

Reader's Guide

Plan Change 5: Right Homes, Right Place was notified on 29 October 2022, with the submission period being open through to 25 November 2022. Hastings District Council received 118 submissions. This document is a summary of those submissions and the relief sought/requested. The submission points have been ordered by submission topic. This enables you as a reader to read all of the submission points that relate to each other. Should you wish to read a submission in its entirety, refer to the submissions list on the Council website (www.hastingsdc.govt.nz) and through www.myvoicemychoice.co.nz/hdc

Further submissions open on **Saturday 25th March 2023**. The closing date for further submissions is 5pm on **Tuesday 11 April 2023**. For more information on how to make a further submission, please refer to the section of this document on "Making a Further Submission".

Within this document, each submitter has been allocated a submitter number. Alongside this each submission point is referenced by a unique reference number. When making a further submission, both of these numbers will be required. For example, in the point 1.3, the 1 refers to the submitters' unique number and the 3 refers to the submission point.

How to read this summary

The submission points in this document are ordered by topic. Each submission point has a unique number. Submissions are in alphabetical order. A submitter's entire submission can be read in the original submissions folders either on Council's website, at the Customer Services Centre at Hastings District Council, or at any of the Hastings libraries.

The formatting used in this document, particularly in the "relief sought" column, shows

- Additions requested as identified as underlined text
- Deletions are identified as ~~struck through~~ text

The document may include abbreviations. These, and their meanings, include:

- FDS – Future Development Strategy
- HBRC – Hawkes Bay Regional Council
- HPUDS – Heretaunga Plains Urban Development Strategy
- HUD – Ministry of Housing and Urban Development
- MRZ – Medium Density Residential Zone
- NPS-HPL – National Policy Statement on Highly Productive Land 2023
- NPS-UD – National Policy Statement Urban Development 2020
- PC5 – Plan Change 5: Right Homes, Right Place
- RMA – Resource Management Act 1991

Late Submissions

Submissions on proposed Plan Change 5: Right Homes, Right Place closed at 5pm on Friday 25th November 2022. Submissions that were received after this time are considered to be 'late submissions'. A decision on whether or not to accept any late submissions will be determined by the Commissioner and the hearings panel.

The following submissions were received by Hastings District Council after the close date and time.

Submission Number	Name of Submitter	Date Submission Received
043	Herselman, Germari	27 November 2022
055	Lifemark	28 November 2022
041	Heretaunga Tamatea Settlement Trust	30 November 2022
072	Oderings Nurseries Ltd	01 December 2022
033	Gaddum, Richard (on behalf of Save the Plains Group)	15 December 2022
078	Price, Jennifer	18 December 2022

How to make a further submission

Further submissions can be made by a person who represents a relevant aspect of the public interest and/or have an interest in Plan Change 5 greater than the interest of the general public.

A further submission can only be made in support, or in opposition, to matters raised in the original submissions. No new points can be raised.

Further submissions should be set out in the format shown in the submission form. Further submission forms are available in the Customer Services area of Hastings District Council, or the Hastings, Havelock North or Flaxmere libraries. The form can also be downloaded from the Council website (www.hastingsdc.govt.nz).

In accordance with the Resource Management Act 1991, a copy of the further submission must also be sent to the person who made the original submission within five (5) working days of sending the further submission to Hastings District Council. A list of submitters and their email and postal addresses is included in this document.

Submissions can be

Posted to: Hastings District Council
Private Bag 9002
Hastings

Delivered to: Hastings District Council
207 Lyndon Road
Hastings

Delivered to:	Hastings District Library 201 Eastbourne Street East Hastings	Havelock North Library 30 Te Mata Road Havelock North	Flaxmere Library Swansea Road Flaxmere
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Topics

This document categorises submission points received into relevant topics. These topics are as follows:

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1. Plan Change in its Entirety

Submission Point	Support / Oppose / Support in Part / Support with amendment	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
001.1	Oppose	Plan change in its entirety	All	Oppose all aspects of Plan Change 5.	To abolish completely all parts of the proposal.
002.1	Oppose	Plan Change its entirety	Types/range of houses, number of houses on a site, 3 storey height limit, the removal of the need for affected parties consents, and the use of the Hastings Medium Density Design Framework as a key assessment tool	I oppose the submission [plan change]. Please help me say no to the submission [plan change]. I don't like big buildings next to me. Noisy environment will affect me as I am old.	Oppose
003.1	Oppose	Plan Change in its entirety	Types/ range of houses, number of houses, removal of affected persons consent	Does not support any changes in residential zones; New buildings will affect sunlight, privacy and property values irrespective of building design; Concerns around ensuring a safe environment for all with increased number of tenants.	Neighbours approval must be obtained before any building is allowed. Don't change policy.
004.1	Oppose	Plan Change in its entirety	All	The present government has ordered HDC to alter their District Plan to accommodate a raft of changes in order to address the housing crisis. It is stated by the present government that medium density development should only be developed in identified growth areas and locations. Hastings is not a growth area other than seasonal influx. Current population	I seek the status quo. That is to not alter the District Plan in its present form to appease the present government. The current District Plan took many years to compile at great cost to ratepayers.

				estimates and projections for Hastings District for the next 5 years are: High – 7300, Medium – 5,300, Low – 3,900.	
005.1	Oppose	Plan Change in its entirety	All	General concerns over amenity decline as a result of increase in density of housing and families	Not to allow plan change Use the showgrounds for housing
006.1	Oppose	Plan Change in its entirety	All	Types / range of houses, the number of houses, using the medium density design framework as a key assessment tool and the removal of the need for affected persons consent	Not stated
008.1	Support with Amendment	Plan Change in its entirety	All	Enabling greater residential density is necessary to increase the uptake of active and public transport use in Hastings. Bike Hawke's Bay supports proposed Plan Change 5 in general	Support
010.1	Oppose	Plan change in its entirety	All	Object totally to allowing plan change 5 go ahead. It should not happen. Strongly oppose plan change 5.	The Council not go ahead with PC5 until without 100% agreeance from ratepayers for it to go ahead.
011.1	Oppose	Plan change in its entirety	All	Don't support any such proposals in this Council plan and certainly don't wish any buildings constructed next to us as it would be contrary to the existing York Street character zone provisions	Not stated except the submitter requests a reply to their concerns before any further discussion.
013.1	Support in Part	Plan change in its entirety	All	Support not encroaching further on agricultural land and support need for more houses and better utilisation of land.	Not stated
015.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5	To abolish completely all parts of the proposal.
017.1	Support	Plan change in its entirety	All	Support the proposal to allow further housing in the community including 1 story, 2 story, 3 story. The new KO houses are lovely – affordable and reliable - and support many families.	Support the plan change
018.1	Oppose	Plan Change in its entirety	All	Oppose all aspects of Plan Change 5	To abolish completely all parts of the proposal.
019.1	Oppose	Plan Change in its entirety	All	I do not support plan change 5. I am concerned that our living environment would / could be	I seek removal of the proposed changes on the grounds that the change removes our

				affected and that our quality of life would be diminished. We have neither the means nor the ability to mitigate any affecting activities within proposed Plan Change 5.	rights by being non-notifiable and thereby being unable to have our views taken into account or negotiated.
022.1	Oppose	Plan Change in its entirety	All	Types of houses that can be built The number of houses that can be built on a site The removal of the need for affected parties consent or neighbours approval	Not stated
024.1	Oppose	Plan Change in its entirety	All	The acquisition of houses by Kāinga Ora in residential areas for government housing is inappropriate to ideals listed in PC5. Tip of the iceberg to what should be doing right for rate payers and owners.	Stop proposed development at 701 Kennedy Road. Stop future redesignation of areas
025.1	Oppose	Plan change in its entirety	All	Development nous is concerned that as notified PC fails to demonstrate that it can give meaningful and timely effect to the directives and objectives and policies of the NPS-UD. The level of analysis and assessment contained within PC5 leads to the conclusion that PC5 does not give meaningful effect to the NPS-UD and that the scope and extent of PC5 as notified is significantly limited in scale and approach to realise a substantial contribution to feasible housing supply and capacity it therefore fails to achieve the outcomes required by the NPS-UD.	That HDC fulfil its urban development functions as required under the NPS-UD by: a. The full withdrawal of PC5; or b. If PC5 is not withdrawn, such further actions, assessment and amendments to the provisions and associated mas to give full effect to the matters raised in this submission (noting that this may entail further engagement and consultation with the community); and c. Any other alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.
025.2	Oppose	Plan change in its entirety	All	Development Nous is concerned that as notified PC fails to: <ul style="list-style-type: none"> Set a coherent and long-term zoning framework for the delivery of medium density housing to provide direction and certainty for the community as to areas where medium density housing is planned to be progressively developed; 	That HDC fulfil its urban development functions as required under the NPS-UD by: a. The full withdrawal of PC5; or b. If PC5 is not withdrawn, such further actions, assessment and amendments to the provisions and associated mas to give full effect to the matters raised in this submission (noting that this may

