



NOTICE OF MEETING

**Notice is hereby given that a Meeting
of the Hearings Panel
will be held in the Council Chambers
First Floor, Civic Administration Building,
101 Esk Street, Invercargill
On Wednesday 10 October 2018 at 9.00 am**

Cr D Ludlow (Chairman)
Cr R Amundsen
Cr T Biddle

EIRWEN HARRIS MITCHELL
MANAGER, SECRETARIAL SERVICES

Council's Values:

- Responsibility Take ownership of decisions and outcomes, both collectively and individually.
- We willingly share our knowledge.
 - We acknowledge our mistakes, work to resolve them and learn from them.
 - We give and receive feedback in a constructive manner to resolve issues.
 - We do our job with total commitment.
- Respect Everyone is important, as are their views.
- We support and care for each other.
 - We stop to listen, learn and understand.
 - We communicate in an honest, up-front and considerate manner.
 - We maintain confidences and avoid hurtful gossip.
- Positivity Always look on the bright side of life.
- We are approachable, interested and friendly.
 - We are open and receptive to change.
 - We acknowledge and praise the efforts of others.
 - We work together as a team to get the job done.
- Above and Beyond Take opportunities to go the extra mile.
- We take the initiative to improve our work practices to get the best results.
 - We challenge ourselves and each other to make it better.
 - We take pride in providing the best possible outcomes.
 - We are ambassadors for our Council at all times.

Council's Vision for the City:

Enhance our City and preserve its character, while embracing innovation and change.

Council's Vision:

We are an energised, fun and innovative team that makes it better for each other and our community.

Council's Mission:

Making it better by making it happen.

A G E N D A

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Report to the Hearings Panel 10 October 2018

HEARING PANEL MEMBERS ARE:

Cr D Ludlow (Chair)
Cr R Amundsen
Cr T Biddle

1. **HEARING 1 – 96 HYDE STREET, INVERCARGILL**

A copy of the report, including a recommendation, is attached.

Report compiled by: Rachel Beaton
Resource Management Officer

Report endorsed by: Gareth Clarke
Team Leader Resource Management

Report presented by: Tayla Carson
Resource Management Officer

HEARING 1

Applicant	Steve Coatsworth on behalf of Peter Prestel.
Application	To add a second residential unit to a 579m ² property in the Residential 1 Zone.
Site	96 Hyde Street, Invercargill.
Legal Description	Lot 3 DP 9428.
Classification	Residential 1 Zone of the Proposed District Plan.
Activity Status	Non-complying.
Process	The application was non-notified under Section 95 of the Resource Management Act 1991.
Background	On 20 September 2018 the Director of Environmental and Planning Services considered the matter of notification and decided that the application did not require notification. On the matter of whether consent be granted or declined, she decided that the application be heard, and decided, by the Hearings Panel due to the extent of non-compliance with the density rule.
Issues	The key issue for this application is density and residential amenity within the Residential 1 Zone of the Proposed District Plan.

APPLICATION DETAILS AND CONSENT CATEGORY

The application is to erect a second 21.6m² studio unit on a section of approximately 579m².

The site is located within the Residential 1 Zone of the Proposed Invercargill City District Plan 2016 (Proposed District Plan). Resource consent is necessary because the proposed density is one residence per 289.7m². Under Rule 3.34.4 of the Proposed District Plan, the maximum residential density is one residence per 400m². Under Rule 3.34.6 residential density greater than one residence per 350m² under continuous ownership, is a non-complying activity.

PROCESS

The application and plans were received on 2 July 2018 and are attached as **Appendix 1**.

Further information was received on 27 July and 3 August 2018, attached as **Appendix 2** and **Appendix 3** respectively.

On 20 September 2018 the Director of Environmental and Planning Services, acting under delegated authority, decided under provisions of Section 95 of the Resource Management Act 1991 (the Act) that the application need not be notified.

The reasons for the decision were:

1. The written approval of all affected parties had been obtained. Following is a list of those affected parties:

91 Hyde Street	Laura Hamblin	Owner and Occupier
93 Hyde Street	Steffan M Ashbrook	Owner and Occupier
99 and 105 Hyde Street	Lindsay and Lynley Rhind	Owner and Occupier
98 Hyde Street	Raylene Shanks	Owner and Occupier
94 Hyde Street	Arthur J Abbott	Owner

Justine Abbot, the occupier of 94 Hyde Street gave verbal approval to Council and gave permission for her father, Arthur Abbott to sign on her behalf.

2. No special circumstances exist in relation to the application that require it to be notified.

PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Act sets out its purpose and principles. The purpose of the Act is described in Section 5 as *to promote the sustainable management of natural and physical resources*. Sustainable management is defined in the same section as *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being while:*

- (a) *Sustaining the potential of natural and physical resources to meet the foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Part 2 of the Act sets a baseline for all resource consent applications. Section 6 lists the matters of national importance that need to be recognised and provided for when making

decisions under the Act, while Section 7 lists other matters that particular regard is to be given to, and Section 8 requires the principles of the Treaty of Waitangi to be taken into account. The matters to be taken into account under Sections 6, 7 and 8 are not relevant to this application, with the exceptions of Section 7(c) which requires particular regard to be had to the maintenance and enhancement of amenity values and Section 7(f) which requires particular regard to be had to the maintenance and enhancement of the quality of the environment. Amenity values and quality of the environment are discussed below under District Plan provisions.

It is considered that the application meets the purpose and principles of the Act for the following reasons:

- The residential units will offer the wider community a modern alternative accommodation option that provides for their social, cultural and economic well-being.
- Residential amenity and quality of the environment are maintained.

SECTION 104 RESOURCE MANAGEMENT ACT 1991

Section 104(1) sets out the matters which the Council must have regard to when considering an application for a resource consent:

When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Regard has been given to national environmental standards. It is considered that there are no standards relevant to this application.

Regard has also been given to the Southland Regional Policy Statement 2017 (Regional Policy Statement). The provisions below are considered to be the most relevant to the application.

Objective URB.1 - Urban development

Urban (including industrial) development occurs in an integrated, sustainable and well-planned manner which provides for positive environmental, social, economic and cultural outcomes.

Policy URB.1 - Adverse environmental effects

The adverse effects of urban development on the environment should be avoided, remedied or mitigated.

Policy URB.2 - Urban development

Manage urban growth and development in ways that:

- (a) support existing urban areas;
- (b) promote development and/or redevelopment of existing urban areas ahead of greenfield development;
- (c) promote urban growth and development within areas that have existing infrastructure capacity;
- (d) promote the progressive upgrading of infrastructure and improvement of the quality of sewage and stormwater discharges;
- (e) provide potable water supply;
- (f) plan ahead for the expansion of urban areas;
- (g) promote compact urban form; and
- (h) promote appropriate site and building orientation that supports the principles of optimum energy efficiency and solar energy gain.

Policy URB.3 - Urban intensification

Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.

Policy URB.4 - High quality urban design

Encourage high quality urban design.

Explanation/Principal reasons

Promotion of high quality urban design can enhance urban amenity and the quality of the environment, have positive effects on public health and reduce adverse environmental effects. Well designed urban development can also provide for the cultural wellbeing of people and communities.

Policy URB.6 - Provide for housing choice

Provide for housing choice, both in terms of type and lot sizes, within urban areas.

It is considered that the proposal is consistent with the objectives and policies set out in the Regional Policy Statement, except for Policy URB.4 – High Quality Urban Design. However, with well designed landscaping, urban amenity and the quality of the environment can be enhanced, which will be in accordance the objectives and policies set out in the Regional Policy Statement.

DISTRICT PLAN PROVISIONS

The Proposed Invercargill City District Plan 2016 (Proposed District Plan) decisions were released in October 2016. The appeals version was released in January 2017 and has been updated to incorporate changes made through Consent Orders issued by the Environment Court as appeals have been resolved. A copy of the relevant objectives and policies from the Proposed District Plan discussed below are included in full in **Appendix 4** to this report. The following provisions relating to the Residential 1 Zone are considered relevant:

Residential 1 Zone

Objective 1: *The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.*

Objective 2: *Adverse effects of urban development on the environment are avoided, remedied or mitigated.*

Objective 3: *Opportunities of urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.*

Objective 4: *Provision is made for good accessibility to service and retail activities, educational establishments and to places of employment.*

Objective 5: *High quality urban design is incorporated into new development and redevelopment.*

Objective 6: *Housing choice, both in the terms of type and lot sizes, is provided for in urban areas.*

Objective 7: *Urban growth and development is managed, to support and promote development in existing urban areas with existing infrastructure, planning ahead for expansion and promote compact urban form.*

Objective 8: *The amenity values of the Residential 1 Zone are maintained and enhanced.*

Policy 1 Residential 1 Zone: *To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.*

Policy 2 Connectivity: *To require that provision is made for safe, logical and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments and places of employment.*

Policy 3 Urban design: *To encourage good urban design in terms of: Context, Character, Choice, Connections, Creativity, Custodianship, Collaboration.*

Policy 4 Stormwater runoff: *To require site and building development to incorporate methods to;*
A) *minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and*
B) *improve the water quality of stormwater flows.*

Policy 5 Choice: *To enable the development of a range of housing types.*

The explanation to this policy suggests that when sites are smaller than 400 square metres, amenity (for both the subject property and its neighbours) tend to suffer and development of residential units on smaller sites needs to be comprehensively designed.

