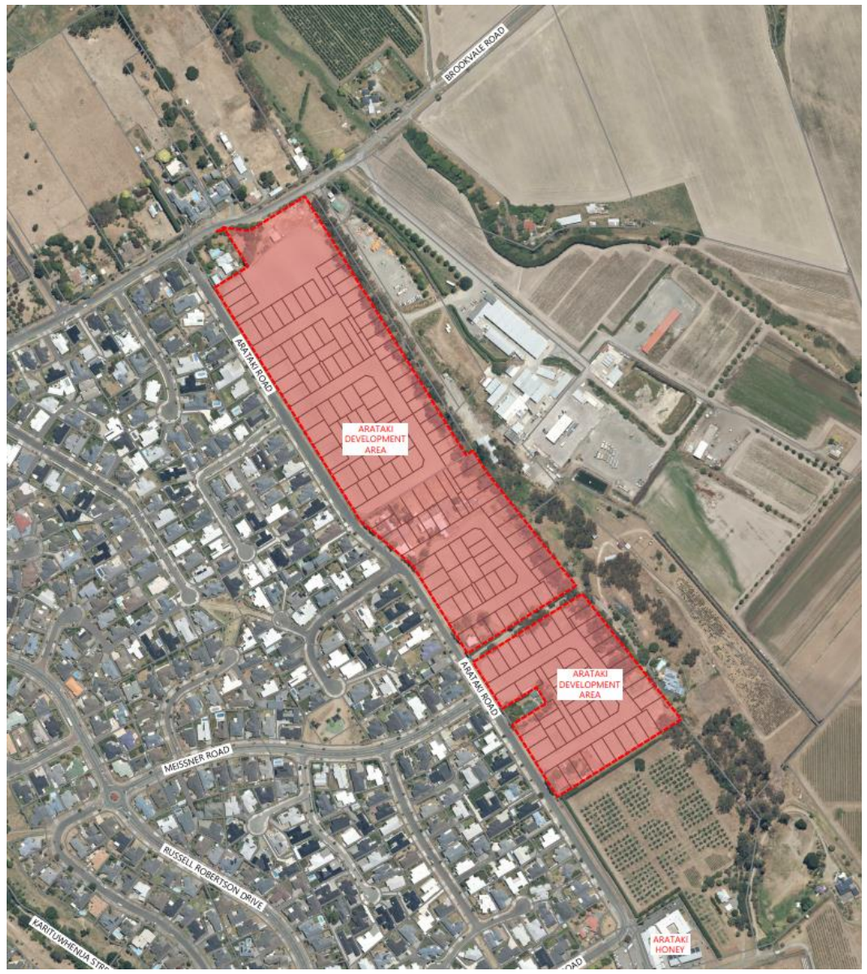


Figure 1: Arataki Project Site Location

2.0 IMPLEMENTATION

A consent notice applies to each residential lot within the Arataki Project site and requires all residential development to comply with the RDF. In combination with resource consent (LUC-XXX and SUB-XXX), the RDF effectively replaces the underlying Plain Production zone provisions of the HDP to facilitate urban residential development.

The RDF will be used by HDC, future owners and build partners to ensure that all new residential development aligns with the desired neighbourhood character, built form and urban design outcomes for the Arataki Project.

2.1. Structure of the RDF

The RDF contains three distinct parts:

a. **Permitted Activities** (Section 4) confirmation of the activities that may be undertaken on a Lot.

b. **Design Outcomes** (Section 5) to inform and guide residential design of each site.

c. **Development Standards** (Section 6) standards that all residential development must comply with on each site.

The Permitted Activities confirm the activities that can occur without additional approvals.

The Design Outcomes are **qualitative** and guide and inform the **concept design** of the development.

The Development Standards set out **quantitative** standards that all residential development **must comply with**. This includes standards such as building coverage, height to boundary and outdoor living space requirements.

2.2. Application of the RDF

When designing a new home, future owners / build partners must refer to Sections 3 to 6 of the RDF. These sections set out the requirements your design must meet to ensure it complies with the RDF.

Where RDF requirements are not met, refer to the non-compliant development approval process in Section 2.5.2 of this RDF.

2.2.1. Lot Type

Two Lot Types are proposed across the development – Lot Type 1 and Lot Type 2. The **Lot Type Plan** in Section 3 identifies which Lot Type applies to each lot within the Arataki Project development. Identify which Lot Type applies to each lot, as this will determine which Design Standards in Section 6 apply.

2.2.2. Consented Activities

Section 4 outlines the **Consented Activities** that are enabled for all lots within the Arataki Project development. Only residential activity, residential buildings, home occupations and showhomes and associated signage are consented activities (along with associated standards) on all Lot Types within the Arataki Project development.

2.2.3. Design Outcomes

The **Design Outcomes** in Section 5 are used to inform the overall design approach of the site and development. These should be referenced when developing the concept design for each lot to ensure that the proposed development aligns with the character, built form and design outcomes of the Arataki Project development.

2.2.4. Development Standards

Section 6 sets out the **Development Standards** that all residential development must comply with. Each standard includes a written **Purpose**, explaining the rationale for its inclusion, and a corresponding **Standard(s)** that defines the specific quantitative outcome(s) that must be achieved.

- Section 6.1 outlines **General Standards** that apply to all lots. These relate to transport, earthworks, noise and fencing requirements. Each lot must be considered against Section 6.1.
- Sections 6.2 and 6.3 set out **Lot Type Specific Standards** that apply to the two unique Lot Types identified on the Lot Type Plan (*Figure 2*) in Section 3. Section 6.2 applies only to sites identified as Lot Type 1 and Section 6.3 applies only to sites identified as Lot Type 2.
- Several **example compliance plans** are provided in **Appendix 1** to illustrate how the standards can be applied in practice.

2.2.5. Definitions

The **Chapter 33.1 – Definitions** of the HDP should be used to assist with the interpretation of the RDF.