				<ul style="list-style-type: none"> • Give meaningful effect to minimising barriers that constrain the ability to deliver medium density housing typologies at a rate, a scale and in locations that maximise accessibility of housing to a full range of social, commercial and recreational facilities. <p>The submitter is also concerned that:</p> <ul style="list-style-type: none"> • The pattern of MRZ zoning proposed does not create the potential for a substantial contribution to the housing stock of Hastings as it is limited in scope, erratic in its location, and involves the “rezoning” of areas that were already able to be developed under the current plan provisions. No significant additional areas dedicated to MRZ have been added. • The zoning pattern proposed for MRZ is further undermined by the continued ability to develop comprehensive residential development in the Hastings / Havelock North General Residential Zone. The resulting pattern of land development is progressively fragmented and undermines the intent and outcomes sought by a dedicated MRZ. • As a Tier 2 Authority it is considered that a minimum of a 400m walkable catchment around the Hastings and Havelock North CBDs be identified and that a comprehensive MRZ be placed over that area. It is acknowledge that there are some areas of character residential and other precincts which may be appropriately considered for exclusion from that zoning, in which case the zoning may be adjusted in 	<p>entail further engagement and consultation with the community); and</p> <p>c. Any other alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.</p>
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				<p>certain areas, however the substantive framework of a comprehensive MRZ sleeved around the main commercial areas of Hastings and Havelock North represents a meaningful response to the NPS-UD. An exemplar map shows this approach below:</p>  <ul style="list-style-type: none"> • There are other key sites close to the 400m walkable catchment that have potential to be up zoned and provide meaningful development capacity but appear to have not been considered by Council. • This catchment approach will enable greater choice of sites for development, greater potential for the acquisition of existing sites and their amalgamation into larger development sites for Comprehensive Residential Developments (CRDs) and maximise the catchment density around the CBD areas of the District. 	
025.3	Oppose	Plan change in its entirety	All	<p>Development nous is concerned that as notified PC fails to:</p> <ul style="list-style-type: none"> • Demonstrate analysis and information confirming that the capacity provided through 	<p>That HDC fulfil its urban development functions as required under the NPS-UD by:</p> <ul style="list-style-type: none"> a. The full withdrawal of PC5; or

				<p>PC5 achieves the requirements of the NPS-UD and the intensification targets set out in the Regional Policy Statement (RPS) and Heretaunga Plains Urban Development Strategy 2010 (HPUDS) as well as quantifiable evidence that the HBA is being meaningfully addressed;</p> <ul style="list-style-type: none"> • Give meaningful and timely effect to the intensification vs greenfield targets contained within the RPS and the provision of the HPUDS. <p>The submitter is also concerned that:</p> <ul style="list-style-type: none"> • no analysis has been undertaken regarding whether PC5 can give meaningful effect to targets set for urban intensification under POL UD7 of the Regional Policy Statement. • the zoning approach has not been subjected to an assessment of “feasible development” as that term is defined in the NPS-UD vs “Plan-enabled development”; • the extent of MRZ zoning is not sufficient to realise medium density development at a scale which is viable and at a scale which also makes a positive contribution to the desired urban design outcomes. • assessments and analysis have not been undertaken relating to site size, infrastructure constraints, and other existing site features that may render many sites identified as unsuitable or unviable for development. 	<p>b. If PC5 is not withdrawn, such further actions, assessment and amendments to the provisions and associated maps to give full effect to the matters raised in this submission (noting that this may entail further engagement and consultation with the community); and</p> <p>c. Any other alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.</p>
025.4	Oppose	Plan change in its entirety	All	<p>Development nous is concerned that as notified PC fails to:</p> <ul style="list-style-type: none"> • Set out a clear and concise suite of objectives, policies, rules and standards (including definitions) which avoid 	<p>That HDC fulfil its urban development functions as required under the NPS-UD by:</p> <p>a. The full withdrawal of PC5; or</p> <p>b. If PC5 is not withdrawn, such further actions, assessment and amendments</p>

				<p>duplication with existing zone provisions and avoid overly restriction, complex, multi-layered assessments.</p> <ul style="list-style-type: none"> • Demonstrate the matters above are achieved through a robust section 32 assessment and associated supporting analysis and documentation. <p>The submitter is also concerned that:</p> <ul style="list-style-type: none"> • The provisions are complex, entail significant duplication and layers of assessment with the result that the intent of the Medium Density Residential Zone is significantly “watered down” by the corresponding provisions within the General Residential Zone making it unclear what the overall desired urban form outcome is for each zone; • The provisions governing the provision of infrastructure to service medium density development (Rule MRZ-S14) places significant uncertainty and cost directly onto an applicant; • The section 32 report appears to have no supporting technical documentation to support the conclusions reached. The submitter does not consider that the proposed provisions and maps within PC5 are the most appropriate way to achieve the purpose of the RMA, relevant national direction and regional alignment. • The section 32 analysis has not considered other reasonable options to justify the proposed plan provisions. It is noted that the Future Development Strategy (FDS) is intended to provide the basis for further up zoning once that document is completed. That approach is not an appropriate response 	<p>to the provisions and associated mas to give full effect to the matters raised in this submission (noting that this may entail further engagement and consultation with the community); and</p> <p>c. Any other alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.</p>
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				to intensification within the timeframes identified by the NPS-UD as the FDS will not be due for completion until mid-2024.	
033.1	Support	Plan change in its entirety	N/A	<p>Urban expansion within the city boundaries, both Flaxmere and Hastings is preferable to further development occurring on versatile land. Examples are provided where development has previously occurred on versatile land.</p> <p>Plan change 5 helps to give effect to the national policy statement on Urban Development (NPS-UD). Although not popular with some, we do support it 100%. The thrust of the document of “going UP instead of OUT” is the most positive solution to our housing shortage issues while retaining our most previous soils for future generations.</p>	Not stated
038.1	Oppose	Plan change in its entirety	All	Opposed to all changes to the old plan. Against Plan Change 5.	Abolish completely all parts of the proposal.
040.1	Oppose	Plan change in its entirety	All	As a ratepayer at this property for over 40 years I would like to submit a definitive NO to the proposed Plan Change 5.	Not go ahead with the proposed district plan change 5.
041.1	Support with Amendment	Plan change in its entirety	All	<p>Support subject to amendments being made to address concerns with the proposal.</p> <p>There should be a development pathway that includes medium density development through either a plan change process or resource consent process, if urban development can meet the objectives and policies of section 2.4 urban strategy. As it stands PC5 fails to achieve its objectives as well as those of section 2.4 effectively and efficiently, which the section 32 found would occur with an “expanded zone” evaluated as option 3 but rejected that option</p>	<p>Primary relief requested is the provision of a pathway either via plan change or resource consent for the subdivision of land to allow for medium density development in appropriate and well suited areas, such as the submitter’s site at 238 Stock Road / 49a Dundee Drive Flaxmere.</p> <p>Or alternatively: The inclusion of the submitter’s site as a limited “expansion zone” within the proposed Medium Density Residential Zone;</p>

				<p>because of the Council's own lack of information about infrastructure capacity. Those concerns could have been addressed through appropriate objectives and policies, and reserving appropriate matters of discretion. The Council's option 3 only considered a limited expansion zone, comprising vacant land / sites around the Flaxmere Town Centre, where there are other sites that may be appropriate for future urban development such as the submitter's site which can address any infrastructure servicing needs. Allowing for urban development expansion to medium density in an orderly way, but not necessarily restricting it to zoned land would allow for large brownfield or greenfield sites to have a development pathway under the district plan. Including provisions that would allow a wider supply of land would provide a pathway to unlocking appropriate greenfield and brownfield development within the urban development areas for residential development to a medium density, or to be planned as comprehensive development.</p>	<p>Or alternatively: Given the Council's signal that it intends to apply the proposed Medium Density Residential Zone to other sites in future, appropriate modifications to the provisions of the Proposal to facilitate that outcome in the future; and</p> <p>Further consequential or related relief which might be required to achieve the inclusion of its site in the proposed Medium Density Residential Zone such as any particular bespoke site specific provisions.</p>
042.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5.	To abolish completely all parts of the proposal.
044.1	Oppose	Plan change in its entirety	All	I oppose all aspects of Plan Change 5.	To abolish completely all parts of the proposal.
048.1	Oppose	Plan change in its entirety	All	I absolutely oppose the plan change 5 to medium density residential zone. Cornwall Park is, I have been told by the manager of Hastings parks, the iconic Hastings park and as such, the surrounding homes complement and provide a suitable setting for the park. This is a well-established area, with property owners maintaining their homes and grounds to the	I seek a reversal of the proposal to plan change 5, Mahora District, to a medium density residential zone, and leave it at its current status quo.

				highest level. It would be a very detrimental step to both council and mainly elderly homeowners to change this zoning. Tourists from all over NZ and local people enjoy Cornwall Park and its settled peaceful environs.	
049.1	Oppose	Plan change in its entirety	All	Oppose all aspects of the Plan Change 5.	To abolish completely all parts of the proposal.
053.1	Support	Plan change in its entirety	All	Supports the intensification of housing where the provisions are appropriately drafted and support the intended outcomes of 'Right Homes, Right Place'. Given the recent introduction of the National Policy Statement on Highly Productive Land (NPS-HPL) then the importance of identifying appropriate areas (should they be determined appropriate to development by the landowner / developer) should be provided for. Market choice across a range of demographics should be provided.	Support intended outcomes of the plan change in general
054.1	Oppose	Plan change in its entirety	All	Would like to submit NO to proposed plan change 5.	No to condensed housing of our existing family homes [no medium density housing within existing established suburbs and neighbourhoods].
055.1	Not Stated	Plan Change in its entirety	All	HDC has an opportunity through PC5 to become more actively involved in ensuring that housing stock meets the needs of the population particularly throughout every stage of life. Currently there is a shortage of housing that can accommodate those with access needs and this will be intensified through allowing two and three story residential buildings, apartments etc without the requirement to meet universal design criteria. With an aging population the number of people who need accessible housing is rapidly growing. Given this growth and the expense of making homes accessible once built, we need more housing built to universal design	We encourage HDC to develop and adopt an initiative that will provide an incentive to designers and developers to increase the number of universally designed / lifemark homes being built through the District. Lifemark has successfully worked in partnership with other Councils to provide accessible homes through the utilisation of the star rating system. Regulations and incentives are the main tools to drive change. The regulatory approach requires enforcement. Guidance documents while helpful do not achieve the desired outcome. Incentives create opportunities for change.