Policy 6 Outdoor living: *To require the provision of practical outdoor private open space as an important dimension of amenity.*

The application assesses the Policies of the Residential 1 Zone and states that the proposal meets all the standards and values required for the Residential 1 Zone and will have no adverse effects on living standards or the neighbourhood. The applicant considers the proposal to be in accordance with all relevant objectives and policies because:

- Amenity values within the Residential 1 Zone are maintained
- It provides connectivity by the bus stop at the front of the property.
- It affords diversity and choice of accommodation.

Although an assessment against the objectives and policies is presented by the applicant, it does not refer to all of the relevant objectives and policies applicable with this application. The applicant has not addressed any of the Objectives in the Proposed District Plan or the key issue of this application, which is Urban Design. An assessment of this is provided in the Environmental Effects section below.

ENVIRONMENTAL EFFECTS

When dealing with a non-complying activity under Section 104 of the Resource Management Act 1991, before granting an application, a consent authority must be satisfied that either the adverse effects of the activity on the environment will be minor (s104 (1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104 (1)(b)).

This consideration for non-complying activities is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under Section 104.

The following consideration of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991.

Affected parties

The application has provided written approval from the following parties:

91 Hyde Street	Laura Hamblin	Owner and Occupier
93 Hyde Street	Steffan M Ashbrook	Owner and Occupier
99 and 105 Hyde Street	Lindsay and Lynley Rhind	Owner and Occupier
98 Hyde Street	Raylene Shanks	Owner and Occupier
94 Hyde Street	Arthur J Abbott	Owner

Justine Abbot, the occupier of 94 Hyde Street gave verbal approval to Council and gave permission for her father, Arthur J Abbot to sign on her behalf.

The owner of the empty section at 92 Hyde Street could not be contacted. An Affected Persons Written Approval application was posted to his Australian address on 5 July 2018 but no response was received.

Density

Rule 3.34.7 lists a number of matters that need to be addressed for applications where the residential density is one residence on a site less than 350m² under contiguous ownership. These matters are among those taken into account by the Council in determining such applications. Each of these matters are addressed below. It should be noted, however, that it is not an exhaustive list of matters and as a non-complying activity the matters that the Council can take into consideration in making a decision on the application can extend beyond this list.

(A) Provision of private open space

Rule 3.34.8 states that residences at or near ground level in the Residential 1 Zone are to have a designated of outdoor living space provided as follows:

- a) The space shall be sufficiently large to accommodate a horizontal circle with a five metre diameter.
- b) It is to have a minimum area of 30m².
- c) The space shall be free of all buildings except conservatories.

Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.

The application demonstrates that ample open space is available to each of the two studio units proposed on site. There is 239.8m² of permeable surfaces, which is 41% of the site.

All of these permeable surfaces are available to the units as open space, with the minimum 30m² of outdoor living space provided to the north of each of the units. Regardless of the ample amount of open space provided, the applicant has not proposed any screening or landscape measures to improve the privacy and quality of this open space.

(B) Incidence of daylight and sunlight.

Both of the dwellings will be oriented to the north, ensuring that the incidence of daylight and sunlight is maximised through the glass sliding doors into the living area. The units are unlikely to be affected by shading from adjacent properties, and the cars parked in the designated areas in front of the units are unlikely to impact on the amount of solar gain available to the units, which will be raised on a pier and beam foundation. However, should the applicant install the accessibility ramp on the front of the unit with some form of covering, the sunlight will likely become partially blocked into the living area of the unit through the sliding door. There is an additional window oriented to the north into the bathroom, and two oriented to the west into the bedroom/living room.

(C) Provision of on-site parking.

The design includes two four metre wide car parks to the north of each of the two dwellings, with on site manoeuvring that will enable vehicles to enter and exit in a forward gear in accordance with Transportation Rules 3.20.1 and 3.20.6.

(D) Effects of the proposal on the incidence of daylight and sunlight on adjoining properties.

It is considered that any effects associated with a residential density greater than that envisaged by the District Plan do not extend into the adjoining residential properties. The written approvals obtained from the adjacent property owners also indicate general acceptance of the proposal. The only approval not obtained was from the owner of Lot 2 DP 9428 (92 Hyde Street). An Affected Persons Written Approval Form, along with the application was posted to the property owner on 5 July 2018. The applicant has stated that there has been no reply. However, it is noted that there is a driveway separating the properties which gives ample separation to prevent any potential shading.

Given the small size of the dwellings and that they meet all other environmental standards of the Proposed Invercargill City District Plan 2016, the effects of the proposal on the incidence of daylight on adjoining properties is less than minor.

(E) Effects of the proposal on stormwater flows.

The entire site will contain a minimum of 41% permeable surfaces and there is an existing driveway sump. The Drainage Manager has assessed the application and has no concerns.

(F) The extent to which the development achieves good urban design outcomes.

In the Proposed District Plan, there are seven essential design qualities which are encouraged for good urban design. These are as follows:

- (A) **Context:** Seeing that buildings, places and spaces are part of the whole town or city.*
- (B) **Character:** Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.*
- (C) **Choice:** Ensuring diversity and choice for people.*
- (D) **Connections:** Enhancing how different networks link together for people.*
- (E) **Creativity:** Encouraging innovative and imaginative solutions.*
- (F) **Custodianship:** Ensuring design is environmentally sustainable, safe and healthy.*

- (G) **Collaboration:** *Communicating and sharing knowledge across sectors, professions and with communities*

It is also noted that Residential 1 Zone Policy 5 (Choice) of the Proposed District Plan seeks to enable the development of a range of housing types by:

- (A) Allowing, as of right, development on sections exceeding 400m².
(B) Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.

The Plan does also recognise, however, that when proposed residential sites are smaller than 400m² for a residential unit, amenity for both the subject property and its neighbours tends to suffer, and development of residential units on smaller sites needs to be comprehensively designed. This 'amenity' includes limits on maximum density and site coverage, adequate provision for outdoor living, incidence of sunlight, and car parking. In this case the proposal complies with all environmental standards with the exception of the maximum permitted density. As these units are smaller in size, they are proportional to the site and the impact on the amenity of the site or the wider area is no more than minor. This is evidenced by the written approvals obtained from all adjoining neighbours, indicating a general acceptance of the proposal by the immediate neighbourhood.

However, the units incorporated in this development are unusual in the context of the wider Clifton area in that they are much smaller than any of the existing dwellings in the area. In that sense the development can be considered to provide another choice in housing relative to what is already available in the area. The applicant has stated that the government has decided to move on the housing shortage that exists in New Zealand and that there is a feeling that new solutions must be found. He suggests that "*this form of housing is an economic solution (both financially and land area) to reduce the housing crisis*", while still adhering to the environmental standards in the Proposed Invercargill City District Plan 2016. He has further stated that these units are suitable for a single person, a couple, beneficiaries, pensioners and the disabled, and have been designed to be able to be easily converted into accessible units at a relatively small cost.

Although this proposal does provide another choice in housing, context, character and creativity are important aspects of good urban design. The design proposed does not particularly complement existing built-form within the surrounding environment, although it is accepted that the addition of the second unit does relate well to the first unit that has already been established on the site as a permitted activity. Due to the presence of this identical unit already situated on the site, and given that it is a very small unit for a site of this size (only 3.7% of the site covered by buildings), the applicant considers that a second unit would enhance the feeling of being part of a community on the site. This may be a positive effect of the proposal, to help the site integrate better with the surrounding environment. Also to enhance the character of the surrounding areas, and to help separate the property from the street, a condition can be imposed to require the applicant to complete satisfactory landscaping along the street frontage and western side of the driveway. This will also help protect the privacy of the occupiers on the property.

Additional conditions can be imposed to limit the amount of extensions and accessory buildings that may be placed on the site to 30m², while there are two units located there. This condition is necessary to control the expansion of the units and the presence of accessory buildings which would cause the property to fall further out of character and context of the neighbourhood.

Landscaping

The provision of well-considered landscaping is an important element in enhancing the visual character of higher density residential activity, and providing a quality living environment for residents within such developments. The application does not state whether

they are going to complete any landscaping. However, the addition of well-considered landscaping would enhance the visual character of the development when viewed from the public realm. It would also help to provide some screening of the units for added privacy from each other, the street frontage (including people at the bus stop) and surrounding neighbours.

Permitted Baseline

The site coverage of the two units is 43.2m² (21.6m² each). A larger residence with site coverage of 231m² and potentially containing more bedrooms and occupants than the proposed two units, could feasibly be constructed on the site as a permitted activity.