2.3. Residential Building Design Process

To commence the development of a lot, the following process typically applies:

1. REVIEW
Review and understand RDF Provisions

↓

2. IDENTIFY
What Lot Type applies to the Lot

↓

3. CONCEPT DESIGN
Develop concept design to comply with relevant RDF Design Standards and reflect Design Outcomes

↓

4. SUBMIT
Submit residential concept design drawings to council for approval via Building Consent process

↓

5. COMPLIANCE
Receive confirmation of compliance with RDF from Council alongside the issue of Building Consent

2.4. Required Documentation

Information must be submitted to HDC to demonstrate compliance with the RDF. In addition to the standard drawings required for a Building Consent application, the following details are required:

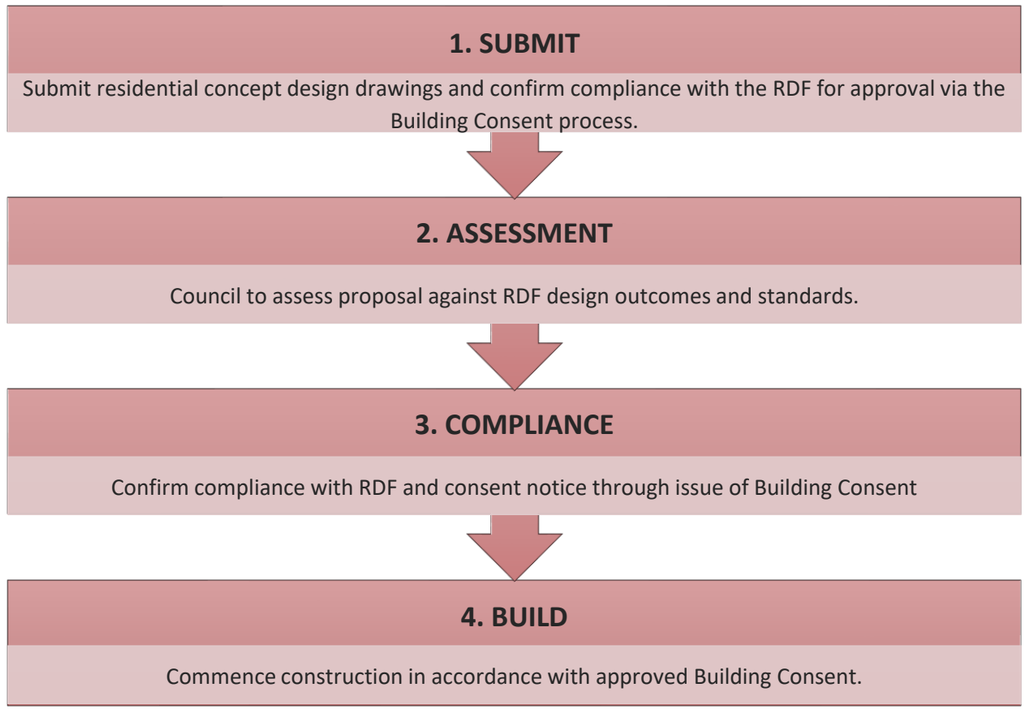
- A site plan showing compliance with the relevant RDF Development Standards, including outlook space, outdoor living area, height to boundary, parking and vehicle crossings.
- Details of exterior colours, materials and finishes.
- Details of fencing type, location, height, and construction materials.

2.5. Council Approval Process

Once the residential concept design is completed and information prepared in accordance with the above, the following approval process will apply:

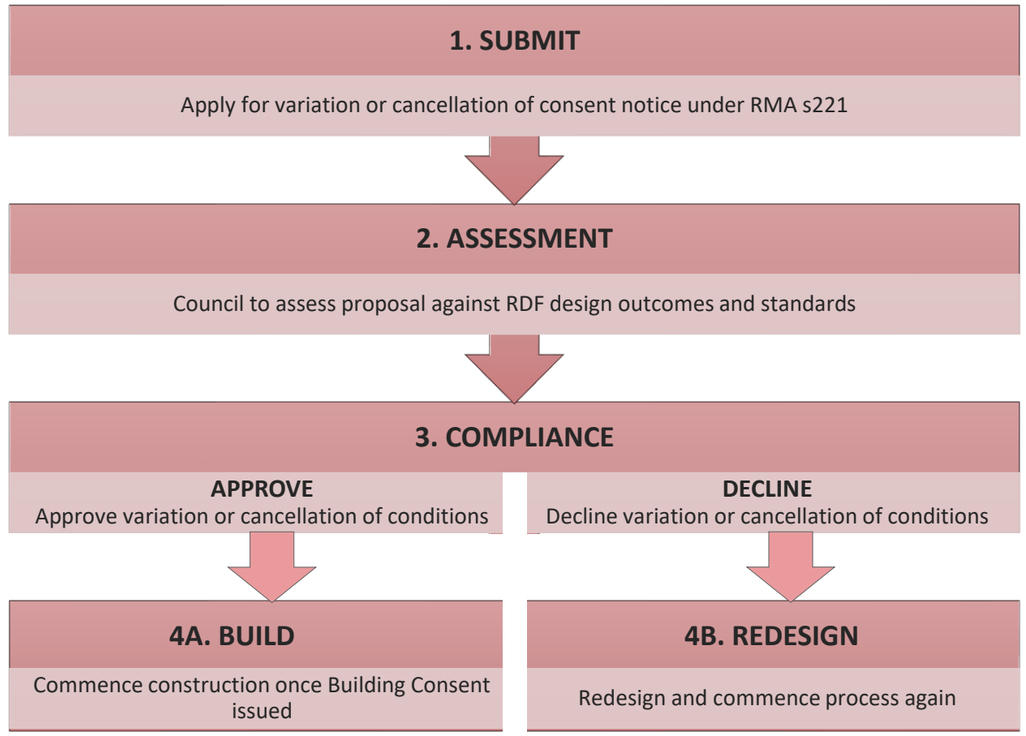
2.5.1. Compliant Development

For a development that **complies** with the RDF standards, the following process will apply:



2.5.2. Non-Compliant Development

For a development that **does not comply** with the RDF standard(s), the following process will apply:



2.6. Future Zoning Transition

Should the land be rezoned for urban residential zoning in the future, the new zoning provisions of the HDP will replace the RDF document and the RDF will no longer apply. This transition will be recorded in a consent notice.

3.0 RESIDENTIAL LOT TYPES

There are two unique "**Lot Types"** identified on the Lot Type Plan (*Figure 2*). The identification of different Lot Types enables site specific design within specified areas of the wider development.