				standards. Research by BRANZ has shown that it is considerably cheaper to build homes with universal design features than to retrofit existing houses. It is important to recognise the ageing population of the Hastings District and the fact people prefer to age in their own homes, therefore the adoption of a strategy to incentivise the use of universal design standards in future builds would make a significant contribute to the future of the District.	They work and are becoming more commonplace. In 2016, Thames – Coromandel District Council incentivised private developments to build to a universal design standard (lifemark 3 star) by offering increased site coverage. Today nearly 40% of all new builds use this incentive with 80% of homes being built, voluntarily above the minimum. In 2021 Hamilton City incentivised private developers to build inner city developments to a universal design standard (Lifemark 3) through lower development fee contributions.
059.1	Oppose	Plan change in its entirety	All	Oppose all aspects of this plan.	Do away with the proposal.
060.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5.	To abolish completely all parts of the proposal.
061.1	Oppose	Plan change in its entirety	All	The proposed plan change is not consistent with the NPS-UD in that it does not seek to remove overly restrictive planning rules that make it more difficult to build homes. In particular the rules for the Medium Density Residential Zone will prevent the efficient use of the available land resource for infill subdivision and development where there is space for only one additional dwellings, and does not provide for subdivision by owner / occupiers of larger sites to create vacant sites that would otherwise be suitable for sale for future comprehensive residential development.	That the plan change is withdrawn and a new plan change prepared that is consistent with the NPS-UD, and in particular provides for subdivision and development within the Medium Density Residential Zone that is not limited only to comprehensive residential developments.
063.1	Oppose	Plan change in its entirety	All	Oppose this going forward as per reasons: - Reside adjacent to Duke Street Reserve. Reserve has constant activity all day with walkers, children, and scouts. Would be a shame to lose the small reserve to	To leave the Duke Street Reserve as the dog park, child care facilities, use for Scout activities, and play area for children and adults too.

				<p>community housing when it is used so frequently by children playing, dogs playing, people running, old folks walking around it.</p> <ul style="list-style-type: none"> - Have had no homeless present for over 6 months. - Would hate for the reserve area to be utilised differently as so many benefit from the land already. 	
064.1	Oppose	Plan change in its entirety	MDZ	<p>PC5 is not a good idea. Concerns about inability of infrastructure (roads, schools, dementia hospitals) to cope with increased density</p> <p>Consequential antisocial behaviour e.g. Kauri St – overcrowded and gangs</p>	Not stated
069.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5	To abolish completely all parts of the proposal.
070.1	Support in Part	Plan change in its entirety	All	<p>Supports the intent of the plan change but does not agree with the areas identified for medium density housing and the proposed rules. Current zones appear to be limited to existing City Living Zone and areas already identified for Comprehensive Housing as well as some motel sites. Much of the land identified is already fully developed and there are not many areas where there is the potential to amalgamate sites to do cost effective medium density housing.</p>	<ul style="list-style-type: none"> • Extend the medium density zone to include areas around existing commercial hubs and Open Space Zoned areas. Basically all of the Hastings General Residential Zone apart from the more recent greenfields areas in Lyndhurst and Northwood. • Extend Suburban Commercial zones and add new ones particularly in Havelock North so they can provide additional services within a walkable distance eg 800 St Aubyn Street East. • MRZ-R22 In fill housing needs to be permitted as if it is not possible to amalgamate sites this is the only option for development.
072.1	Support with Amendment	Plan change in its entirety	All	The proposal fails to achieve its objectives as well as the existing objectives of the District Plan, efficiently and effectively. The Council has erred in its s32 assessment by failing to consider	As primary relief the submitter seeks inclusion of its site at 55 and 57 Brookvale (Oderings Garden Centre) and the adjoining site at 53 Brookvale Road, as a limited

				the submitter's site in its expanded zone option 3. Including the submitter's site as a limited expansion zone within the proposed Medium Density Residential Zone would instantly unlock a brownfield site within the urban boundary of Havelock North for residential development. In addition to meeting the purpose of PC5 the rezoning of this site would provide an opportunity to give effect to the Hastings District Plan's urban strategy as well as the NPSUD (Objectives 1, 2, 3, 4 and Policies 1, 2, and 8), the NPS-HPL (given that the site fits the requirements of the exceptions listed in clause 3.6).	expansion zone within the proposed Medium Density Residential Zone; and Any further consequential or related relief which might be required to achieve the inclusion of its site in the proposed Medium Density Residential Zone (such as any particular bespoke site specific provisions).
073.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5.	To abolish completely all parts of the proposal.
076.1	Oppose	Plan change in its entirety	MRZ-O1 MRZ-O2 MRZ-O3 MRZ-P4 MRZ-P6 MRZ-S5	Oppose the MDZ or in General Residential zone that introduces houses up to 3 storeys without neighbour approval. Effects to adjoining properties: <ul style="list-style-type: none"> - loss of privacy to existing properties - add to the existing overloaded infrastructure - reduce quality of life for existing residents. - detract from character of existing properties. - reduce value of existing properties. 	To stop the changes that are proposed in the Hastings District Plan Change 5 within the Medium Density Residential Zone. To ensure that any homes built will be no higher than 2 storeys, unless written consent is given by all neighbouring properties.
079.1	Oppose	Plan change in its entirety	All	Opposed to the District Plan Change 5 proposals and MRZ.	To not move forward with the District Plan Change 5 proposals and MRZ.
083.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5.	To abolish completely all parts of the proposal.
086.1	Oppose	Plan change it is entirety	All	Concerns around insufficient green space for children, carparking and traffic problems, removal of privacy from neighbouring properties, too many people in a small area.	To abolish all parts of the plan change.

087.1	Oppose	Plan change in its entirety	All	Oppose all aspects of Plan Change 5. Including the proposed construction on the current Stead site on Fenwick Street for intense Kāinga Ora housing. Cramming families together is not the answer. Whanaungatanga and manaakitanga have not been considered with the density housing project.	Completely abolish all parts of the proposal.
088.1	Oppose	Plan change in its entirety	All	Oppose all aspects of Plan Change 5	To abolish completely all parts of the proposal.
096.1	Support with Amendment	Plan change in its entirety	All	<p>I object to any more flat, fertile land being taken for housing and this means we must make much better use of the urban land we have. I agree with the present council practice of encouraging in-fill housing.</p> <p>I agree with the current practice of removing several houses and replacing them with more intense housing except that it seems only single story dwellings are built instead of a mixture of single and multi-storey dwellings</p>	<p>The current council plan that has areas of medium density housing could be amended to include areas of high density housing</p> <p>Whatever regulations are decided on we must avoid the excesses of current town planning fashions, and avoid problems such as ghettos that create social dislocation.</p> <p>We must build a city that withstands the test of time by creating a city that is thoughtfully planned, a pleasure to live in, easy to move around in and values public amenities.</p>
097.1	Oppose	Plan change in its entirety	All	Oppose all aspects of Plan Change 5	To abolish completely all parts of the proposal.
098.1	Support with Amendment	Plan change in its entirety	All	Summerset supports the Retirement Villages Association of NZ submission in its entirety.	Requests that the Council engages constructively with the Retirement Villages Association of NZ in relation to Council's Proposed District Plan.
099.1	Oppose	Plan change in its entirety	All especially the type, height and number of houses built on a site	I oppose all aspects of plan change 5.	To abolish completely all parts of the proposal
101.1	Support with Amendment	Plan change in its entirety	All	The Ministry for Housing and Urban Development (HUD) is concerned that PC5, as currently drafted, will not enable sufficient feasible development capacity. This will restrict	Enable sufficient feasible development capacity to address the supply gaps identified in the Housing and Business Capacity assessment (including different typology

				the Council from realising many of the outcomes of Kāinga Paneke, Kāinga Pānuku – Hastings Medium and Long Term Housing Strategy. The Council’s recent Housing and Business Capacity Assessment identified a long-term deficit in housing capacity in Hastings District. Enabling the development capacity and housing typologies in relevant locations in the Hastings District Plan, as required by the NPS-UD, is a key factor in Hastings being able to provide the housing required.	requirements), and the housing needs identified in the strategy.
101.2	Support with Amendment	Plan change in its entirety	All	Implementing Policy 5 of the NPS-UD requires councils to undertake a specific process to assess accessibility and demand across the urban environment and then reflect the findings of these assessments with appropriate planning provisions for height and density of development. HUD considers that the walkable catchment requirements for comprehensive residential development is not sufficient to give effect to Policy 5 or meet the current demand for new homes – it discharges the responsibility to undertake an accessibility assessment from the Council to developers. This introduces unnecessary ambiguity around which intensification applications will be supported. To give effect to Policy 5, the planning maps should be updated to identify areas of high accessibility and the Council should zone these areas for greater density. HUD notes that the requirement for green space / parks to be within these walkable catchments as well as public transport services or commercial centres would be non-compliant with Policy 5(a), which does not include requirements to have accessibility to green space / parks. HUD	Undertaking demand and accessibility assessments and reflecting these in PC5’s provisions to give effect to Policy 5 of the NPS-UD, in line with MfE’s guidance. At a minimum, HUD expects this would result in rezoning all residential areas within a walkable catchments of the Hastings CBD, and the Flaxmere and Havelock North Town Centres to the Medium Density Residential Zone. Including such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.

				expects that fully completing these assessments and reflecting their results in commensurately enabled heights and densities, would better enable HDC to achieve its key housing outcomes.	
101.3	Support with Amendment	Plan change in its entirety	All	<p>HUD considers that PC5 provisions should provide certainty for developers that appropriate intensification proposals will be able to be approved through Council consenting processes. With the limited spatial application of the proposed Medium Density Residential Zone, the Council risks making development in these areas more costly while not necessarily guaranteeing that it will occur. In general, more permissive planning provisions and wider spatial application is required to achieve the typologies and volume of houses needed. This reduces barriers to development and enables the market to deliver housing supply of typologies and in locations where demand and development economics support it. HUD supports the certainty that is being provided through the controlled activity status for development that complies with the performance standards. Controlled activity and the non-notification status for these projects will reduce the risks for developers to undertake intensive development. HUD considers that this should be retained and ideally this level of certainty should increase across the residential areas of Hastings. HUD considers that a permitted activity status would provide the certainty required and encourage more intensive forms of development.</p>	<p>Preventing notification (public or limited) of resource consent applications for more intensive development that complies with the performance standards</p> <p>Including such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.</p>
101.4	Support with Amendment	Plan change in its entirety	All	HUD recognises that Hastings has infrastructure pressures and that these need to be managed	Rather than restrict the spatial application of the medium density residential zone due to