Currently, there is one 21.6m² dwelling situated on the site as a permitted activity. This proposal allows Council the ability to consider urban design issues and mitigate any effects the development may have in that regard by imposing conditions, such as landscaping conditions, which would not be possible if only one unit was to remain on the site. It is considered that a permitted residential development could, or at least have the ability to, generate more adverse affects on residential amenity than this proposal.

SUMMARY AND CONCLUSION

The proposal is for land use consent to erect a second residential dwelling on a site of 579m² in the Residential 1 Zone. The key issue of the application is whether the design of the proposed development achieves good urban design, and if it would adversely impact on the residential amenity of the occupants of the development and the wider area.

In accordance with Section 104(a) of the Resource Management Act 1991, the actual and potential adverse affects associated with the proposal have been assessed and are outlined above. It is considered that the adverse effects of the proposed activity on the environment, particularly with respect to residential amenity, will be no more than minor. However, the design of the proposal does give rise to potential adverse effects on neighbourhood character, street scene and the privacy of the occupants. With satisfactory landscaping, urban design of the proposal would be improved and this would help mitigate these effects.

The current proposal is considered not to be in general accordance with the objectives and policies relating to the Residential 1 Zone. However, the imposition of a condition to require the completion of satisfactory landscaping would help to integrate the units into the surrounding residential context and create additional privacy. The proposal could then be considered in general accordance with the Residential 1 Zone's objectives and policies.

RECOMMENDATION

It is recommended that on the basis of the information provided with the application to date, the application is granted under Sections 104, 104B, 104D and 108 of the Act, subject to conditions.

RECOMMENDED CONDITIONS

1. The proposed activity is to be undertaken in accordance with the plans and supporting information submitted with the application RMA/2018/94 received by Council on 3 July 2018, with further information received on 27 July 2018 and 3 August 2018.
2. Interceptor drainage and sump is to be installed, if the area of fall to the street from the driveway exceeds 40m².
3. Any extensions and/or additional buildings on the site cannot exceed a total of 30m² in total for either of the two units on site, without one of the units being removed.

4. Prior to the issue of a building consent for the construction of the second unit, a detailed Landscaping Plan is to be submitted to the Council for approval by the Director of Environmental and Planning Services. The Landscaping Plan shall demonstrate how visual privacy between the units, how the dwellings are to be screened from the street frontage and how the visual character of the development has been enhanced. The Landscaping Plan is to be prepared by a suitably qualified person and include the following information:
 - a) The species used and why.
 - b) Details on maintenance requirements and how the landscaping will be managed.
 - c) Details of fencing and any hard landscaping areas.

The landscaping is to be carried out in accordance with the approved Landscaping Plan.

5. The vehicle parking and manoeuvring areas are to be formed in accordance with the standards in Appendix VIII of the Proposed District Plan.
6. The existing water connection is to be disconnected.
7. A new water connection of suitable capacity shall be installed.

The conditions were imposed to ensure consistency with the application, compliance with the Code of Practice for Land Development, and to mitigate the effects on the amenity of the Residential 1 Zone.

APPENDIX 1

2 JUL 2018

COATSWORTH CONTRACTING LTD.

**Designer and Builder
Insulated Panel Erector
Sealant Applicator**



**Wallacetown R.D.4,
Invercargill,**

Carpentry – Design D2 – Site S2

**Ph 0274-364-570.
AH Ph 03-931-0504.**

Email: coatsworth.stevea@gmail.com

1st of July, 2018.
Planning Department,
Invercargill City Council,

Resource Consent Application for Stage 2 Studio Unit at 96 Hyde St. Invercargill.



Dear Sir or Madam,

This property is owned by Mr. Peter Prestel being Lot 3 of DP 9428 Part Section 41 of Block XIX Valuation No 30240.17402 and area is 579.4384m.sq.

The reason for this application is the requirement of ⁴500m.sq. site area per residence as per clause 4.40.1 item 4 of the district scheme that is not be met by this proposal. However, the existing building occupies 21.6m.sq. and the proposed building is of the same area giving a total coverage for the site of 43.2m.sq. As a percentage of site coverage this 43.2 divided by 579.4384 x 100 = 7.5%. Occupancy would be a maximum of 4 persons as each unit has a maximum capacity of 2 but in most probability, occupancy would be 1 person per unit giving a likely maximum of 2. The existing building is very small for a site of this size and a second unit would enhance the feeling of being a community.

The government has decided to move on the housing shortage that exists in New Zealand and there is a feeling that new solutions must be found. I suggest that this form of housing is an economic solution (by both financially and land area) to reduce this housing crisis.

I believe these units are suitable for a single person, a couple, beneficiaries, pensioners, and the disabled. These units have been designed so as to be easily converted for disability/accessibility persons at a relatively small cost.

I list the relevant District Plan clauses and how this proposal addresses those clauses for this Domicile Sub-Area.

Clause 4.39.1	Maximum height allowed 10m	Actual height 3.0m approx.
Using Info gram 7 the	recession angles are as follows	
	Allowable angle	Actual angle
West	41.5deg	27deg
South	38deg	8.5deg
East	50deg	9.25deg
North	55deg	8deg

COATSWORTH CONTRACTING LTD.

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Wallacetown R.D.4,
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Carpentry – Design D2 – Site S2

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Ph 0274-364-570.
AH Ph 03-931-0504.

Prestel continued

Clause 4.40.1

- Item 1 Unit 1 has outdoor living space to the North measuring 8.5m and an area of 130.9m.sq.
Unit 2 has outdoor living space to the North measuring 13m and an area of 174.67m.sq.
Both exceed the requirement of 5.5m and 66m.sq.
- Item 2 does not apply
- Item 3 Site coverage as discussed above will be 43.2m.sq. = 7.5% of total area.
Please see attached site plan.
- Item 4 Maximum density as discussed above does not comply.

Clause 4.33.3.1

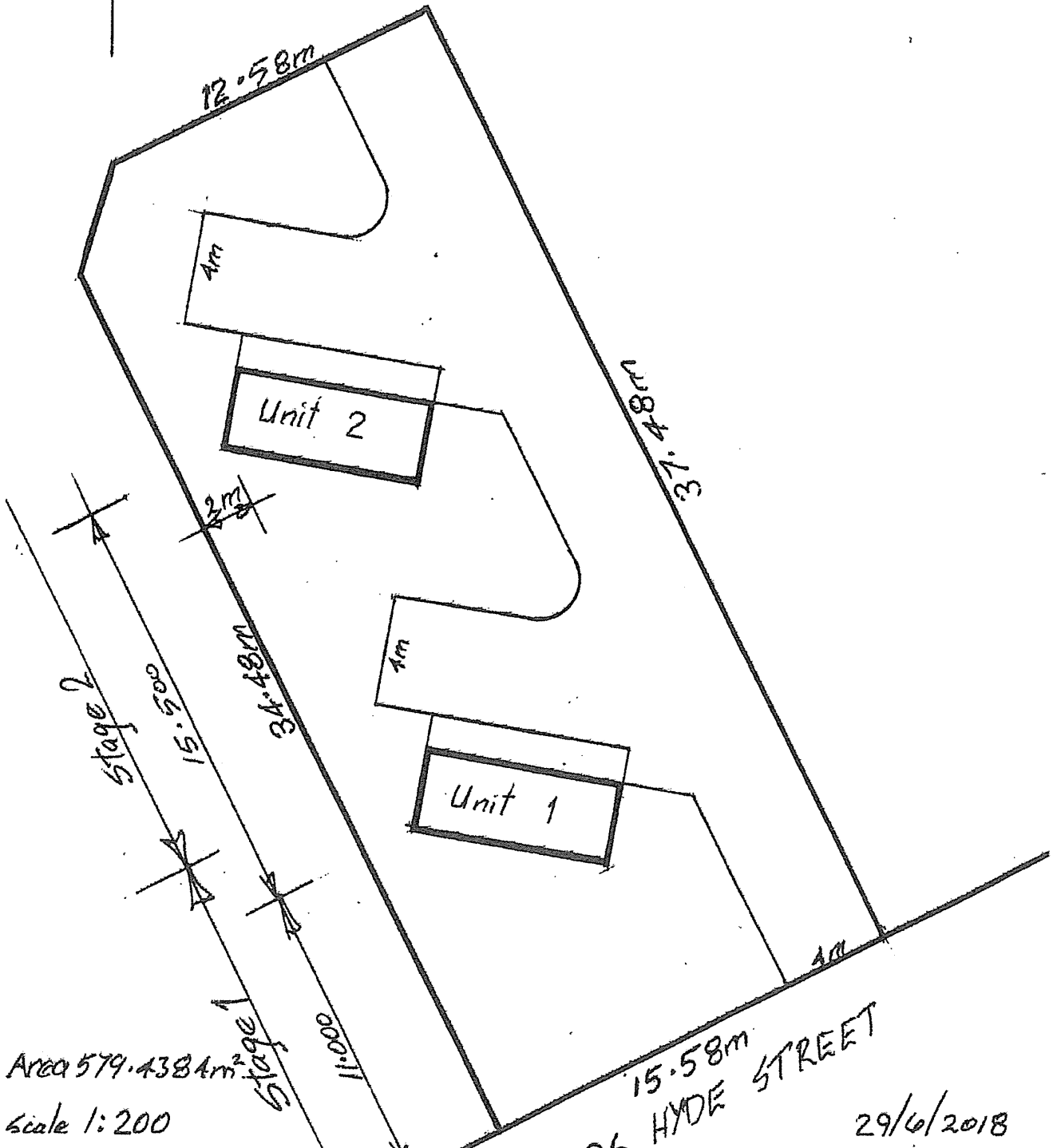
- Item F 1 car park space is available for each unit plus manoeuvring space to allow vehicles to exit in a forward direction.