- **Lot Type 1:** applies to the majority of sites in the development. Site sizes are 400m^2 and above. Lot Type 1 is required to comply with Section 6.2.
- **Lot Type 2:** applies to a small number of sites located internally within the development. These sites are sized below 400m^2 and situated in areas where a more compact built form can be appropriately integrated into the development. Lot Type 2 is required to comply with Section 6.3.

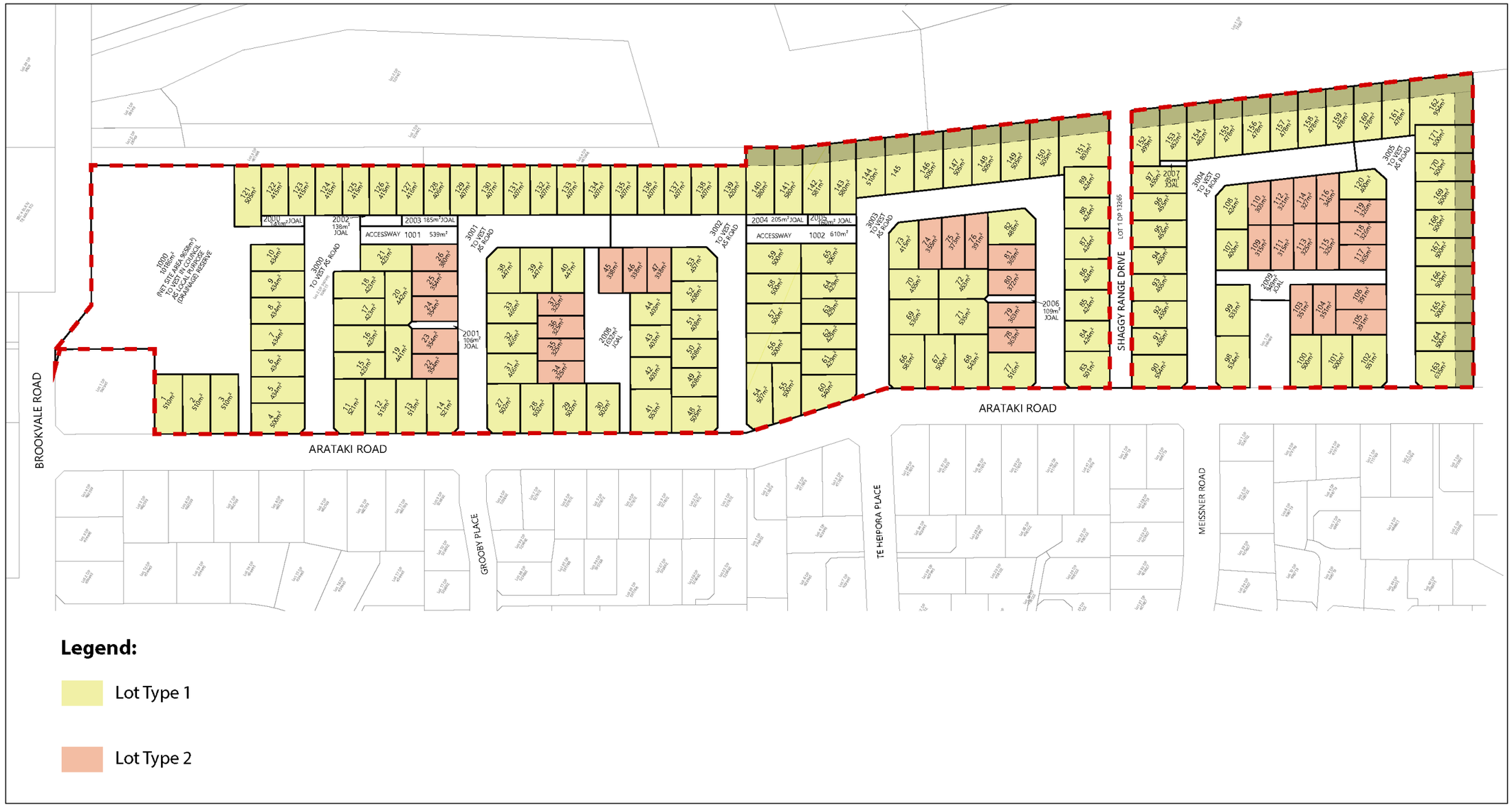


Figure 2: Lot Type Plan

4.0 CONSENTED ACTIVITIES

The following activities may be undertaken on all residential lots without the need for any resource consents under the HDP. This does not negate the need for any approvals under the Building Act or any other legislation:

Table 1: Permitted Activity Table

Activity	Activity Status	Rationale for Inclusion
Residential Activity	Permitted	Enables residential activities to be carried out on each site.
Residential Building	Permitted	Enables one residential dwelling to be established per site in accordance with the RDF.
Supplementary Residential Buildings	Permitted	Enables residential accessory building(s) to be established, such as detached garages or garden sheds
Home Occupation	Permitted	Enables small-scale professions or services to be carried out by residents within their households, including home-based education and care services.
Showhome	Permitted	This will enable CDL or its build partners to establish showhomes within the Arataki development. This is likely to occur during the development's early sales period.
Earthworks	Permitted	Enable earthworks to be undertaken for the establishment of a residential dwelling and ancillary works, including retaining walls.
One external advertising device per site associated with a home occupation or showhome	Permitted	Enables home occupations and showhomes to advertise their services in line with the existing residential zone signage provisions of the HDP.
Network Utility Asset Identification signs and Health and Safety signs.	Permitted	Enables asset and safety signage to be erected to support maintenance and public safety.

Definitions for each activity listed in Table 1 are set out in the HDP and must be referenced to ensure full compliance with *Table 1* above.

Any activity proposed on a lot that is not expressly listed as a consented activity within *Table 1* will be subject to the relevant provisions of the HDP and may require additional approvals.

5.0 DESIGN OUTCOMES

The **Design Outcomes** are intended to inform, rather than dictate the exact design, style and/or layout of each lot and assist in creating a well-built urban environment. Diagrams and images are used to convey design principles or examples of potential design solutions. The intent is to enable flexibility in design, encourage diversity of design solutions, and produce a cohesive quality of built form.