				<p>in the District Plan. HUD encourages the Council to tightly focus the relevant mechanisms on infrastructure. Development restrictions regarding infrastructure should ideally enable development to proceed where there are no capacity constraints, or where these can be mitigated, and would cease to have an effect once infrastructure investment had occurred. HUD considers it would be more appropriate to manage adverse effects on infrastructure networks capacity through an efficient consenting framework. Addressing this during the consenting process would be simpler for developers and allow HDX to more comprehensively address capacity constraints and identify solutions with developers.</p>	<p>infrastructure constraints, manage the adverse effects on the infrastructure networks capacity through an efficient consenting framework.</p> <p>Including such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.</p>
102.1	Oppose	Plan change in its entirety	All	<p>Our concerns regarding the plan change are:</p> <ul style="list-style-type: none"> • This take away the current residents / neighbours rights to privacy and sunlight • It will devalue established properties and may make it difficult to sell; • It will turn the area into a lower standard area; <p>We currently have a family member in Auckland going through the torture of “will they / won’t they buy properties next door to us for infill housing”. One property along the road from them was acquired for this purpose, and neighbours were most unhappy at having no say at what was built. This property, which once had a single storey house with grounds around it, now has four three-storey properties on it, very little area between the houses and quite honestly unattractive houses. I have no objection to single storey houses being built on these sections. What happened to the saying "a</p>	Not stated

				man's home is his castle"? This proposal has a strong touch of bullying about it as we have no rights to object.	
104.1	Oppose	Plan change in its entirety	All	I oppose the ability by developers to purchase existing single dwelling properties surrounded by single storey single dwelling privately owned properties to then be able to build the number of dwellings on the site as proposed by this plan, whether it is for private ownership or public housing. This plan will devalue neighbouring privately owned homes, especially when the multi-dwelling developments are for public housing which has the potential to ruin a family's financial security through no fault of their own. That fault will lie with Central Government and Hastings District Council.	I seek to stop the proposed plan.
106.1	Support with Amendment	Plan change in its entirety	All	Tumu Developments support Plan Change 5. With the introduction of the National Policy Statement for highly productive land likely to place constraints on greenfield development in Hawkes Bay, intensification of existing urban areas will become crucial to ensure the availability and affordability of housing. Reducing barriers and risk to developers by enabling a clear consenting pathway is important in promoting this intensification.	Overall we think the proposal is well considered however we have made some suggested changes to some of the performance standards with the aim of providing additional clarity and limiting the potential for notification due to non-compliance with standards.
107.1	Support with Amendment	Plan change in its entirety	All	<p>Waka Kotahi is concerned that Hastings District Council's approach to providing additional housing capacity to meet demand will not fully give effect to the NPS-UD and in particular will not achieve the objective of a well-functioning urban environment.</p> <p>The submitter requests that amendments are made to the overview, objectives, policies, rules and definitions of Proposed Plan Change 5 to</p>	<p>Supports plan change subject to:</p> <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives of the NPS-UD and providing reasons for the proposed provisions, and; • Amendments to Proposed Plan Change 5 to address Waka Kotahi submissions to better align and implement the

				<p>implement and be consistent with the NPS – UD. This includes the need to:</p> <ul style="list-style-type: none"> • Focus on the NPS-UD defined objective of a “well-functioning urban environment” • Take an evidence based and integrated approach to infrastructure and urban planning and funding decisions; • Ensuring the appropriate medium density land is plan-enabled; and • Recognise the importance of accessibility including active and public transport. <p>Waka Kotahi is concerned that the Section 32 evaluation report does not fully examine if the proposed changes are the most appropriate way to achieve the objectives and policies of the NPS-UD.</p> <p>It is not clear whether the plan change will provide sufficient development capacity (by type and/or location) to meet the demand anticipated in the housing capacity assessment (HCA). Without this certainty there could be pressure to release land for housing in an “unplanned” or “ad hoc” manner which risks creating effects on the transport network.</p>	objectives, policies and definitions in the NPS-UD.
108.1	Oppose	Plan change in its entirety	All	<p>I oppose all aspects of Plan Change 5 on the grounds that such confined and restricted accommodation will predispose to increased mental health risk from the stress of close confinement, and general health deterioration, particularly in children with less access to space. There will be inadequate room for play; the school is not equipped to deal with an influx of students and living in such close proximity creates a potential for mass infection. As a</p>	To abolish completely all parts of the proposal

				nurse I am mindful of people's health and in this case I can foresee anger, unrest and violence caused in part by the density of housing. I believe this plan is in direct opposition to health and will create stress. Any person of any race, creed or colour deserves better than to be confined to the matchbox living this would represent. Much more forethought is required.	
109.1	Oppose	Plan change in its entirety	All	Oppose. Lives in a quiet peaceful neighbourhood and has observed new housing in other neighbourhoods and in months/years to come, will be like a ghetto. The houses are built so close together and the tiny piece of outdoor space does not allow for outside play. Already these new builds have unkempt lawns and gardens despite everything having been landscaped. Cars are parked on the pavement, driveways and outside the property.	Not stated
112.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5.	To abolish completely all parts of the proposal.
115.1	Oppose	Plan change in its entirety	All	I know we need more houses and to stop encroaching on our good agricultural land, but don't spoil the city scape in doing so.	That houses be no taller than 2 storied but in keeping with the area / street in which they are to be built.
116.1	Oppose	Plan change in its entirety	All	Oppose all aspects of Plan change 5.	To abolish completely all parts of the proposal.
118.1	Oppose	Plan change in its entirety	All	Oppose all aspects of plan change 5	To abolish completely all parts of the proposal.

2. Access, Traffic and Parking

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
004.3	Oppose	Parking provision		New Zealand now has 4.5 million licensed vehicles. Hastings has 79.3% 2 car households. These must be catered for.	Developments need to cater for 2 car households in Hastings.
012.6	Not Stated	Traffic and parking		Has thought been given to how the increase in population in these areas will affect rush hour transport movement and parking. These measures will need to be put in place before not after intensity occurs. Carparking alone on some of the streets in the zone for Plan change 5 are already narrow and hard to navigate due to on street parking. The planned new builds do not have to supply parking spaces so how does a street cope without sufficient space for all of the extra cars. How much more dangerous will these streets become with greater volumes of cars and more parked cars.	That the Council do not allow multiple sites in one area to have intensification of dwellings without consultation to the wider community and that necessary infrastructure is put in place first.
023.2	Oppose	Provision of off street parking	MRZ-S13	No street parking will be a disaster. Most problems in town house complex has been through lack of parking. Council does not have infrastructure to cater for transport Bikes and Scooters are not appropriate for the elderly, require vehicular transport.	Not stated
035.3	Oppose	Provision of off street parking	MRZ-S13	Provide suitable parking (off street) with a minimum of 1 car park per house	Provide suitable parking (off street) minimum of 1 per house
057.3	Oppose	Traffic	Section 8.2 specifically Objectives HNR06, HNR07, and Policies HNRP9, HNRP10	The increase of traffic due to the increase in residential development.	This change should not go ahead.

057.4	Oppose	Parking	Section 8.2 specifically Objectives HNR06, HNR07, and Policies HNRP9, HNRP10	Reduction for off street parking resulting with more parking on road (issue with safety).	This change should not go ahead.
064.4	Oppose	Traffic Problems	MDZ	PC5 is not a good idea. Concern raised about existing traffic speed problems and increased density will increase traffic movements and problems.	Not stated
078.1	Oppose	Access, traffic and parking		The traffic density will be very concerning and access to my property and parking will be a problem	Not stated
080.3	Support in Part	Traffic congestion		The area along Porter Drive is already heavily congested. Having medium density in the location will add to the congestion and pose a danger to children walking and cycling to school.	Reduce the number of areas proposed for medium density housing along Porter Drive
087.2	Oppose	Traffic		Other issues to consider are an increase in traffic, lack of parking, impact on current infrastructure, unruly behaviour, increase in crime, intimidation and stress for local residents.	Completely abolish all parts of the proposal.
89.1	Support in Part	Traffic impacts in Havelock North	Section 8.2	Supports a more compact village form for Havelock North. Concerned that the current roading infrastructure cannot cope with current demand and higher density housing will worsen the situation as there is no public transport and poor traffic and pedestrian flow.	Improve the infrastructure to accommodate higher density development.
096.2	Support with Amendment	Carparking		Since Hastings will not have very frequent and wide-spread public transport in the foreseeable future, it is an undeniable fact that the motor car will be the main form of transport for a long time. 1. There are few instances where a garage or parking area is not needed for a household.	I believe there is a national policy statement from the Government severely restricting the allowance of car parking in residential subdivisions. In a city like Hastings such a policy is nonsense and I urge the Council to resist this with the same determination it has resisted Three Waters. Central Government is elected to serve the people

				<p>2. Small units may only need one car park or a one car garage.</p> <p>3. Most households still need at least a two car garage or, minimally, two car parks.</p> <p>4. Street parking should be allowed for as well. e.g. Some streets in the new subdivision beside Nottingley Road are dangerously narrow and force people to park on the verge, narrowing the street even further and restricting access for anyone including emergency services.</p>	not to force on them ridiculous, ideology driven regulations.
108.2	Oppose	Carparking		There will be a number of cars – where will they park in this narrowed street?	Not stated
113.2	Oppose	Carparking		3 storey residential buildings would create congestion in the street and nearby streets as there would not be enough parking, street or otherwise for residences as well as visitors.	Not stated