This proposal meets all the standards and values of 4.33.3.1 and 2 and will have no adverse effects on living standards or the neighbourhood.

If you have any questions please contact the under signed.

Sincerely,
Steve Coatsworth.

COSY COTTAGES



Area 579.4384m²

Scale 1:200

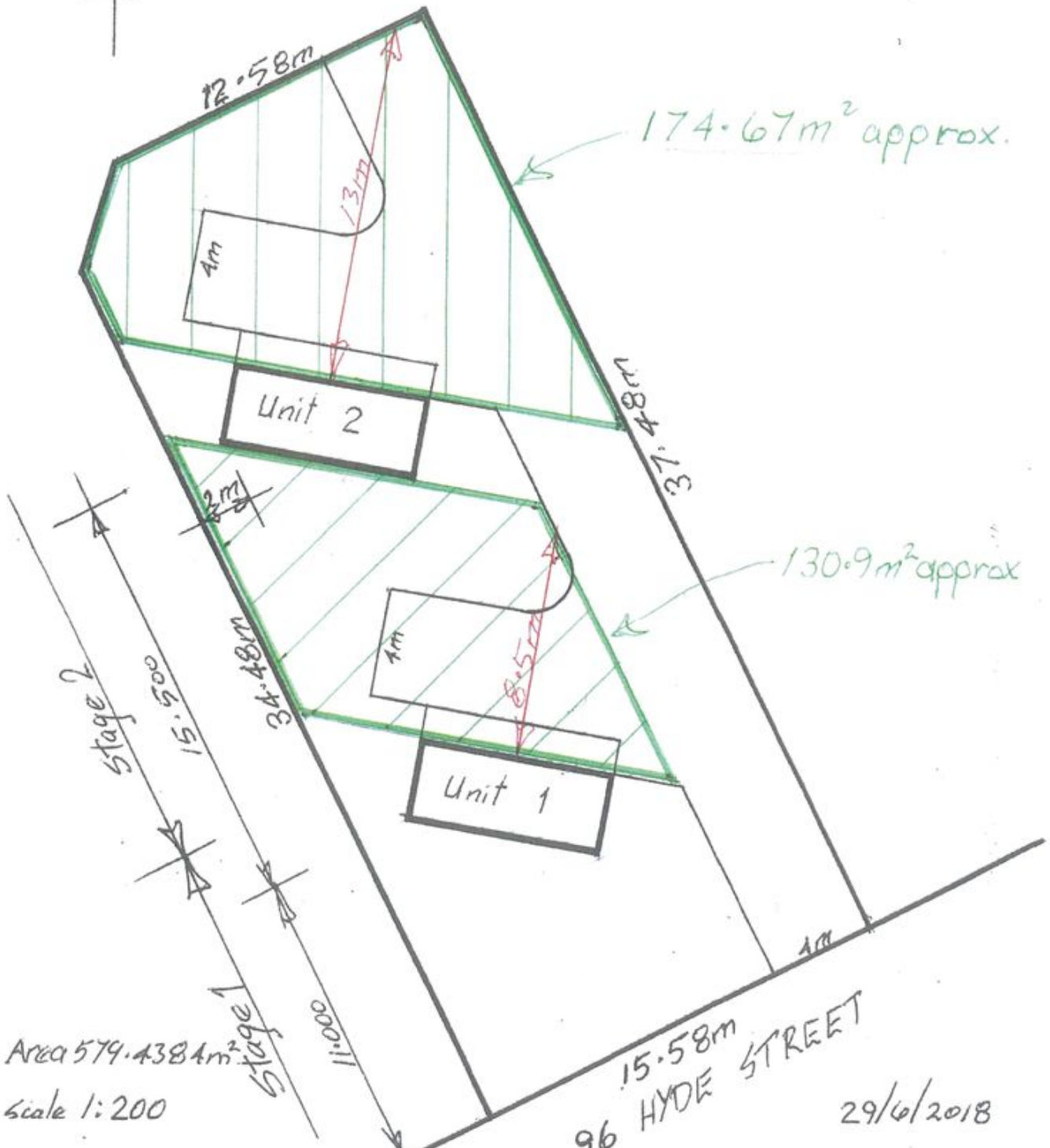
96 HYDE STREET

29/6/2018

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Email: Coatsworth.stevea@gmail.com Ph.0274-364-570