5.1. Variety

a. Encourage a mix of building forms, heights, setbacks, and architectural features to avoid uniformity across lots.

b. Promote diverse façades using varied materials, colours, and articulation to create visually interesting streetscapes.

c. Avoid repetition of identical housing designs. Instead, support different roof forms, architectural features, fenestration styles, and entrance treatments within the development.

5.2. Character

a. Incorporate high-quality, durable materials and detailing to ensure a cohesive yet distinctive built form.

b. Support the use of neutral colour palettes complemented by feature elements in contrasting tones to enhance visual identity.

c. Encourage architectural elements such as glazing, gables, bay windows, pergolas, and balconies to contribute to the local character and break up building bulk.

d. Ensure front façades promote activation and entrances face the street, with clear entrances and active edges that contribute positively to the public realm.

5.3. Public & Private Amenity

a. Encourage orientation of buildings towards the street or public spaces for passive surveillance and street activation.

b. Outdoor living spaces should be private, well-proportioned, and directly accessible from main living areas.

c. Landscaping should enhance privacy, soften built forms, and include front yard planting if located towards the street.

d. Provide a visual softening to the rural urban interface with appropriate buffer planting and building setbacks to retain a predominantly landscaped edge treatment including enabling partial views from the development to the broader rural landscape where possible/appropriate.

e. Fencing treatments provide for passive surveillance opportunities of public places along with appropriate privacy, security and screening of functional needs.

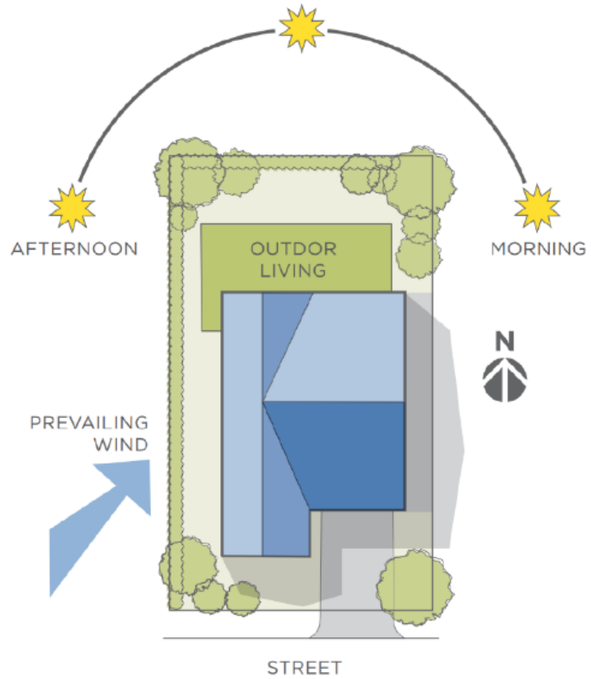


Figure 3: Site analysis showing typical lot layout, solar access, and orientation of outdoor living space.

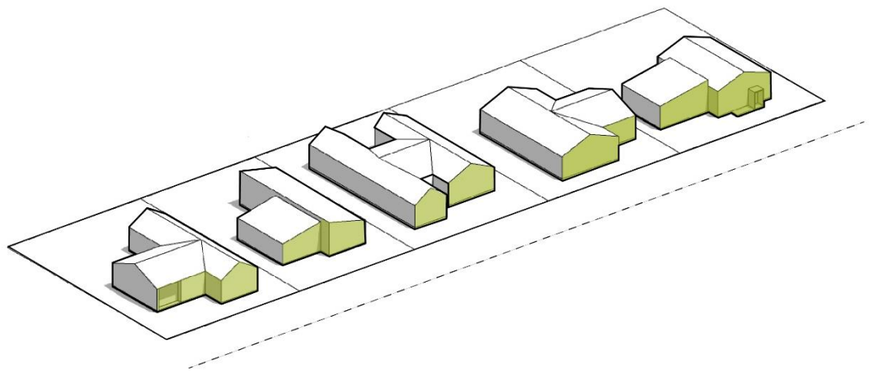


Figure 4: Street frontage can include a variety of building facades and design articulation to strengthen neighbourhood character.

6.0 DEVELOPMENT STANDARDS

This section establishes mandatory **Development Standards** that residential development must comply with. Section 6.1 applies to all sites, Section 6.2 applies to sites identified as Lot Type 1, and Section 6.3 applies to sites identified as Lot Type 2.

By setting clear requirements, particularly for elements that impact the public streetscape and visual amenity, the Development Standards ensure that the residential lots will facilitate a cohesive and attractive neighbourhood character with acceptable effects. The Development Standards support a safe and well-designed urban environment that aligns with the broader vision for the area.

6.1. General Standards

The general standards apply to all sites and must be complied with.

6.1.1. Transport

Purpose:

- Enable vehicle parking and access facilities that are effective, safe and efficient in meeting the needs of individual activities.
- Control the width and position of access points to each property to minimise the adverse effects of manoeuvring and queuing vehicles, the potential effects on pedestrian safety and the effects on streetscape amenity.

Standards:

6.1.1.1. Access Requirements

a. One vehicle crossing per site.

b. Access shall be from the lower order road where multiple road frontages exist on a site.

c. Legal access width shall be 3.0m to 4.8m wide.

d. Maximum crossing gradient shall be 20%.

6.1.1.2. Distance of Vehicle Access from Road Intersections

a. The distance that a vehicle access to any property may be sited from any Access Road intersection shall be a minimum of 15m, or the extent of the site boundary, whichever is the least.

b. Vehicle accesses must be separated at least 1.5m from any vehicle access on an adjoining property.

Note: Lots 4, 11, 14, 27, 30, 54, 60, 90 and 98 will have accesses closer to the intersection than 15m. In these cases, the minimum distance of a vehicle access from an intersection shall be 8m.

6.1.1.3. Car Parking

a. No minimum or maximum parking requirements.

b. Parking spaces shall have a minimum internal dimension of 3.0 m (width) by 5.0 m (length).

6.1.2. Earthworks

Purpose:

- The risks of soil erosion, subsidence or inundation on people and property are avoided.
- The visual amenity and character of the landscape is not reduced or compromised by earthworks activities.
- Rivers are sustainably managed, including the reduction of sedimentation into waterbodies, watercourses and riparian areas.