3. Affected Person's Consent

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
003.2	Oppose	Affected Person's Consent	Removal of affected persons consent	Does not support removal of affected persons consent. The change will lead to adverse amenity outcomes and adverse health and safety outcomes adverse safety outcomes	Neighbours approval must be obtained before any building is allowed. Don't change policy.
006.2	Oppose	Affected Person's Consent		Concerns about the type / range of houses, the number of houses, using the medium density design framework as a key assessment tool, and the removal of the need for affected party consent.	Not stated
009.1	Oppose	Affected Person's Consent		If through the inability of an existing immediate neighbouring landowner to challenge or block a new multi-storied dwelling leads to the loss of sunshine/natural light, and or privacy to the rear of existing property, then it is very unfair on existing owners. Reason being, when properties were bought, zoning rules in place would not have allowed such potential loss. This would likely lower some property values, and would limit those owners' options to sell and buy in other areas that are similar to existing neighbourhood.	Ensure that new rules keep neighbour consent required if new build plans breach certain thresholds for loss of sunshine/light and privacy.
012.7	Oppose	Affected Person's Consent		Your (HDC) plans have consideration given to the members living in said home on that intensified section but no consideration given to the neighbours who have chosen to be there and are having these new plans forced around them. When you live in a neighbourhood you will not be given a chance to see the plans and pass comment with the plans directly affecting your way of life.	<p>All residents should be consulted when there are to be major changes (not just landowners but also tenants where applicable) and able to put in a submission.</p> <p>That the needs and rights of existing neighbours are considered as much as the neighbour who will live en masse in the new build sections.</p>

					That a change is made to the plan so that all parties affected by land use change are notified and given the chance to object and/or call for modification to building plans and/or consent.
013.2	Oppose	Affected Person's Consent		<p>Oppose with vigour the removal of affected parties consent. Takes away the legal right for people to know what is going on in their communities and have their voices heard about development that will very much affect them. I see this as a very dangerous proposal for both short term and long term.</p> <p>The documentation surrounding this proposal gives ample examples about how the different residences within a development are taken into account but there is nothing showing how these new developments will engage with and work with it's neighbours external to the development (other than those driving by via 'streetscapes'). This says that residents in this medium density zone are not even thought about yet you wish to take any input away even when you can't demonstrate how such developments will work in existing neighbourhoods in terms of the affects upon the people who already live there.</p> <p>If the proposed development guidelines are so good in regards to neighbours of developments in the medium density zone then there wouldn't be problems with neighbours giving consent anyway. Why doesn't Council back themselves if they have such confidence that this is a good plan and resolves all possible issues in a way that allows for positive outcomes for all and</p>	Most important issue is affected persons rights within medium density zone but also in all residential zones relating to new development proposals (all residential zones should retain these rights).

				<p>keep the legal rights of consent for neighbours etc in all zones?</p> <p>There are many reasons that open, clear, and transparent consent processes to get neighbour(hood) approval can be a positive part of the process. When information is given upfront in a respectful manner more people are likely to get their head around it, and process it, and come on board with it as they feel a part of the development. And hearing people's input into a development project should not be seen as a bad thing. Good development would actively seek input from neighbours throughout the planning process. The best developments are when the community buys into it rather than it being a hated or lamented thing that brings division, stress and distrust into the community.</p>	
014.1	Oppose	Affected Person's Consent		<p>In principle support concentrating housing in residential areas to protect fertile soils of Heretaunga Plains.</p> <p>Do not agree that affected persons lose their right to be consulted about number of homes and height of homes. Existing homeowners need to know before building work commences how new dwellings could impact.</p>	Consultation with neighbours impacted by more homes being built alongside them, especially where greater than a single storey, is a requirement and a right. Maintain affected party consent.
019.2	Oppose	Affected Person's Consent		I am concerned that our living environment would / could be affected and that our quality of life would be diminished. We have neither the means nor the ability to mitigate any affecting activities within proposed Plan Change 5.	I seek removal of the proposed changes on the grounds that the change removes our rights by being non-notifiable and thereby being unable to have our views taken into account or negotiated.
020.3	Oppose	Affected Person's Consent		Building in the medium density residential zone without affected parties consents	Council does not go ahead with the proposed rule changes

021.1	Oppose	Affected Person's Consent		Oppose Council and developers being allowed to build multiple dwellings, units, and public housing without neighbours consent	Change rules so the neighbours are consulted prior to any change in property type
023.1	Oppose	Affected Person's Consent		Need to let affected parties or neighbours know to get their approval. Consider us affected.	Not stated
030.2	Oppose	Affected Person's Consent		Consent procedures – all neighbours in affected area should be told of future proposals as it impacts their home value and wellbeing.	Please respect home owner's wish to feel secure and part of the neighbourhood they initially bought into, without surprises of what may happen next door.
035.2	Oppose	Affected Person's Consent		Oppose the removal of the need to gain approval from affected parties and neighbours	Affected parties and neighbours should still provide approval
036.1	Oppose	Affected Person's Consent		Don't think it is right that anyone can build 3 storeys with no consent from neighbours. Could mean each property owners have multiple 3 story buildings next door, blocking sun, breeze and taking away privacy.	Make it cheaper and easier to build/extend, add a self-contained unit or cabin on a property, but consent should still be required from neighbours if you are building a 2 nd storey
037.1	Oppose	Affected Person's Consent		Removal of property owners consent will negate the choices people have made to buy homes in Mayfair	That apartment blocks and all new housing not exceed a 2 story limit so maintaining the current integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of plan change 5 will change Mayfair in a drastic and detrimental way.
043.1	Oppose	Affected Person's Consent		I feel that as property owners we have a right to be consulted when the housing changes on neighbouring sections. I don't feel it is fair that someone can suddenly build a three storey unit next door without consulting me and we lose all privacy.	Keep consultation with neighbours and notifying neighbours as part of the process.
045.3	Oppose	Affected Person's Consent		Oppose the removal of notifiable resource consent for these medium density housing areas (houses over two storey, and/or if large numbers of smaller homes are being built). If it has a significant impact on the existing residents	1. Low rise apartments (over two storey) ONLY INSIDE the city centre. Not in the existing suburbs. 2. If make a new suburb that is all low rise apartments that is different as does not

				– and it would – the neighbours should have the opportunity to provide feedback.	affect existing residents so those buying in know what they're getting into. 3. Resource consent remains notifiable if the buildings are over 2 storey; or if more than 4 dwellings are to be built on one section. 4. Add housing to land that is between the Hastings city centre and suburbs e.g. between Hastings and Havelock, Flaxmere, Waipatu.
047.1	Oppose	Affected Person's Consent	Policy UPD14	Oppose the removal of affect part consents where new multi-storey buildings could impact on existing residential homes in the following ways: <ul style="list-style-type: none"> 1. Shade existing or future rooftop solar installations, negating existing and future investments in sustainable energy. 2. Result in significant privacy loss, for example multiple new dwellings overlooking private yard spaces. 	Amend so that the removal of affected part consents does not apply to existing residential properties impacted by multi-storey high density housing and so only applies to new subdivisions where this requirement is known to all impacted property owners.
057.5	Oppose	Affected Person's Consent		Oppose the non-notification status as this reduces the ability to voice concerns on proposals that will affect the community.	This change should not go ahead.
066.2	Oppose in Part	Affected Person's Consent	MR2-S5 Setbacks a) ii	1m side boundary setback is insufficient without neighbours' approval, particularly for older character dwellings. Concerned that a 1m setback will result in adverse effects such as over-dominance, out of scale, obtrusiveness, loss of light.	That the side boundary setback be increased to a minimum of 2m, ideally for single storey homes or alternatively if the boundary is with a pre-1950 home.
068.1	Oppose in Part	Affected Person's Consent		Oppose the removal of affected parties consent for a medium density housing proposal on any one-site	Do not remove the right of affected parties' approval for MDH developments.

074.1	Oppose	Affected Person's Consent	MRZ-01	Oppose to the fact that the affected property owners will have no ability to consent or disapprove the condensed buildings of up to 3 storeys high & numerous adjoined apartments/townhouses that can be constructed in the vicinity or alongside their property.	Allow for affected property owners to have rights to oppose this rule change & be able to object to neighbouring condensed buildings.
077.2	Not Stated	Affected Person's Consent		Main Concerns: <ul style="list-style-type: none"> - Height of buildings impacting on sunlight - Distance of dwelling to side and rear boundaries - Loss of privacy - Removal of neighbours approval - Roberts St already has MDH - Effect on property values 	Not stated
080.1	Support in Part	Affected Person's Consent	MRZ-16 Notification	Object to the removal of the right of existing neighbours to object to buildings two or three times higher creating light, privacy and effect on property values.	Retain affected persons consent for directly affected neighbours.
084.2	Oppose	Affected Person's Consent		Object to the removal of the need for affected party's consents or neighbours approval.	Not stated
090.2	Oppose	Affected Person's Consent		Removing the right of a landowners to protest about development next door that will negatively impact the value of their property is a step backwards for democratic rights	Not stated
092.1	Oppose	Affected Person's Consent	MRZ-01 and MRZ-R16	Concern over removal of neighbours rights to comment on new builds	Retain the right of neighbours to be consulted if and when a new build is proposed
093.2	Oppose	Affected Person's Consent		To not permit affected parties and neighbours of a proposed development to object and prevent a development going ahead would be to allow developers to completely alter a neighbourhood and no one can do anything to prevent it. Such a regime is what I would expect from an autocracy not a democracy	Require developments to obtain the consent of all neighbours within 100 m of a proposed development.