COSY COTTAGES

Yard Site Plan

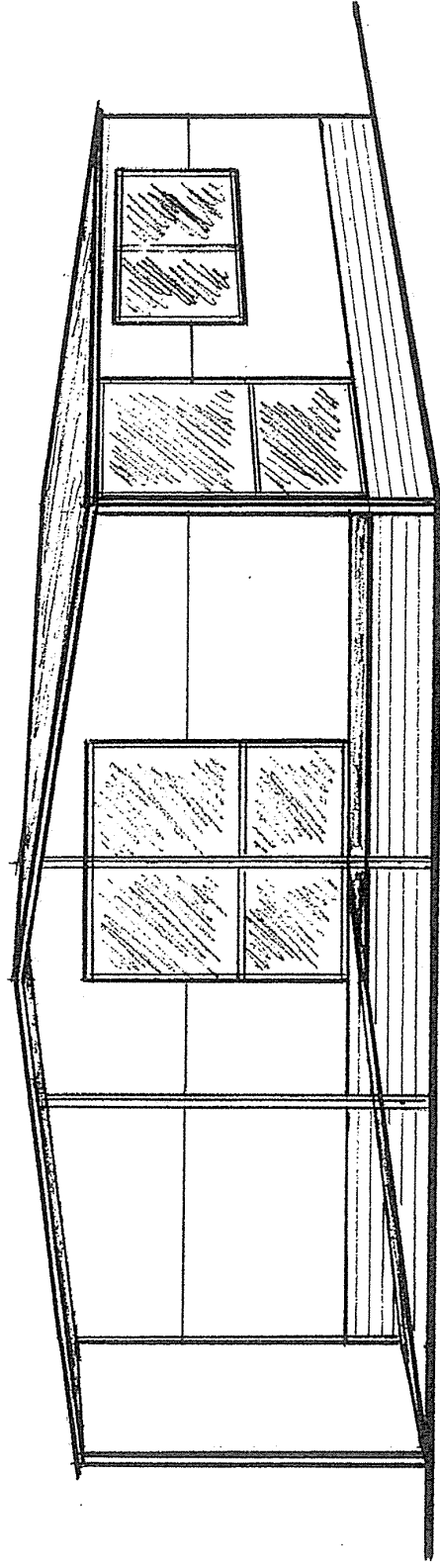


Area 579.4384m²
Scale 1:200

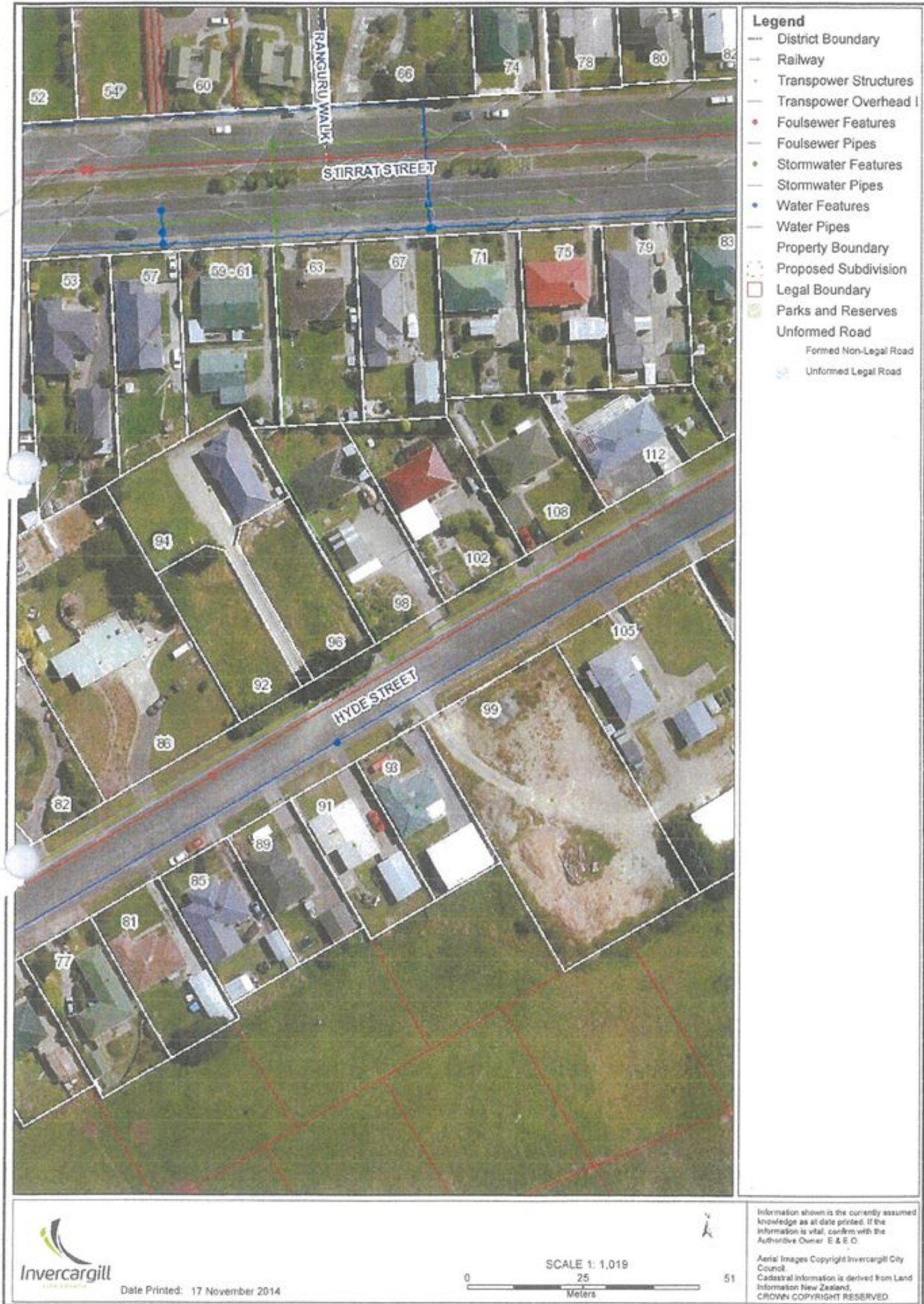
15.58m
96 HYDE STREET
29/6/2018

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COSY COTTAGES



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APPENDIX 2

COATSWORTH CONTRACTING LTD.

Designer and Builder
Insulated Panel Erector
Sealant Applicator



Wallacetown R.D.4,
Invercargill,

Carpentry – Design D2 – Site S2

Email: coatsworth.stevea@gmail.com

26th of July, 2018.
Planning Department,
Invercargill City Council,

Ph 0274-364-570.
AH Ph 03-931-0504.

Resource Consent Application for Stage 2 Studio Unit at 96 Hyde St. Invercargill.



Dear Sir or Madam,

This property is owned by Mr. Peter Prestel being Lot 3 of DP 9428 Part Section 41 of Block XIX Valuation No 30240.17402 and area is 579.4384m.sq.

The reason for this application is the requirement of 400m.sq. site area per residence as per clause 2.36.3 Policy 1 of the district scheme that is not be met by this proposal. However, the existing building occupies 21.6m.sq. and the proposed building is of the same area giving a total coverage for the site of 43.2m.sq. As a percentage of site coverage this 43.2 divided by 579.4384 x 100 = 7.5%. Occupancy would be a maximum of 4 persons as each unit has a maximum capacity of 2 but in most probability, occupancy would be 1 person per unit giving a likely maximum of 2. The existing building is very small for a site of this size and a second unit would enhance the feeling of being a community.

The government has decided to move on the housing shortage that exists in New Zealand and there is a feeling that new solutions must be found. I suggest that this form of housing is an economic solution (by both financially and land area) to reduce this housing crisis.

I believe these units are suitable for a single person, a couple, beneficiaries, pensioners, and the disabled. These units have been designed so as to be easily converted for disability/accessibility persons at a relatively small cost.

I list the relevant District Plan clauses and how this proposal addresses those clauses for this Residential Zone 1 & 1A

- | | |
|-------------------------------|--|
| Clause 2.36.3 Policy 1 | Site area does not comply – refer above. |
| Policy 2 | Connectivity – All forms of transport are able to this site including public transport – bus stop on street in front of number 96 |
| Policy 5 | Choice to develop a range of housing types – encouraging comprehensive design within this zone – Our proposal is for a well-designed unit to complement the existing unit and the surrounding properties |
| Policy 6 | Outdoor living – Our proposal compiles fully with all requirements
Unit 1 has outdoor living space area of 184.3m.sq.
Unit 2 has outdoor living space area of 55.5m.sq. |

COATSWORTH CONTRACTING LTD.

Designer and Builder
Insulated Panel Erector
Sealant Applicator



Wallacetown R.D.4,
Invercargill,

Carpentry – Design D2 – Site S2

Email: coatsworth.stevea@gmail.com

Ph 0274-364-570.
AH Ph 03-931-0504.

Both exceed the requirement of 5.0m diameter and 30m.sq.
See attached plan

Policy 21 Height and location of building – Maximum height allowed 10m
Actual height 3.0m approx.

Recession angles using Info gram 7 the recession angles are as follows:

	Allowable angle	Actual angle
West	41.5deg	27deg
South	38deg	8.5deg
East	50deg	9.25deg
North	55deg	8deg

Unit 1 & 2 have clearances of 2m or more on all boundaries – does comply
Site coverage as discussed above will be 43.2m.sq. = 7.5% of total area.
Please see attached site plan.

Permeable surfaces are grassed area 239.8m.sq. = 41.5% of site area
Permeable area required is 120m.sq. and 30% of site area
Driveway sump already exists

Policy 22 Car parking and vehicle manoeuvring space
1 car park space is available for each unit plus manoeuvring space to allow
vehicles to exit in a forward direction. Drive wides are 4m

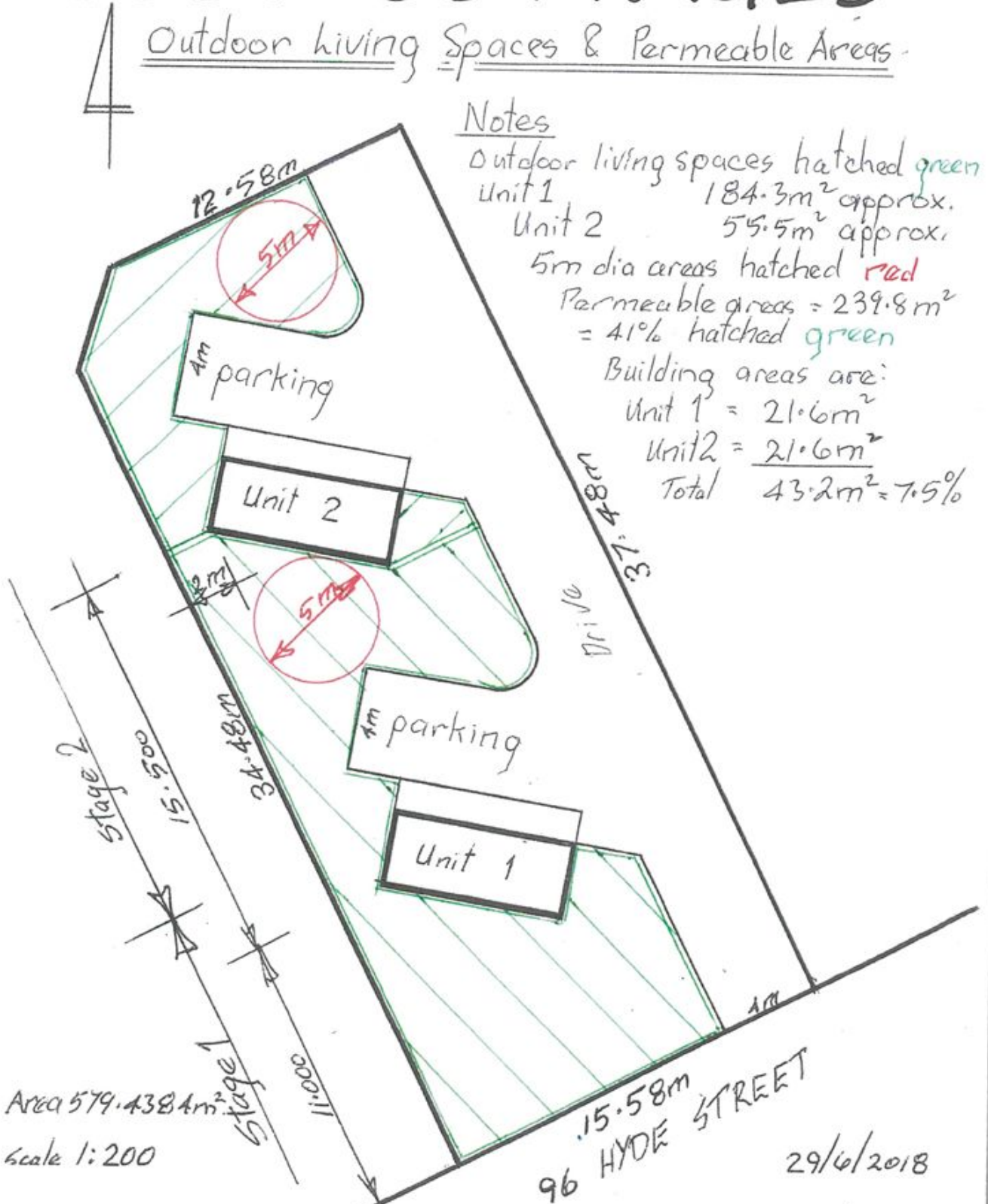
This proposal meets all the standards and values required for Zone 1 & 1A and will have no
adverse effects on living standards or the neighbourhood.

