

# FLEXIBILITY IN SITE SIZES

Presentation in support of the submission of Livingston Properties Ltd to  
Hearing Stream III of the Central Hawkes Bay Proposed District Plan

**INFLEXIBLE**

**FLEXIBLE**

### **MINIMUM SITE SIZE**

Applying a blanket minimum site size of 4,000 m<sup>2</sup> across the entire Rural Lifestyle zone discourages innovative and responsive design.

Smaller sites in some cases may be desirable but sites less than 2,500 m<sup>2</sup> are likely to encounter issues with on site waste water disposal.

### **MINIMUM SITE SIZE WITH MINIMUM AVERAGE SITE SIZE**

Retaining the 4,000 m<sup>2</sup> as an average protects overall yield and becomes a control of character. However, allowing a minimum site size of 2,500 m<sup>2</sup>, provided the average is achieved, will allow layout to respond to terrain, leading to better and more interesting development.

**EXAMPLE:**

**KENT  
TERRACES**

**TARADALE**

## **DEVELOPED IN THE EARLY 2,000'S:**

Located on the edge of Taradale

Zoning is “Lifestyle Character” in the City of Napier District Plan

Subdivision minimum Lot sizes is 1,000 m<sup>2</sup> with a minimum average lot size of 3,000 m<sup>2</sup>

Layout allowed for a variety of Lot sizes leading to better utilisation of the zone, a more interesting development, and the creation of a series of walkways and connected reserves.



**“Kent Terraces”, Taradale,**







Average and  
minimum site sizes  
allowed this outcome



**AND THIS OUTCOME**

**LIFESTYLE DEVELOPMENT IS GENERALLY UNDERTAKEN ON LARGE PROPERTIES OF VARIABLE TERRAIN, ASPECT AND OUTLOOK.**

**FLEXIBILITY IN SITE SIZE ALLOWS THE LAYOUT TO BE MORE RESPONSIVE TO THE SITE AND CREATES OPPORTUNITIES FOR MORE INTERESTING AND VARIED DEVELOPMENT**