094.1	Oppose	Affected Person's Consent		I do not support the removal of affected parties' consents or neighbours approval. The removal of affected parties consents or neighbours approval, removes the ability for the affected person/neighbour to know what impact they will incur due to the development.	Retain the need of affected parties' consents or neighbours approval.
095.5	Oppose	Affected Person's Consent		I am not at all happy that my right of appeal is being withdrawn and developers will spoil Havelock North as in Joll Road.	
099.2	Oppose	Affected Person's Consent		I think that affected parties should still be notified of plans in the future	To abolish completely all aspects of the proposal.
104.2	Oppose	Affected Person's Consent		I strongly oppose the ability to develop single dwelling properties surrounded by single storey single dwelling privately owned properties without any form of notification to neighbours and no right of reply.	I seek to stop the proposed plan.
105.1	Oppose	Affected Person's Consent		I oppose the removal of the need for affected parties consents or neighbour's approval Hastings is a fantastic place to live, however it deeply concerns me that the pursuit of more sustainable housing will come at too high a price. Namely that housing intensification will decrease the liveability of suburbs. That the removal of decisions making steps to the consent process, will not navigate us out of the housing shortage we find ourselves in.	I respectfully request that Hastings District Council does not progress this component of Plan Change 5. I recommend that HDC continues to look for meaningful and functional solutions, within the incumbent approach.
110.2	Oppose	Affected Person's Consent		I would like to have a say in any two storey dwelling proposed over my fence so that it is built sufficiently far away and not 1.5m from the fence.	Neighbours approval for 2 storey dwellings
111.2	Oppose	Affected Person's Consent		I do not believe it is right that neighbours consents process should be done away with by these MDRZ's	Not stated

114.2	Oppose	Affected Person's Consent		Where existing houses were to be subdivided, neighbours should be consulted in the planned new build with regard to size and boundary issues.	Not stated
117.1	Oppose	Affected Person's Consent		I am concerned about the removal of the need for affected parties' consent or Neighbours approval.	To still be able to raise an objection to planned changes in my neighbourhood

4. Density

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
005.3	Oppose	Density		The density of families – cars and noise.	Not to allow the plan change
020.1	Oppose	Density / Number of Houses		Changing the number of houses allowed on a site	Council does not go ahead with the proposed rule changes
027.1	Oppose	Density / Open space		<p>Minimise the density of housing and section size permitted to allow for environmental preservation, allow space for residents and youth to play without being overshadowed or observed by dwellings.</p> <p>Since Kauri St developed to greater density, theft, noise pollution and anti-social behaviour has increased.</p>	If section still has a home on it, no more than 1 new home can be built. If house removed to clear section, no more than 2 to 3 homes.
031.1	Oppose	Density		Oppose any provision to change any current law about high density housing. City is getting ruined, with many properties getting crammed up with very standard/low class housing with next to no section left.	Not allow high density housing or anything other than a single story house, especially on Howard St.
035.4	Oppose	Open Space		Provide suitable playing space for children	Provide suitable playing space for children
037.2	Oppose	Low Rise Apartments		Oppose low rise apartment blocks and duplexes such as proposed at Fenwick St and Karamu Rd. The proposal will change character of Mayfair	That apartment blocks and all new housing not exceed a 2 story limit so maintaining the current integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of plan change 5 will change Mayfair in a drastic and detrimental way.
037.3	Oppose	Open Space		Homes in apartment blocks do not allow children to have outdoor space to play regularly.	That apartment blocks and all new housing not exceed a 2 story limit so maintaining the current integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of plan change 5 will

					change Mayfair in a drastic and detrimental way.
039.4	Support with Amendment	Density	Minimum site size and density provisions in the General Residential Zones (Sections 7.2, 8.2 and 9.2) and Section 30.1 Subdivision	Council have been undertaking on-going modelling, investigation and assessment work with respect to infrastructure capacity across the City over the past few months. As a result of this work there is concern that the proposal to remove minimum site size controls for developments in the General Residential Zones of Hastings, Flaxmere and Havelock North could undermine infrastructure capacity and could potentially exhaust any capacity available in the Medium Density Residential Zone through more intensive residential development of the General Residential Zone.	<p>Include density limits [for comprehensive residential developments] in the General Residential Zones in order to manage infrastructure capacity and ensure capacity is prioritised and available within the Medium Density Residential Zone.</p> <ol style="list-style-type: none"> 1. Land use provisions – the inclusion of a density provision of 1 residential unit per 200m²; and 2. Subdivision provisions: An average subdivision site size of 200m² in the General Residential Zones of Hastings, Havelock North and Flaxmere.
039.6	Support with Amendment	Density / Intensity of Development	MRZ-R16 7.2.4 8.2.4 9.2.4	There is concern that as the number of units on a site increases the potential effects of a development will likely increase. While this plan change is about enabling an increase in housing density in the existing urban areas of Hastings, the rules as proposed allow for a significant change from predominantly a single house on a site to multiple units or housing occupying a site. Apartment type development has the potential to significantly increase house numbers in these existing residential areas. While the proposed plan change 5 seeks to encourage a shift that enables a range of house types and sizes to be built, there is concern that with apartment type developments or development of large sites, this shift could potentially result in such significant effects and change to the existing environment that neighbours and/or those assessed as affected by developments of this nature should	Make provision for third party involvement over a certain scale of development.

				be able to be considered through the consenting process.	
090.1	Oppose	Number of houses that can be built on a site		Oppose the plan change as it will cause societal problems with people crammed so tightly together and will devalue properties.	Not stated
093.1	Oppose	Medium Density Residential Zone		The number of houses that can be built on a site should not be substantially different from the typical number in an area. For example, if an area typically has one or two houses on a site then two or at most three should be permitted. Otherwise, one or two developments can completely change the look and feel of an area.	Place a limit on the number of houses that can be built on a site. Restrict this to no more than one more than the typical number in the neighbourhood. Require developments to obtain the consent of all neighbours within 100m of a proposed development.
095.2	Oppose	Density / Amenity		Single dwellings per site gives more green space and tree planting provisions. With multi story dwellings and closer boundary requirements these areas will disappear, being detrimental to the better living environment we have with the present situation.	Not stated
115.2	Oppose	Density		I oppose infill housing by developers where the number of houses proposed are too great for the area – more people, more cars parked on the street creating congestion / narrowing the road and making it difficult for school buses to negotiate. A proposed development 906, 908 & 910 Rimu Street is one example where there are too many houses on too small an area. Existing dwellings in Rimu Street are all single storey but the proposed development is for 6 two storey houses along the back and 4 one storey houses across the front – there could end up being 40-60 people living on this site. 8 low houses would be sufficient.	That houses be no taller than 2 storied but in keeping with the areas / street in which they are to be built.

5. Extent of Intensification Areas / Planning Maps

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
005.2	Oppose	Planning Maps	MRZ zones	Council bought the showgrounds – plenty of room there for housing	Use the showgrounds for housing. Do not allow plan change.
011.2	Oppose	Planning Maps	MRZ zones	Oppose any such developments as proposed around the T section of Tomoana Road and York Street	Oppose medium density zone in Tomoana Road near the intersection of York Street.
012.4	Oppose	Planning Maps	MRZ and character zones	<p>Disagree that there should be a few designated areas of Hastings where greater density is allowed.</p> <p>I agree that we need to preserve areas of character but there are far more areas than shown on maps that easily meet the criteria including within the proposed new MDZ. Homes built by gentry are not the only character homes in the area particularly in the Mahora MDZ which even has quirky road layouts including the palm tree D island at the end of Mairangi Street.</p>	<p>Encourage and help owners to build above retail / commercial buildings in the main Hastings City retail and commercial areas not just in the suburbs</p> <p>That more areas are considered as character zones and the community has a say in this</p>
013.15	Oppose	Planning Maps	MRZ and Character zones	<p>I do have some suggestions for intensified development outside of those proposed by this Plan which could resolve many of the current issues with this Plan.</p> <p>There are other significant areas of 'Special Character' that could/should be included</p>	Not specifically stated
016.1	Support with Amendment	Planning Maps	Te Awanga Lifestyle Overlay Area	Clifton Bay Ltd are owners of a 3.914ha property at 380 Clifton Road which is currently zoned for residential lifestyle block development and request inclusion of their site at Te Awanga as land suitable for medium density development. This land is a greenfields	Rezone 2.7ha of land at 380 Clifton Road to Medium Density Residential Zone for comprehensive residential development.