If you have any questions please contact the under signed.

Sincerely,
Steve Coatsworth.

COSY COTTAGES

Outdoor living Spaces & Permeable Areas



Copyright by Coatsworth Contracting Ltd June, 2018
 Email: Coatsworth.stevea@gmail.com Ph.0274-364-570

COATSWORTH CONTRACTING LTD.

**Designer and Builder
Insulated Panel Erector
Sealant Applicator**



**Wallacetown R.D.4,
Invercargill,**

Carpentry – Design D2 – Site S2

Email: coatsworth.stevea@gmail.com

5th of July, 2018.

**Ph 0274-364-570.
AH Ph 03-931-0504.**

Re: 96 Hyde St. Invercargill.

Dear Neighbours,
Hyde St. Invercargill
Street numbers

91

92

93

94

98

99

On behalf of Mr. Peter Prestel, who lives at 96 Hyde St, I am making an application to the Invercargill City Council for resource consent to erect a second dwelling behind his existing studio unit. The second unit will be of a similar design to the first and I have attached a site plan and a prospective view of this proposal.

The reason resource consent is necessary is because the district plan requires 400 square metres per dwelling. Our proposal is for two units on this site of 579.4384 square metres = 289.7192 square metres each. Considering the size of each of these units is 21.6 square metres the land area seems sufficient and appropriate.

I attach a copy of the Resource Consent Application – and the Affected Person's Written Approval form for perusal and approval.

Please fill in form and return to the undersigned.

If you have any questions please ring or email me

Sincerely,
Steve Coatsworth.

COATSWORTH CONTRACTING LTD.

**Designer and Builder
Insulated Panel Erector
Sealant Applicator**



**Wallacetown R.D.4,
Invercargill,**

Carpentry – Design D2 – Site S2

Ph 0274-364-570.

Email: coatsworth.stevea@gmail.com

AH Ph 03-931-0504.

PRESTEL RESOURCE CONSENT NOTIFICATIONS

5/7/2018 Thursday

Attempt to meet all adjoining owners – no one home
Enquire at ICC for names and contact details – supplied by Tayla Carson
No94 A & E Abbott – 121 Venus St – attempt phoning – ph no wrong – leave papers at 121 Venus St and note asking them to contact me
No 91 Laura Harris I phone and arrange meeting for Friday 6/7/2018 at midday
No 98 M & Raylene Shanks – phone and discuss and say I will leave papers in letter box on Friday
No 99 Lindsay Rhind – phone and discuss and say I will leave papers in letter box on Friday - he says – no problem – he will sign form and email to me
No92 Mikhail Marchenko is in NSW – I send papers by mail – No known ph no or email

6/7/2018 Friday

No 98 Raylene Shanks – leave papers in her letter box
No 93 Steffan Ashbrook – leave papers in letter box
No 91 Laura Harris – meet her and husband – she signs form. She says No 93 Steffan Ashbrook is her brother who has no known ph no and is not home – she will contact him and ask him to contact me

7/7/2018 Saturday

No 98 Raylene Shanks rings to say she has concerns that drive is near her bedroom window and she may be disturbed by a car – she wants time to think about proposal – Wednesdays are her days off work – I say I am willing to meet her to explain and discuss

11/7/2018 Wednesday

No 98 I ring Raylene Shanks asking to meet today – she says she can't – I arrange time for Thursday 12th at 4-30pm

12/7/2018 Thursday

No 94 I met Justine Abbott who say she is happy with proposal and has left it to property owner (her father) Arthur John Abbott to process the document
No 98 I met Raylene Shanks and we went to No96 – she is happy with proposal and has signed Affected Persons Approval
No 93 I met Steffan Ashbrook – he is happy with proposal and has left his signed Affected Persons Approval with his sister, Laura Harris who live next door at No 91

13/7/2018 Friday

I emailed:

John Abbott No 94
Laura Hamblin (Harris) No 91
Lindsay Rhind No 99

Received Steffan Ashbrook's No93 Affected Persons Approval from his sister Laura Harris

17/7/2018

Email from Lynley Rhind No99 Saying they will respond as soon as they can (Death in the family)

COATSWORTH CONTRACTING LTD.

**Designer and Builder
Insulated Panel Erector
Sealant Applicator**



**Wallacetown R.D.4,
Invercargill,**

Carpentry – Design D2 – Site S2

Ph 0274-364-570.

AH Ph 03-931-0504.

Email: coatsworth.stevea@gmail.com

25/7/2018

I ring Lindsay Rhind No99 – he is going to email approval

I ring John Abbott No94 owner – he is leaving approval in his letter box for me to pick up tomorrow

No99 Lindsay Rhind emailed Approval

26/7/2018

I receive John Abbotts approval No94

Affected Person's Written Approvals received from:

No91	Laura Hamblin (Harris)	6//2018
No92	Mikhail Marchenko	No reply
No93	Steffan Ashbrook	6/7/2018
No94	A John Abbott owner	24/7/2018
No94	Justine Abbott tenant verbal approval providing her father approved (John Abbott)	
No98	Raylene Shanks	12/7/2018
No99 & 105	Lindsay and Lynley Rhind	25/7/2018

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Laura Hamblin
being the Owner and Occupier Owner Occupier

of the property situated at (address of your property): 91 Hyde St, Invercargill

I have the authority to sign on behalf of all other owners occupiers of the property.

() This is written approval for (describe proposed activity):

Which will be carried out at:

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: L Hamblin Date: 6.7.18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: laura-muzza@hotmail.com

Contact Phone Number: 0273574065

Postal Address: 91 Hyde St, Invercargill

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Steffan marc Ashbrook

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

93 Hyde Street

I have the authority to sign on behalf of all other owners occupiers of the property.

...is written approval for (describe proposed activity):

(

Which will be carried out at:

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
 - I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
 - I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
- If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: [Signature]

Date: 6-7-18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: SteffAshbrook@hotmail.co.nz

Contact Phone Number: 0275393673

Postal Address: 93 Hyde Street
Invercargill.

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name):

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):

I have the authority to sign on behalf of all other owners occupiers of the property.

() is written approval for (describe proposed activity):

Which will be carried out at:

I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.

I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.

I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: _____

AJ Abbott

Date: 24-7-18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address:

aj@ajlabbot@gmail.com

Contact Phone Number:

0272298640

Postal Address:

*121 VENCIS ST
INVERCARGILL*

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Raylene Shanks
being the Owner and Occupier Owner Occupier

of the property situated at (address of your property):
98 Hyde St Invercargill

I have the authority to sign on behalf of all other owners occupiers of the property.

() This is written approval for (describe proposed activity):

Which will be carried out at:
96 Hyde St. Invercargill

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
- I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
- I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: R. Lindsay-Shanks Date: 12-07-18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: raymik@extra.co.nz

Contact Phone Number: 027-251-5810

Postal Address: 98 Hyde St Invercargill

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.

7/26/2018

pastedImage.png

Affected Person's Written Approval



SECTION 95E(3) RESOURCE MANAGEMENT ACT 1991

Please read the information on the back of this page before signing

I (full name): Lindsay Rhind + Lynley Rhind

being the Owner and Occupier Owner Occupier

of the property situated at (address of your property): 105 Hyde Street + 49 Hyde Street Kingswell Invercargill 9812

I have the authority to sign on behalf of all other owners occupiers of the property.

This is written approval for (describe proposed activity):

Which will be carried out at:

- I understand the proposal and have seen and signed a copy of the plans and/or the supporting information.
 - I understand that if I give my approval, the Council cannot take into account any effect that the activity may have on me, when it considers the application.
 - I understand that at any time before the application is finalised, I may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.
- If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn if this process is followed instead.

Signed: L.D. Rhind L.Rhind Date: 25/7/18

Signature of person giving written approval (or person authorized to sign on behalf of person giving written approval. (A signature is not required if you give your written approval by electronic means but the plans must be signed).