Standards:

6.1.2.1. Extent of Earthworks

a. Maximum volume of $50m^3$ per site.

6.1.2.2. Excavation

a. Earthworks shall not exceed a cut/ fill face of overall vertical extent greater than 2.5m.

b. No excavations shall be of greater than 1m vertical extent of cut/fill face, where the top of the excavation is within 10 metres of buildings or surcharge loads.

c. Any fill over $100m^3$ volume or 0.5m total depth shall only be permitted if a site plan is provided to the Hastings District Council showing the location of the fill.

6.1.3. Noise

Purpose:

- Control the emission levels of noise based on existing ambient noise and accepted standards for noise generation and receipt.
- Avoid exposure of residents to unacceptable levels of noise.
- Manage the interface of different land use zones to protect the aural environment of residential areas.
- Noisy construction and demolition activities will be allowed subject to restrictions to ensure the protection of the community from unreasonable noise.

Standards:

6.1.3.1. Residential, Home Occupation or Showhome Activities

a. Noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008 Acoustics - Environmental Noise.

b. The following noise limits shall not be exceeded at any point beyond the site boundary:

Table 2: Noise Standards

Control Hours	Noise Level
0700 to 1900 hours	50 dB LAeq (15 min)
1900 to 2200 hours	45 dB LAeq (15 min)

2200 to 0700 hours the following day	40 dB LAeq (15 min)
2200 to 0700 hours the following day	70 dB LAFmax

6.1.3.2. Construction Activities

a. Any noise arising from construction, maintenance and demolition work shall comply with NZS6803:1999 Acoustics - Construction Noise.

b. Construction noise shall be measured and assessed in accordance with NZS6803:1999 Acoustics - Construction Noise

6.1.4. Signs

Purpose:

To enable advertising devices associated with home occupations and showhomes in a manner that protects visual amenity, ensures compatibility with the surrounding residential environment, and avoids adverse effects on traffic safety.

Ensure signs for network utility asset identification and health and safety are enabled to support maintenance and safety purposes.

Standards:

a. Advertising devices and signs within the Arataki Project development shall comply with the provisions of Chapter 28.1.6 – General Performance Standards and Terms of the HDP as they apply to the Havelock North General Residential Zone, including any updated provisions should this section reference change in the future.

6.1.5. Fencing

Purpose:

Boundary specific fencing Standards have been established to achieve the desired design outcomes within the development. The drivers include providing opportunities for passive surveillance over public places whilst balancing requirements for privacy and security needs of individual sites delivered by the following outcomes:

- Ensure passive surveillance opportunities over the street to promote public safety.
- Minimise visual dominance effects to immediate neighbours, the street or adjoining public spaces.
- Avoid a hard edge along the rural urban interface to the east of the Arataki development and create an appropriate rural/urban transition.
- Ensure fences contribute to a consistent and cohesive streetscape that does not create a sense of enclosure or visual dominance.
- Address privacy, security and functional needs for individual properties.
- Promote the safety of pedestrians and cyclists on the road or reserve

To support the achievement of the desired design outcomes and ensure consistency across the development, some external fencing has been installed by the developer (CDL) and is protected by consent notices registered on the relevant titles.

Standards:

All site boundary fences must comply with the requirements in *Table 3* and *Figure 5* below. Fencing is optional, except for external boundary fencing adjoining rural zoned and council reserve land, which is specifically required.

Table 3: Fencing Standards

Location	Identifier	Maximum Height	Construction Material	Specific Provisions
External Rural Boundary – Permeable Fence		1.8m	Minimum 50% visually permeable	n/a
External Rural Boundary – Acoustic Fence		2m	Closed boarded	Acoustic fence
External Reserve Boundary – Shaggy Range Boundary		1.8m	Minimum 50% visually permeable	50 x 100 mm square mesh (x-fence)
External Reserve Boundary – Shaggy Range Driveway		1.8m	Closed boarded	n/a
Arataki Road Boundary		1.2m	Minimum 50% visually permeable	n/a
Road Front Boundary		1.2m	Optional	n/a
Side / Rear Boundary		1.8m	Optional	• Where the side/rear fence abuts the Arataki Road Boundary or Front Boundary: Fence must step down to a maximum 1.2m height for a minimum length of 3m. • Where the side/rear fence abuts a Corner site Boundary: Maximum 1.8m height is allowed.
Corner Site Boundary		1.2m	Optional	• Maximum 1.2m height, with allowable increase to a maximum 1.8m height for a maximum 50% length of the site road or reserve frontage.
Retaining Walls		1.2m	Closed boarded	• Maximum 1.2m height above a retaining wall.
Existing Residential Boundary		1.8m	Optional	• Where an existing boundary fence is in place, no new/additional fencing is required.

Figure 5: Fencing Type Plan

6.2. Lot Type 1

These Development Standards apply to sites identified as Lot Type 1 on the Lot Type Plan (*Figure 2*).

6.2.1. Maximum Building Height

Purpose:

- Achieve the planned urban built character of predominantly one to two storeys.
- Minimise visual dominance effects on adjoining properties and the streetscape.
- Maintain reasonable levels of sunlight access and outlook for adjoining properties.
- Enable a consistent streetscape while allowing for variation in roof forms.

Standard:

a. Height of buildings must not exceed a maximum of 8m.

6.2.2. Height in Relation to Boundary

Purpose:

- Maintain reasonable sunlight access and minimise overshadowing effects on adjoining properties.
- Reduce the visual dominance and bulk of buildings at site boundaries.
- Ensure visual relief between neighbouring buildings to maintain residential amenity.

Standard:

a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the existing ground level. The angle of such recession planes shall be 45^{o} for all boundaries.

6.2.3. Maximum Building Coverage

Purpose:

- To manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.
- Maintain a high standard of residential amenity by ensuring adequate opportunities for landscaping and outdoor living areas.

Standard:

a. Building coverage must not exceed a maximum of 45% of the net site area.

6.2.4. Building Setbacks

Purpose:

- To establish an attractive residential streetscape character and provide sufficient space for landscaping within the front yard.
- To provide for a reasonable standard of residential amenity for adjoining sites by ensuring privacy and access to daylight.
- To enable buildings and services on the site or adjoining sites to be adequately maintained.