				site and has not yet been developed for housing. It is located on class 7 soils and the land resource should be used more efficiently than the current zoning allows for. A more compact urban design for the site has been investigated while still providing lots of amenity through common facilities and open space. Building more houses on land already zoned for residential development is a way to increase efficiency and housing without moving into more rural and plains land.	Delete the Te Awanga Lifestyle Zone and all references in Section 11.2 and Appendix 25A.
020.5	Not Stated	Planning Maps	General	Hastings has a large area land used for horse racing. Could be a convenient location for new buildings without the need for ruining the land and surroundings for present inhabitants of proposed medium density zones	Not stated
034.7	Support	Planning Maps		Support location of MRZ close to amenities (public open space, transport, work, local shops)	Not stated
041.2	Support with Amendment	Planning Maps	Irongate / York Urban Development Area	Request inclusion of site as Medium Density Residential Zone as a limited expansion to this zone.	Rezone 238 Stock Road / 49a Dundee Drive Medium Density Residential Zone
050.1	Support in Part	Spatial Application – Medium Density Zone	-	Kāinga Ora support the introduction of a Medium Density Zone within Hastings District in principle. It is acknowledged that these provisions will result in a framework that is more enabling of residential intensification; however, in order to facilitate the creation of a well-functioning urban environment, the spatial application and consenting pathways proposed within the provisions should be amended to be more transparent and encompass a regular zoning pattern.	<ol style="list-style-type: none"> 1. Kāinga Ora seek the Medium Density Zone be applied to the full extent of the Hastings General Residential Zone and City Living Zone, reflective of principles of intensification around main centres and what has been enabled through PC5 through provisions relating to CRD across the Medium and General Residential Environments. 2. Kāinga Ora seek the Medium Density Zone be applied to a walkable catchment of 800m from the Flaxmere and Havelock North town centres. 3. Kāinga Ora seek that the spatial application of the Medium Density Zone as

					shown in the planning maps in Appendix 2* is adopted. <i>*(refer to full submission for maps)</i>
050.3	Oppose in Part	Spatial Application – General Residential Zone – CRD		<p>Kāinga Ora generally support the amendment of provisions within the General Residential Zones of Havelock North and Flaxmere; however, as above, the mechanism of CRD that has been applied with associated medium density standards, is not supported.</p> <p>The application of CRD as a mechanism has not been spatially mapped across qualifying areas of Hastings, and the provisions of how this should be mapped lack clarity. The range of 400-600m creates uncertainty of compliance. The absence of the spatial application of this mechanism within the planning maps places the onus of whether a medium density level of development is appropriate onto the resource consenting process and the individual land owner rather than what should be identified through the zoning process of a plan change.</p> <p>Kāinga Ora have undertaken a mapping exercise of the proposed CRD provisions. Based on the application of the 600m walkable catchment, the vast majority of the Hastings General Residential Environment would qualify for assessment through the CRD activity pathway. As a result, Kāinga Ora request the deletion of the Hastings GRZ and the replacement with the MDRZ to create a more simplified planning framework.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seek the deletion of the mechanism of CRD in its entirety within the General Residential Zone, and instead, the existing General Residential provisions be amended to be a transparent and include a logical zoning framework that sets clear expectations for what level of development is appropriate within the zone. 2. Kāinga Ora see that the tracked changes throughout this submission are adopted. It is specifically noted that the provisions of the Hastings General Residential Zone are requested to be deleted in their entirety. 3. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review the Hastings General Residential provisions.

				There is also concern regarding the impact of introducing a separate activity for medium density residential development within the General Residential Zone, which is characterised by lower density development. The disconnect between delivering the performance standards of the General Residential Zone and delivering a CRD development will dilute and compromise the planned built environment and character for each zone.	
053.2	Support with Amendment	Planning Maps	Brookvale Structure Plan Area	There is opportunity for some medium density development within Brookvale, Havelock North – in particular land owned by Landsdale in the Brookvale Structure Plan area.	Planning maps to identify Landsdale's (and associated ownership) land as a suitable for medium density development growth– this includes opportunity for associated infrastructure (3 waters and commercial) to support increased density in the surrounding areas. Land should be development ready.
064.3	Oppose	Alternative Locations for Density	MDZ	PC5 is not a good idea. Plenty of land to develop at Havelock and Flaxmere, has Council thought about that?	Not stated
096.3	Support with Amendment	Zoning extent		<p>Ring fence each individual area or block in the whole district as an area for single homes, infill housing or low-rise housing. E.g. Frimley could be designated as a single house area, Raureka as an infill house area.</p> <p>Designate some city blocks as land for low-rise housing e.g. the block bounded by Heretaunga Street West, Pakowhai Road, Southampton Street West and Davis Street. It already contains a mixture of businesses and residential, and is close to the CBD, schools and parks. A block like this could easily contain apartment buildings of three storeys without being out of place.</p>	<ul style="list-style-type: none"> • Ring fence suburbs for specific housing types – single houses, infill or low-rise housing • Identify the area around Stortford Lodge as suitable for low-rise apartments or housing as it is close to the CBD, schools and parks • Encourage 3-5 storey high development in the CBD for a mix of retail, office and apartments

				<p>Encourage all new development in the CBD to be three to five storeys high and to contain retail space, office space and apartments</p> <p>Units for businesses plus accommodation. There is a chronic shortage of units that have ground floor space for small businesses and start-up businesses with full accommodation above for the business owners to live in while they growth their business.</p>	
100.1	Support	MRZ	Medium Density Zone areas	Support the zones identified as MDZ's as they are close to amenities however note carparking is still a requirement and could encourage council to consider how these requirements may change in the future	Not stated
100.2	Support with Amendment	MRZ – properties adjacent to zone	MRZ boundaries	Further guidance needed on the transition boundaries between zones (MRZ and others).	Measures to ensure protection of transition zones i.e. those properties immediately adjacent to MRZ, creation of fringe areas to be protected from negative impacts of MRZ, including overlooking, sunlight, shading, visual impact, avoiding a sudden transition from single to 3 storey dwellings, impact on street parking.
103.1	Support with Amendment	Planning Maps	221 Wolseley Street, Hastings	<p>The submitter owns are large 1.5 hectare site that is currently operated as a residential care facility. The site is currently zoned Hastings General Residential and has frontage to both Wolseley Street and Grove Road. The site is situated within a 400m walkable catchment to the Commercial Service Zone and Suburban Commercial precinct on the corner of Karamu Road North and Frederick Street East.</p> <p>The submitter considers that the features of the site and its location should enable a rezoning of the site to Medium Density Residential Zone. A</p>	<p>The submitter seeks the following relief:</p> <ul style="list-style-type: none"> • A revision to the planning maps to provide a cohesive Medium Density Residential Zone (MRZ) around the Hastings CBD and commercial zonings based on an evidential walkable catchment analysis; • Failing the granting of the relief sought above, the inclusion of 221 Wolseley Street as Medium Density Residential Zone (MRZ)

				<p>walkable catchment approach that includes 221 Wolseley Street would create additional certainty for the community as to the type of development that may be established in the future, within a location that provides the greatest level of accessibility to the widest possible range of community, commercial and recreational services.</p> <p>The submitter considers the current extent of the MRZ as notified is a fragmented and disjointed approach that has not considered suitable sites within a walkable catchment of the Hastings CBD and/or commercial service zone that would create a cohesive MRZ.</p>	<ul style="list-style-type: none"> Any other subsequent or consequential changes that are required to give effect to the relief sought by the Submitter.
111.3	Oppose	Raureka MDRZ		The Raureka MDRZ should be scrapped	The Raureka MDRZ should be scrapped.

6. General Concerns / Noise

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
004.5	Oppose	General	Health and wellbeing	Research has shown that depression, loneliness, elevated blood pressure and lower academic performance can be found among children who live in crowded apartment complexes.	Not stated
012.2	Not Stated	General	Greenfield subdivision	Increased density should be applied to development of vacant rural land (greenfield) such as Lochhead street for example.	Not stated
023.3	Oppose	General	RESZ-MAT1 RESZ-MAT3 RESZ-P6	<p>Length and effects of construction condemns landowners to live in environment to McDonalds Kitchen. Noise going on 8 hours every day, with dust and mess for 3 years due to urban expansion at Lyndhurst.</p> <p>The noise from the formation of intensive housing is soul destroying and not safe.</p> <p>Considers that Plan Change is just an opportunity to gain extra rates.</p> <p>We are despoiling the existing environment that has been built up by our forefathers over time.</p> <p>Not supported by 3 waters</p> <p>Visitor Accommodation is noisy and shouldn't be provided for</p> <p>Still will not work, too noisy</p> <p>Doesn't even consider surrounding properties</p>	N/A

028.23	Support in Part	Noise	<p>7.2 Hastings Residential Environment</p> <p>8.2 Havelock North Environment</p> <p>9.2 Flaxmere Residential Environment</p>	<p>Due to urban growth, population changes and commitments to response times, Fire and Emergency may need to locate anywhere within the urban environment.</p> <p>Noise will be produced on site by operational activities such as cleaning and maintaining equipment, training activities and noise produced by emergency sirens. Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, Fire and Emergency has assessed that a fire station will be capable of meeting the maximum noise levels for sites in residential zones, with the exemption of noise created by emergency sirens (discussed later).</p> <p>In order to ensure that fire stations and associated training activities can take place in residential areas in compliance with the District Plan, it is necessary that a new or amended rule makes an allowance for such essential activities within both urban environments, within reasonable limits.</p> <p>Notwithstanding the above, it is not possible for emergency sirens to comply with the provisions of Section 25.1. Sirens play a crucial role in facilitating a prompt emergency response and can be the most effect means of communication in alerting volunteers who generally live and work in close proximity to fire stations. Sirens also provide assurance to the people who have made the call and the general</p>	<p>Add exemption:</p> <p><i>Where the locational, functional or operational needs are such that activities of importance to the community cannot meet residential noise standards enable these activities by allowing a whole or partial exemption, or relaxation, from the provisions of Section 25.1.</i></p>
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				<p>public that help is on its way. Allowing noise associated with the operation of emergency services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a manner that provides for the ongoing health and safety of people and communities.</p> <p>As such, Fire and Emergency has a locational, functional and operational need to be exempt from noise generated from activities such as emergency sirens.</p>	
039.3	Support with Amendment	Internal Noise Environment	Performance standards in the MRZ, Hastings, Flaxmere and Havelock North Residential Environments	There is concern regarding noise in circumstances where housing typologies include common walls and floors such as duplex, terrace or apartment complexes. To address this issue an internal noise standard applicable to units that have common walls or floors should be considered	Consider including an internal noise standard applicable to all comprehensive residential development activities that include housing typologies with common walls or floors in the Medium Density Residential Zone and the General Residential Zones of Hastings, Havelock North and Flaxmere
040.2	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design</p>	If Kāinga Ora or a developer were allowed to erect new condensed housing in our beautifully established suburb it would change the dynamic of the suburb for the worst forever.	Not go ahead with the proposed district plan change 5