Email Address: lynley_rhind@hotmail.com

Contact Phone Number: 03 216 8388

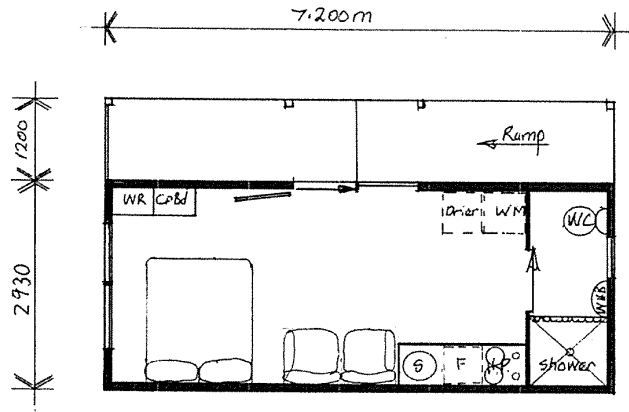
Postal Address: 105 Hyde Street Kingswell Invercargill 9812

Note: If signing on behalf of a trust or company please provide additional written evidence that you have signing authority.



APPENDIX 3

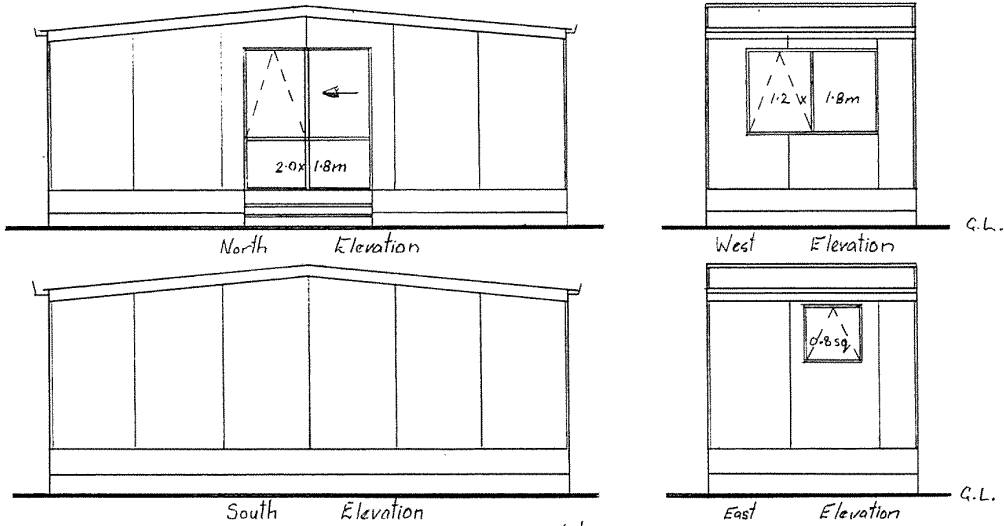
COSY COTTAGES



Cottage for Mr. Peter Prestel
96 Hyde St. Invercargill

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7/11/2016

COSY COTTAGES



Mr. Peter Prestel
Scale 1:50 Copyright by Coatsworth Contracting Ltd November 2016 Ph.0274-364-570 P3/5
25/11/2016

APPENDIX 4

possibly declining population with costs of maintaining expanded service networks if this expansion can be avoided.

- Policy 6 Non-residential activities:** To enable non-residential activities when it can be demonstrated that they:
- (a) Are in keeping with the character anticipated in a residential area; and
 - (b) Will not compromise the health, safety and amenity values enjoyed by residents; and
 - (c) Cannot be practically located in other zones where such activities are anticipated.

***Explanation:** Whilst the primary purpose of Residential Zones revolves around residential activities, it is recognised that there will be some non-residential activities that need to be located within parts of the Residential Zones. Examples may include education activities and visitor accommodation. In instances where it is accepted that a location in a Residential Zone is appropriate for a non-residential land use, the activity will need to be designed in a manner which minimises adverse effects and where possible contributes to residential amenity. Some activities, such as new industrial activities, are very unlikely to be appropriate in any part of the Residential Zone. The Council intends to support the vitality of the Business Zones, including the Central Business District. Commercial activities are therefore not anticipated to locate within the Residential Zones.*

- Policy 7 Residential Amenity:** To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

***Explanation:** Maximising sunlight access/solar gain is a practical way to achieve warmer and healthier homes while minimising heating costs. Sunlight also enhances internal illumination of buildings.*

2.36 RESIDENTIAL 1 ZONE

The Invercargill urban area has a strong urban character based on its flat terrain, its grid street pattern and its compact urban form. These characteristics, together with the tradition of one or two storey single family housing on generous sized sections, offer a high level of residential amenity together with convenience, accessibility and short travel times.

Invercargill's geographic position and climate mean that incidence of sun to residential dwellings, for outdoor living and for indoor solar gain, is a very important dimension to residential amenity.

Overall residential amenity is best maintained by controlling or excluding non-residential activities, by limiting the scale of home occupations and by requiring compliance with the environmental standards.

Redevelopment of existing residential properties, and infill development, is likely to constitute the majority of new residential building in Invercargill over the planning period. In such cases, section size, building coverage, incidence of sun and daylight, and provision for outdoor living space and car parking are the main components of residential amenity.

[Invercargill Airport Ltd appealed seeking the introduction of provisions relating to NZS6805]²⁹

2.36.1 Issues

The significant resource management issues for the Residential 1 Zone:

1. The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.
2. Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.
3. Increasing residential densities can have adverse effects on residential amenity. This "amenity" includes in particular adequate provision for density and coverage, for outdoor living, for incidence of sun, and for car parking.
4. Residential amenity can be affected by non-residential activities within or adjoining the Residential Zone.

2.36.2 Objectives

Objective 1: The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 4: Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in terms of type and lot sizes, is provided for within urban areas.

Objective 7: Urban growth and development is managed in ways that:

- (A) Support existing urban areas.
- (B) Promote development of existing urban areas ahead of greenfield development.
- (C) Promote urban growth and development within areas that have existing infrastructure capacity.
- (D) Plan ahead for the expansion of urban areas.
- (E) Promote compact urban form.

²⁹ Appeal - Invercargill Airport Ltd

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

2.36.3 Policies

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Explanation: *The following considerations favour minimising peripheral expansion of the built-up area:*

- (A) *As a compact City originally planned on a grid street system, Invercargill enjoys the advantages of convenience, accessibility and short travel times. This could be compromised by sporadic peripheral expansion.*
- (B) *The current housing stock contains a significant proportion of dwellings built prior to 1930, particularly south of Tay Street. Many are obsolete in terms of current health standards and expectations and the best option in many cases is renewal and infill development. Renewal may be delayed or not occur if there are more convenient development opportunities elsewhere.*
- (C) *To the north of the current built up area are highly versatile soils which in the long term should not be alienated from their potential to grow food. The ability to grow food locally may well be an important dimension to long term sustainability.*
- (D) *Population projections indicate that the rate of growth will at best be slow, and at worst population decline is a possibility. The age distribution inevitably will become older. Keeping the infrastructure of the City affordable is an issue. Unnecessary extensions to services that are expensive long term to maintain should be avoided.*
- (E) *Lots 400 square metres and larger can offer the desired level of amenity for residential living in Invercargill. Housing on smaller lots needs to be designed comprehensively to achieve satisfactory levels of amenity.*

Policy 2 Connectivity: To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Explanation: *The historical grid pattern of Invercargill has resulted in a City form that is logical, easily accessible and convenient. This is a valued amenity of the City today and is likely to be increasingly important if "peak oil" or other factors change transport fuel economics and availability. Some recent subdivisions have not complemented the City's historical grid street system, resulting in developments that are difficult and inconvenient to access and that generate undesirable levels of traffic down some residential streets. Long cul-de-sacs with single points of access can create social isolation and also constitute a threat to personal safety, in that people can be more easily trapped than if there are multiple connections.*

Policy 3 Urban design: To encourage good urban design in terms of:

- (A) Context.
- (B) Character.
- (C) Choice.
- (D) Connections.
- (E) Creativity.
- (F) Custodianship.
- (G) Collaboration.

Explanation: *Promoting good urban design in the suburban areas of the City is an important part of reinforcing their function as the City's day to day living spaces.*

There are seven essential design qualities:

- (A) **Context:** *Seeing that buildings, places and spaces are part of the whole town or City.*
- (B) **Character:** *Reflecting and enhancing the distinctive character, heritage and identity of our urban environment.*
- (C) **Choice:** *Ensuring diversity and choice for people.*
- (D) **Connections:** *Enhancing how different networks link together for people.*
- (E) **Creativity:** *Encouraging innovative and imaginative solutions.*
- (F) **Custodianship:** *Ensuring design is environmentally sustainable, safe and healthy.*
- (G) **Collaboration:** *Communicating and sharing knowledge across sectors, professions and with communities.*

Policy 4 Stormwater runoff: To require site and building development to incorporate methods to:

- (A) Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and
- (B) Improve the water quality of stormwater flows.

Explanation: *Climate change is likely to mean that rainfall in Invercargill may become higher on average but, more significantly, there is likely to be increased incidence of extreme climatic events. Currently, Invercargill's stormwater systems are designed for immediate runoff to the stormwater system of 55% of design rainfall, with the remaining 45% being retained within permeable surfaces such as lawns and gardens. Increasing areas of impermeable surfaces can*

compromise stormwater capacity. Lessening the immediate effect of peak stormwater flows on stormwater systems will reduce the risk of localised surface flooding.

