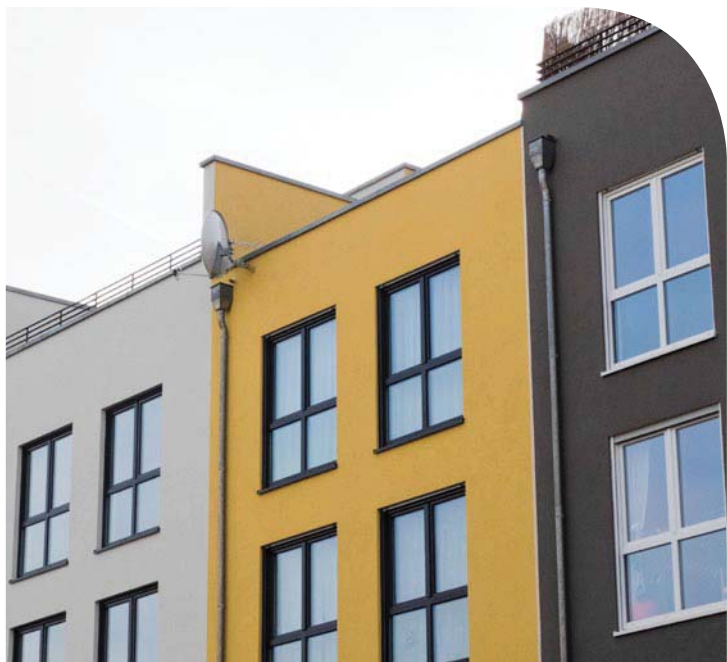


about:

RESIDENTIAL INFILL

POLICY AREA 10



WHAT WILL THE POLICY AREA LOOK LIKE?

- Development within the policy area will achieve increased densities on sites that can take advantage of access to services, whilst maintaining and respecting the established historic character where located within the Historic Conservation Area.
- Development is more constrained than in other policy areas within the zone comprising mainly low to medium density residential development.
- Limited intensive infill opportunities due to the number of existing heritage places and contributory items.
- Development sited and designed to reduce the visual impact of the built form on historic streetscapes.
- The majority of infill development is characterised by low-scale development comprising two storey buildings. Three storey buildings only occur where the site level is significantly lower than the street level resulting in the appearance of two storeys from the street.
- The historic character of Mill, Hack and Kia-Ora Streets to be maintained.
- Development along Hack Street and Mill Street co-ordinated to facilitate the construction of a new access road to the rear of allotments, preventing multiple driveways or hammerhead allotments.
- Design and materials of new buildings will respect elements of the historic character.
- Opportunities exist for small scale tourist accommodation such as bed and breakfast accommodation.

For further information please go to pages 57-59 (Attachment I) of the 'Amendment' and pages 14-20 & 31 of the 'Explanatory Statement'.

WHAT'S NEW?

- The Infill Residential Policy Area.

WHAT IS THE POLICY AREA'S PURPOSE?

- To support the redevelopment and intensification of established residential areas without undermining the established historic character.

**RESIDENTIAL INFILL
HAVE YOUR SAY**



about:

RESIDENTIAL INFILL

POLICY AREA 10