Standard:

a. Buildings must be set back from front boundaries by a minimum of 3m.

b. Buildings must be set back from all other boundaries by a minimum of 1m.

6.2.5. Relationship of Garages and Accessory Buildings to the Street

Purpose:

- Promote an active and engaging streetscape by reducing the dominance of garages and accessory buildings on the street.
- Ensure that garage placement maintains pedestrian safety through clear sightlines.
- Encourage variation in façade design to enhance visual amenity to the street.
- Opportunities for passive surveillance and promoting public safety.

Standard:

a. All garage doors must be set back a minimum of 5m from any front boundary.

b. Garages on sites that front a public road or JOAL and that form part of a single-storey residential building, shall occupy a maximum of 50% of the width of the front elevation of that residential building.

c. Garages on sites that front a public road or JOAL:

   i. that form part of a single-storey residential building; and

   ii. which occupy more than 50% and up to a maximum of 60% of the width of the front elevation of that residential building must have a minimum setback of 2m from the rest of the building.

Note 1: Standards b. and c. above do not apply to Lots 19, 20, 71, 72, 121, 151, 152, and 162.

6.2.6. Outdoor Living Space

Purpose:

- To provide buildings with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.
- Maintain a balance between built form and outdoor amenity space to support the overall neighbourhood character.

Standard:

a. Each Principal Residential Dwelling shall have an Outdoor Living Space which shall have a minimum area of $50m^2$ and:

   i. Be directly accessible from the Principal Residential Dwelling;

   ii. Have no dimension less than 6m;

   iii. Have a gradient not exceeding 1 in 20; and

iv. Must be unobstructed by buildings, car parking areas, vehicle manoeuvring areas or notional garages.

6.2.7. Landscaping

Purpose:

- To provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space.
- To create a landscaped urban streetscape character.

Standard:

a. The minimum landscape area must be 30% of the net site area.

b. The 3m front boundary building setback must include a minimum of 50% landscape area.

Note: Landscape area can comprise grass.

6.2.8. Screening For Visual Amenity

Purpose:

- Maintain visual amenity to the street by screening service areas and outdoor storage.
- Support the use of landscaping as a means of softening the built form and enhancing natural amenity.

Standard:

a. Any outdoor storage (including waste) or Outdoor Service Space shall be fully screened from adjoining sites and from the street by:

i. fencing or screening that complies with relevant height standards; and/ or

ii. landscaping.

b. If using landscaping to achieve the above standard, the following standards shall be met:

i. Trees shall have a minimum height of 2m at the time of planting; and

ii. Shrubs shall have a minimum height of 1m at the time of planting and be able to grow to 2m in height.

6.2.9. Impervious Areas

Purpose:

- To manage the amount of stormwater runoff generated by a development particularly in relation to the capacity of the stormwater network and potential flood risks.

Standard:

a. Impervious areas must not exceed 60 per cent of site area

6.2.10. Roofing Materials

Purpose:

- To reduce contaminants in stormwater runoff

Standard:

a. Roofs must be constructed of inert materials (such as pre-coated steel, concrete tile, clay tile, or slate), or be painted/coated with non-metal-based, non-toxic finishes.

6.3. Lot Type 2

These Development Standards apply to sites identified as Lot Type 2 on the Lot Type Plan (*Figure 2*).

6.3.1. Maximum Building Height

Purpose:

- Achieve the planned urban built character of one and two storeys.
- Minimise visual dominance effects on adjoining properties and the streetscape.
- Maintain reasonable levels of sunlight access and outlook for adjoining properties.
- Enable a consistent streetscape while allowing for variation in roof forms.
- Enable efficient use of smaller sites to facilitate greater density.

Standard:

a. Building height must not exceed a maximum of 8m except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

6.3.2. Height In Relation to Boundary

Purpose:

- Maintain reasonable sunlight access and minimise overshadowing effects on adjoining properties.
- Reduce the visual dominance and bulk of buildings at site boundaries.
- Ensure visual relief between neighbouring buildings to maintain residential amenity.

Standard:

a. On any boundary (excluding the road or front boundary) of a site, buildings shall be contained within a building envelope constructed by recession planes from points 3m above the existing ground level. The angle of such recession planes shall be 45^{o} for all boundaries.

6.3.3. Maximum Building Coverage

Purpose:

- To manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.
- Maintain a high standard of residential amenity by ensuring adequate opportunities for landscaping and outdoor living areas.

Standard:

a. Building coverage must not exceed a maximum of 50% of the net site area.

6.3.4. Building Setbacks

Purpose:

- To establish an attractive residential streetscape character and provide sufficient space for landscaping within the front yard.
- To provide for a reasonable standard of residential amenity for adjoining sites by ensuring privacy and access to daylight.
- To enable buildings and services on the site or adjoining sites to be adequately maintained.

Standard:

a. Buildings must be set back from front boundaries by a minimum of 3m.

b. Buildings must be set back from all other boundaries by a minimum of 1m.

6.3.5. Relationship of Garages and Accessory Buildings to the Street

Purpose:

- Promote an active and engaging streetscape by reducing the dominance of garages and accessory buildings.
- Ensure that garage placement maintains pedestrian safety through clear sightlines.
- Encourage variation in façade design to enhance visual amenity to the street.
- Opportunities for passive surveillance and promoting public safety.

Standard:

a. All garage doors must be set back a minimum of 5m from any front boundary.

b. Garages on sites that front a public road or JOAL, and that form part of a single-storey residential building, shall occupy a maximum of 50% of the width of the front elevation of that residential building.

c. Garages on sites that front a public road or JOAL:

   i. that form part of a single-storey residential building; and

   ii. which occupy more than 50% and up to a maximum of 60% of the width of the front elevation of that residential building

   Must have a minimum setback of 2m from the rest of the building.

Note: This standard does not apply to garages which form part of a two-storey residential building.

6.3.6. Outdoor Living Space

Purpose:

- To provide buildings with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the Principal Residential Dwelling.
- Maintain a balance between built form and outdoor amenity space to support the overall neighbourhood character.