There is also increasing concern about the condition of Southland's waterways. Urban stormwater can contain pollutants and organic matter.

Design to mitigate stormwater effects needs to encompass the whole of the area under development, including roads and open spaces as well as housing lots. Best practical means are necessary to minimise pollution of waterways by urban stormwater.

Policy 5 Choice: To enable the development of a range of housing types by:

- (A) Allowing, as of right, development on sections exceeding 400 square metres.
- (B) Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.
- (C) Encouraging comprehensively designed medium density development by way of resource consent within specified parts of the Residential 1 Zone, being the Residential 1A Zone.

Explanation: *Invercargill's ageing population, decreasing average household size and the evolving settlement pattern of the District and region all mean that provision needs to be made for a variety of housing types. Single-family housing in Invercargill is typically on sites 650 - 1,000 square metres in size. Market-driven redevelopment in Invercargill often takes the form of subdivision of existing, larger sites and erection of new residential units on the newly subdivided sites. Single unit residential development can be designed to provide good levels of amenity on sites down to 400 square metres. When sites are smaller than 400 square metres amenity, for both the subject property and its neighbours, tends to suffer and development of residential units on smaller sites needs to be comprehensively designed.*

Policy 6 Outdoor living: To require the provision of practical outdoor private open spaces as an important dimension of amenity.

Explanation: *Private open space is desirable on residential lots to provide:*

- (A) *Outlook – a pleasant outlook from inside the living areas of the dwelling.*
- (B) *Ventilation of indoor spaces on to a sheltered outdoor space.*
- (C) *Outdoor living (e.g. sitting in the sun with a cup of coffee).*
- (D) *Outdoor household activities (such as barbecues).*
- (E) *Children to play outdoors.*
- (F) *Provision of biodiversity (gardens), and a beneficial microclimate (shelter and sun).*

To be capable of being used for these purposes, the open space needs to have a minimum dimension. Several lines of reasoning draw to a conclusion that this minimum dimension should be at least five metres.

Where the living areas of a dwelling are mostly at first floor level or above, a balcony is an appropriate design response to the need for outdoor living space.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

***Explanation:** The proportion of the site covered by buildings is an important determinant of residential amenity. This can reduce significantly on the property and on adjoining properties if more than around 40% of the site is covered in buildings. Excessive building coverage has other undesirable effects, such as overloading the City's stormwater reticulation system.*

Policy 9 Noise: To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

***Explanation:** The residential areas of the City have the lowest tolerance to noise of any of the City environments. "Peace and tranquillity" are important dimensions to residential amenity for most people. Excess noise, especially if it occurs repeatedly, can engender a reaction of increased intolerance. Noise is the most common issue in neighbourhood disputes in which the Council has to become involved.*

Policy 10 Noise: To recognise that some parts of the Zone are subject to higher levels of noise generated by the transportation network and to avoid, or mitigate reverse sensitivity effects associated with those activities.

***Explanation:** Residential "peace and tranquillity" can be affected by major transportation infrastructure, in particular the State Highways, the Railway and the Airport. However, it is important that the functioning of this infrastructure is not compromised by reverse sensitivity issues involving noise, and provisions in the District Plan are necessary to achieve this. The location, design and operation of noise sensitive activities should involve the consideration of these existing noise sources.*

Policy 11 Odour: To ensure absence of nuisance from objectionable odour.

***Explanation:** People expect not to be bothered by objectionable odour in residential areas.*

Policy 12 Glare: To ensure freedom of nuisance from glare.

***Explanation:** People expect not to be bothered by glare from the built environment in residential areas.*

Policy 13 Electrical interference: To avoid nuisance from electrical interference.

***Explanation:** Electrical interference can be a source of irritation to residents within the residential Zones. This is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.*

Policy 14 Lightspill: To avoid, remedy or mitigate the adverse effects of lightspill.

Explanation: Lightspill (e.g. from security lighting) can be a source of annoyance to residents. The character of the night sky, with its starscapes, cloud effects and occasional glimpses of the Aurora Australis, is also an amenity of the residential areas of Invercargill and can be masked by light "pollution". Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.

Policy 15 Wind: To encourage the provision of shelter from wind as an important dimension of residential amenity.

Explanation: At times Invercargill is subject to very strong winds for extended periods, particularly from the westerly quarter. At times these winds make it difficult for people – particularly those on cycles, the elderly and the very young – to move around the City. These winds also bring a significant chill factor. Any development which provides shelter is likely to have a benefit, and any development which exacerbates wind effects is likely to have a significant adverse effect on the amenities of adjoining properties.

Policy 16 Signage: To protect residential amenity by controlling the size and nature of signage.

Explanation: In residential areas there is an expectation that the use of buildings and property will be predominantly residential. Signage of sufficient size and clarity to enable people to find someone offering a professional service from home is appropriate. Signage which hints at a residential property being used for predominantly non-residential purposes is likely to be seen as a visual intrusion. Advertising signage which does not relate to the activity on the site is not appropriate in a residential area.

Policy 17 Dilapidated structures and ill-maintained lands: To require that buildings and sections in the Residential Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

Explanation: Derelict properties and poorly maintained sections significantly detract from the amenities of neighbour properties.

Policy 18 Demolition or removal activities: To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

Explanation: Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner.

Policy 19 Relocation activities: To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

Explanation: There are many instances of dwellings which have been relocated on to sections in Invercargill and which offer a high standard of amenity to their

occupiers and which contribute to the appearance of the neighbourhood. However, the process of relocation, and in particular adherence to a reasonable timeframe, needs to be carefully managed in order to minimise adverse effects on neighbours.

Policy 20 Hazardous substances: To protect the public from the effects of storage and use of hazardous substances.

***Explanation:** Some substances used in normal domestic living are potentially hazardous. Neighbours are entitled to protection from hazard from more than domestic quantities of hazardous material or bad practice in the use of such material.*

Policy 21 Height and location of structures: To maintain a 1-2 storey scale for development.

***Explanation:** The great majority of housing in Invercargill is single storey stand-alone dwellings and set back from front, side and rear boundaries. A minority of houses are two storeys. While redevelopment and "infill" development can achieve high levels of amenity, the overall characteristic of Invercargill is of structures of modest height placed with space around them on individual sections. This characteristic is an important dimension of amenity.*

Policy 22 Car parking and vehicle manoeuvring: To maintain road safety by providing for residents to park their vehicle(s) on-site and to manoeuvre them safely on and off the formed road.

***Explanation:** Provision for off street car parking and manoeuvring minimises the adverse effects on the safety and efficiency of the road. It also enables the retention of on-street parking for short term visitors and improves the visual amenity of the streets by reducing the level of long term on-street parking.*

2.36.4 Methods of Implementation

Method 1 Delineate the Residential 1 Zone on the District Planning Maps.

Method 2 Include Rules identifying activities that are appropriate within the Residential 1 Zone.

Method 3 Identify the anticipated amenity values for the Residential 1 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the RMA, education, advocacy and collaboration with other Territorial Authorities.

Method 4 Include rules in the Plan:

- (A) Setting limits for the bulk and location of structures.
- (B) Setting maxima on the proportion of the site that may be covered by buildings.
- (C) Setting limits on the size of any signage and require that signage relate to the activities being carried out on-site.

Method 5 Include Rules addressing District Wide issues.

Method 6 Require applications for resource consent to include an analysis of the proposal on the defined amenity values of the Residential 1 Zone, as well as any relevant principles of good urban design.

Method 7 Initiate environmental advocacy for:

- (A) Promotion of the principles of qualities of good urban design.
- (B) Promotion of the principles of Crime Prevention Through Environmental Design (CPTED).
- (C) Protection of landscape values.
- (D) Mitigation or avoidance of nuisance arising from glare and accentuation of windflow effects.
- (E) Promotion of site and building design that recognises energy efficiency and its benefits, such as passive solar gain.

2.37 RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

The Residential 1A Zone provides for medium density housing to be developed comprehensively on appropriately sized sites. The nature of medium density housing means that housing units may be built on very small individual lots, and in this situation amenity can best be provided by planning the development comprehensively.

By making provision for medium density housing in this way, there will be an increase in the range of housing type choices available in Invercargill, and encourage the redevelopment of an area of the City with older housing.

2.37.1 Issues

In addition to the Issues detailed in Residential 1, the significant resource management issues for the Residential 1A (Medium Density) Zone:

1. The issues identified above for the Residential 1 Zone.
2. Medium density housing can lead to decrease in amenity unless it is planned and developed comprehensively.
3. Residential amenity can be compromised by separation of medium density housing from commercial areas and public reserves.

2.37.2 Objectives

Note: All Objectives and Policies that apply to the Residential 1 Zone also apply to the Residential 1A Zone.

The following are additional Objectives and Policies that apply within the Residential 1A Zone.