

Best Practise Example

Objectives and Policies: Hastings District Plan

8.4 POLICIES

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

Explanation

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

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

Explanation

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

•RZP11 Protect residences from the adverse effects of excessive traffic generation and onstreet parking on residential streets.

Explanation

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