Standard:

a. Each Principal Residential Dwelling shall have an Outdoor Living Space which shall have a minimum area of 30m^2 and:

   i. Be directly accessible from the Principal Residential Dwelling;

   ii. Has no dimension less than 4m;

   iii. Has a gradient not exceeding 1 in 20; and

   iv. Must be unobstructed by buildings, car parking areas, vehicle manoeuvring areas or notional garages.

6.3.7. Landscaping

Purpose:

- To provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space.
- To create a landscaped urban streetscape character.

Standard:

a. The minimum landscape area must be 20% of the net site area.

6.3.8. Outlook

Purpose:

- To ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites.
- In combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

Standard:

a. The Principal Living Area must have an outlook space within minimum dimensions of 4m depth and 4m width.

b. All other habitable rooms must have a minimum dimension of 1m in width and 1m in depth.

6.3.9. Services

Purpose:

- Ensure each dwelling has a dedicated space for essential services such as waste storage and laundry.
- Maintain a high-quality streetscape by preventing service areas from being located at the road boundary.

Standard:

a. Each Principal Residential Dwelling shall be provided with an Outdoor Service Space of a minimum of 5m^2 with a minimum dimension of 1.5m.

b. The Outdoor Service Space must not be located front boundary setback.

c. If the Outdoor Service Space is visible from the Road or Public Space, this must be screened by:

   i. fencing or screening that complies with relevant height standards; and/ or

   ii. landscaping with a minimum height of 1m at the time of planting and be able to grow to 2m in height.

6.3.10. Impervious Areas

Purpose:

- To manage the amount of stormwater runoff generated by a development particularly in relation to the capacity of the stormwater network and potential flood risks.

Standard:

a. Impervious areas must not exceed 60% of the net site area.

6.3.11. Roofing Materials

Purpose:

- To reduce contaminants in stormwater runoff

Standard:

a. Roofs must be constructed of inert materials (such as pre-coated steel, concrete tile, clay tile, or slate), or be painted/coated with non-metal-based, non-toxic finishes.

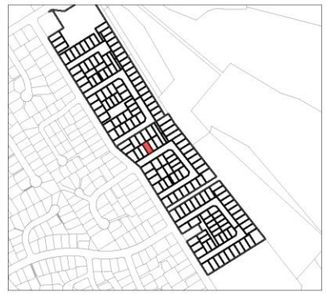
ATTACHMENT 1

RDF COMPLIANCE CONCEPT PLAN EXAMPLES

Illustrative examples for design inspiration and testing against Development Standards

LOT TYPE 1

SITE LOCATION



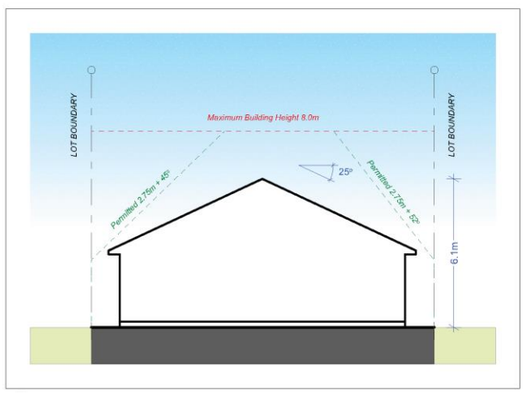
WOODS
Est.1970

N

LOT NUMBER: 64
LOT AREA: 429m²
FLOOR AREA: 164m²

PERFORMANCE STANDARDS ASSESSMENT

STANDARDS	REQUIREMENT	PROPOSED	COMPLIANCE
BUILDING HEIGHT	Maximum 8m	6.1m	☑
HIRB	2.75m + recession plane	2.75m + 45º / 52º	☑
BUILDING COVERAGE	Maximum 45%	164m² (38%)	☑
BUILDING SETBACKS	3.0m front + 1.0m side/rear	3.0m front + 1.1m side +10.2m rear	☑
GARAGE / STREET	5.0m Setback	5.0m Setback	☑
OUTDOOR LIVING	50m² + 6m min. dimension	50m² + 6m min. dimension	☑
LANDSCAPED AREAS	Minimum 30%	189m² (44%)	☑



1 - LOT 64 - HEIGHT IN RELATION TO BOUNDARY 1:200

2 - LOT 64 - INDICATIVE LAYOUT 1:200

ARATAKI DEVELOPMENT - HAVELOCK NORTH

LOT TYPE 1

SITE LOCATION

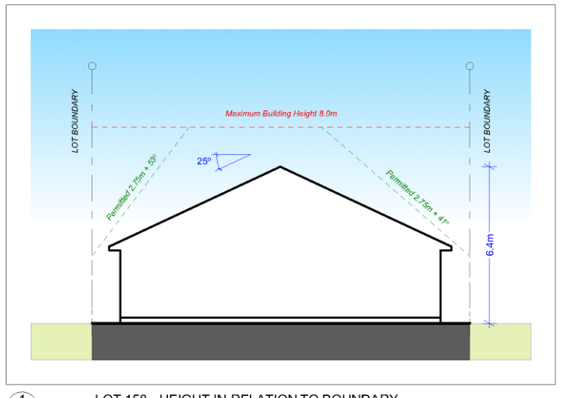
WOODS
Est.1970

N

LOT NUMBER: 158
LOT AREA: 478m^2
FLOOR AREA: 195m^2

PERFORMANCE STANDARDS ASSESSMENT

STANDARDS	REQUIREMENT	PROPOSED	COMPLIANCE
BUILDING HEIGHT	Maximum 8m	6.4m	☑
HIRB	2.75m + recession plane	2.75m + 41° / 53°	☑
BUILDING COVERAGE	Maximum 45%	195m^2 (41%)	☑
BUILDING SETBACKS	3.0m front + 1.0m side/rear	3.0m front + 1.1m side +10.1m rear	☑
GARAGE / STREET	5.0m Setback	5.0m Setback	☑
OUTDOOR LIVING	50m^2 + 6m min. dimension	50m^2 + 6m min. dimension	☑
LANDSCAPED AREAS	Minimum 30%	208m^2 (44%)	☑



1 - LOT 158 - HEIGHT IN RELATION TO BOUNDARY 1:200

2 - LOT 158 - INDICATIVE LAYOUT 1:200

ARATAKI DEVELOPMENT - HAVELOCK NORTH

LOT TYPE 2

SITE LOCATION

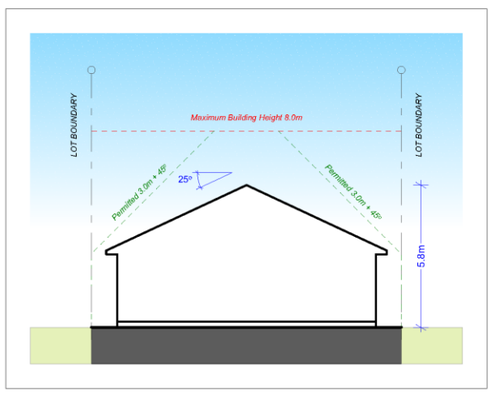
WOODS
Est.1970

N

LOT NUMBER: 110
LOT AREA: 303m²
FLOOR AREA: 151m²

PERFORMANCE STANDARDS ASSESSMENT

STANDARDS	REQUIREMENT	PROPOSED	COMPLIANCE
BUILDING HEIGHT	Maximum 8m	5.8m	☑
HIRB	3m + 45°	3m + 45°	☑
BUILDING COVERAGE	Maximum 50%	151m² (50%)	☑
BUILDING SETBACKS	3.0m front + 1.0m side/rear	3.0m front + 1.0m side +2.9m rear	☑
GARAGE / STREET	5.0m Setback	5.6m Setback	☑
OUTDOOR LIVING	30m² + 4m min. dimension	30m² + 4m min. dimension	☑
LANDSCAPED AREAS	Minimum 20%	93m² (32%)	☑
OUTLOOK SPACE	Principal living room 4mx4m Habitable room 1mx1m	Principal living room 4mx4m Habitable room 1mx1m	☑



1 - LOT 110 - HEIGHT IN RELATION TO BOUNDARY 1:200

2 - LOT 110 - INDICATIVE LAYOUT 1:200

ARATAKI DEVELOPMENT - HAVELOCK NORTH

LOT TYPE 2

SITE LOCATION

WOODS
Est.1970

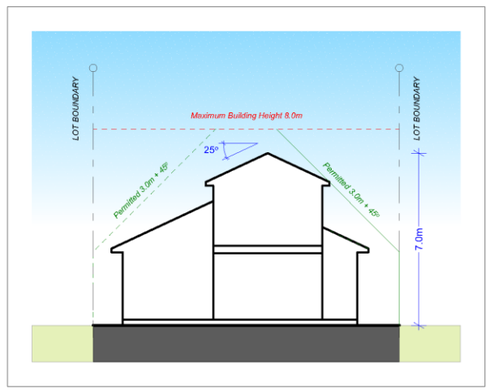
N

LOT NUMBER: 35
LOT AREA: 325m²

GROUND FLOOR AREA: 134m²
FIRST FLOOR AREA: 61m²
TOTAL FLOOR AREA: 195m²

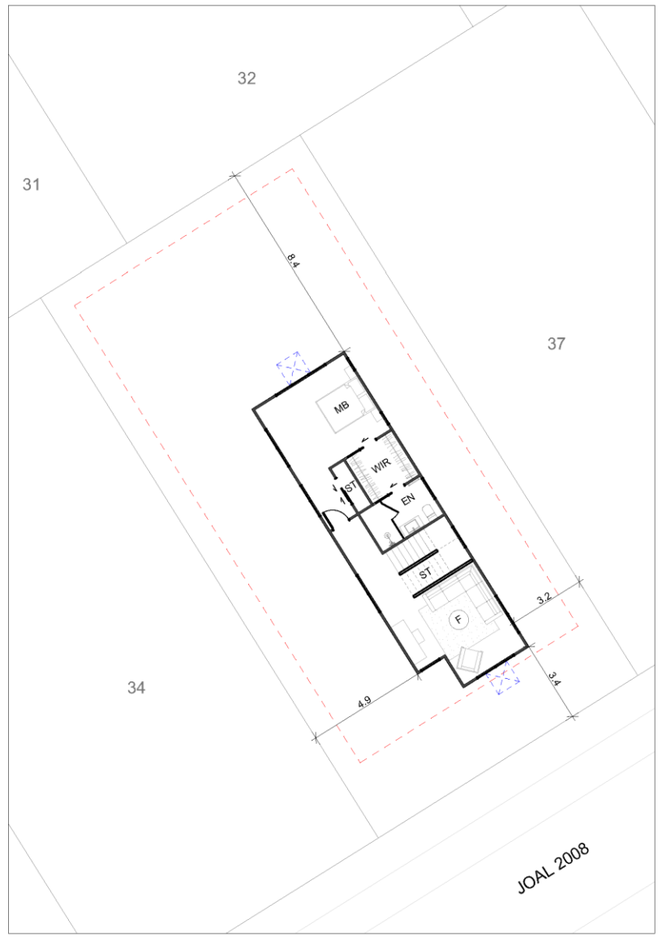
PERFORMANCE STANDARDS ASSESSMENT

STANDARDS	REQUIREMENT	PROPOSED	COMPLIANCE
BUILDING HEIGHT	Maximum 8m	7.0m	☑
HIRB	3m + 45°	3m + 45°	☑
BUILDING COVERAGE	Maximum 50%	139m² (43%)	☑
BUILDING SETBACKS	3.0m front + 1.0m side/rear	3.0m front + 1.2m side +4.8m rear	☑
GARAGE / STREET	5.0m Setback	5.0m Setback	☑
OUTDOOR LIVING	30m² + 4m min. dimension	30m² + 4m min. dimension	☑
LANDSCAPED AREAS	Minimum 20%	133m² (41%)	☑
OUTLOOK SPACE	Principal living room 4mx4m Habitable room 1mx1m	Principal living room 4mx4m Habitable room 1mx1m	☑



1 - LOT 35 - HEIGHT IN RELATION TO BOUNDARY 1:200

2 - LOT 35 - INDICATIVE LAYOUT (GROUND FLOOR) 1:200



3 - LOT 35 - INDICATIVE LAYOUT (FIRST FLOOR) 1:200

ARATAKI DEVELOPMENT - HAVELOCK NORTH