			Framework as a key assessment tool Rule MRZ		
040.3	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design Framework as a key assessment tool</p> <p>Rule MRZ</p>	Concern re the lack of maintenance or care of higher density homes, particularly those managed by Kāinga Ora (even the brand new ones) and i do not want this in my suburb.	Not go ahead with the proposed district plan change 5
040.4	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p>	Concern that in reality properties will not look like those shown in the consultation material and definitely would not stay that way for more than a month.	Not go ahead with the proposed district plan change 5

			The use of the Hastings Medium Density Design Framework as a key assessment tool Rule MRZ		
040.5	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design Framework as a key assessment tool Rule MRZ</p>	Crime rates will rise, vandalism and tagging will increase as well as anti-social behaviour (gangs).	Not go ahead with the proposed district plan change 5
040.7	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected</p>	Land should be set aside in the current and new subdivisions in Havelock North, Hastings and Flaxmere to build these homes.	Not go ahead with the proposed district plan change 5

			<p>parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design Framework as a key assessment tool</p> <p>Rule MRZ</p>		
040.8	Oppose	General Concern	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design Framework as a key assessment tool</p> <p>Rule MRZ</p>	<p>Plan Change 5 is not solving the problem of housing supply it is creating a new one – where do the families forced to sell their homes either by a developer, Kāinga Ora or by feeling unsafe due to the changes now go?</p>	<p>Not go ahead with the proposed district plan change 5</p>
045.4	Oppose	General Concern		<p>While need to protect arable land, could still develop some of the land e.g. between Hastings and Havelock along the main roads.</p>	<ol style="list-style-type: none"> 1. Low rise apartments (over two storey) ONLY INSIDE the city centre. Not in the existing suburbs. 2. If make a new suburb that is all low rise apartments that is different as does not affect existing residents so those buying in know what they're getting into. 3. Resource consent remains notifiable if the buildings are over 2 storey; or if

					<p>more than 4 dwellings are to be built on one section.</p> <p>4. Add housing to land that is between the Hastings city centre and suburbs e.g. between Hastings and Havelock, Flaxmere, Waipatu.</p>
050.2	Oppose	Comprehensive Residential Development ("CRD")		<p>Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development.</p> <p>Kāinga Ora consider that all residential activities should be considered under the same pathway; i.e. residential activities and buildings, and that a simplified rule framework is constructed to enable housing in the respective zone, with appropriate performance standards and rules to regulate the extent of development within the urban environment.</p>	<p>1. Kāinga Ora seek the deletion of the mechanism of CRD in its entirety throughout the Hastings District Plan</p>
050.7	Not Stated	General	Commercial Land	<p>In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of existing commercial land zoning patterns be undertaken and a subsequent plan change be prepared and notified to optimise the use of commercial land within the urban environment. Such an assessment should explore the options of introducing mixed-use and high-density land uses into the urban environment of Hastings.</p>	<p>In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of existing commercial land zoning patterns be undertaken and a subsequent plan change be prepared and notified to optimise the use of commercial land within the urban environment. Such an assessment should explore the options of introducing mixed-use and high-density land uses into the urban environment of Hastings.</p>
050.6	Not Stated	General	Commercial Centres	<p>In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that a separate plan change be prepared and notified to ensure provisions relating to commercial centres are appropriate for the role and function of the centre within the District. Through this plan change, and the adoption of</p>	<p>In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that a separate plan change be prepared and notified to ensure provisions relating to commercial centres are appropriate for the role and function of the centre within the District. Through this plan</p>

				the MDRS height standard, the planned built environment for the Medium Density Zone is greater than the height enabled for the commercial zones. Whilst the increased height enabled within the Medium Density Zone is supported, this outcome does not support the role and function of a commercial zone within the urban environment. This is not supported and should be resolved as soon as possible.	change, and the adoption of the MDRZ height standard, the planned built environment for the Medium Density Zone is greater than the height enabled for the commercial zones. Whilst the increased height enabled within the Medium Density Zone is supported, this outcome does not support the role and function of a commercial zone within the urban environment. This is not supported and should be resolved as soon as possible.
050.7	Not Stated	General	General Residential Character Zones	In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of the existing General Residential Character Zones be undertaken, specifically in light of policy 5a of the NPS-UD to determine the appropriateness of the existing zoning. It is suggested that a plan change should be prepared and notified to ensure the outcomes of the NPS-UD are able to be achieved within these existing locations.	In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of the existing General Residential Character Zones be undertaken, specifically in light of policy 5a of the NPS-UD to determine the appropriateness of the existing zoning. It is suggested that a plan change should be prepared and notified to ensure the outcomes of the NPS-UD are able to be achieved within these existing locations.
051.1	Oppose	General Concern	The number of houses that can be built on a site The removal of the need for affected parties consents or neighbours approval The use of the Hastings Medium Density Design Framework as a key assessment tool	I am concerned about the ad hoc zoning around Cornwall Park. This park is one of the jewels in the crown of Hastings and whilst there is some Character residential zoning, my suggestion is to make the areas adjacent to the Park along Fitzroy and Nelson streets easier to fit the character of the surrounding residential area. This should not include medium density residential zoning. I was involved in the character residential zoning decision some time ago and we, as a panel, had a lot of difficulty defining the boundaries of the zone. If we had known then about medium density residential	That the areas bordering Cornwall Park, along Nelson St north, Roberts St and Fitzroy Ave be deleted from the medium density residential zoning and joined with the surrounding character residential zoning. My preference would be to do the same with Cornwall road and Tomoana road also, then the Park will retain its integrity and future proof its iconic reputation.

			Other (please specify): Character Residential limits.	<p>zoning I'm sure our decisions would have been quite different.</p> <p>My main concern is the potential to alter the ambience, attraction and reputation of Cornwall Park.</p>	
052.2	Oppose	General Concerns	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site MRZ-01, MRZ-02, HNRA01.</p>	<p>These provisions will negatively affect the current areas with matters beyond the financial perspective. Resulting in a decline in the standard of living from a social and environmental perspective because of the probable cause of overcrowding if this were to take place.</p>	Not stated
054.2	Oppose	General Concerns	<p>The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</p> <p>The number of houses that can be built on a site</p> <p>The removal of the need for affected parties consents or neighbours approval</p> <p>The use of the Hastings Medium Density Design Framework as a key assessment tool</p>	<p>If Housing NZ (Kāinga Ora) or their 3rd party developers build new condensed housing it will change the established suburbs forever.</p>	<p>No to condensed housing of our existing family homes [no medium density housing within existing established suburbs and neighbourhoods].</p>

054.4	Support	Greenfield Subdivision Provisions		All new subdivisions in Havelock North and Hastings should have to have a 20% of the land area set aside for Housing NZ to build housing solutions	Not stated
054.5	Oppose	General Concerns		Housing NZ are already in a bowl and rebuild programme currently on their existing sites which will up to quadruple their current capacity.	No to condensed housing of our existing family homes [no medium density housing within existing established suburbs and neighbourhoods].
066.3	Oppose in Part	Effects on Character zone	MR2-S5 Setbacks a) ii	<p>1m side boundary setback is insufficient without neighbours' approval, particularly for older character dwellings.</p> <p>Adhering to Character zone rules build costs were double to maintain character. This was acceptable because of the protections it also gave to our area. Less than 10 years later the council no longer cares about the character of our area which we have paid to maintain.</p> <p>1m side boundary setbacks are insufficient.</p>	That the side boundary setback be increased to a minimum of 2m, ideally for single storey homes or alternatively if the boundary is with a pre-1950 home.
067.1	Oppose in Part	MDH in Chambers St Character & Amenity	Objective HNR06 Objective HNR07 Policy HNRP10 Policy HNRP9	<p>Oppose MDH in Chambers St and Duart Road and block between. Reasons:</p> <ul style="list-style-type: none"> - 3 storey townhouses ruining character and appeal in this part of the Village - Strain on infrastructure & amenities - Interference with access to light and privacy to existing dwellings 	The change to Medium Density Residential should not go ahead in relation to Chambers St and Duart Road and the residences in between.
068.2	Oppose in Part	MDH in existing neighbourhoods		<p>Oppose medium density housing developments within existing residential neighbourhoods.</p> <p>Having one dwelling on a large section is a housing choice that needs to be preserved.</p> <p>Medium Density Housing should instead be located in new development areas e.g. Frimley</p>	Preserve established communities and community environments as they are.

				extension, Bull Hill, Brookvale, Kirkwood Rd and Carnarvon Drive. Medium Density Housing in new development areas can be correctly planned for.	
075.1	Oppose	Medium Density Housing		Do not need this sort of housing in NZ nor Hastings. This low value housing will lower the value of surrounding houses. England has this sort of housing and it segregates the wealthy and poor – no in between. Too much Kāinga Ora housing already.	Not stated
077.1	Not Stated	General Concerns – Adverse effects of MDH		Main Concerns: <ul style="list-style-type: none"> - Height of buildings impacting on sunlight - Distance of dwelling to side and rear boundaries - Loss of privacy - Removal of neighbours approval - Roberts St already has MDH - Effect on property values 	Not stated
078.2	Oppose	Noise		There will be heightened noise	Not stated
078.5	Oppose	Tenancy of Properties		My property is tenanted and it could be very difficult to find a new tenant	Not stated
078.6	Oppose	Crime / Safety		There are a number of Kāinga Ora homes surrounding my property and I am very concerned that there could be an undesirable element residing in these houses and apartments. There could also be crime	Not stated
084.1	Oppose	General		Concerned about the range of houses that can be built and the number of houses that can be built on a site.	Not-stated
91.1	Support	Maintaining our Productive Base		Building and living in multi-level houses and apartments will ensure that we have less producing land taken. The concern over these housing typologies in Pukekohe has been dispelled once the actual building has started.	Not stated

092.3	Oppose	Loss of Character Dwellings		Loss of character dwellings in existing character areas. Three storey dwellings will be out of character with existing residential stock in Roberts St and around Cornwall Park.	Not-stated
095.6	Support in Part	General living standards and property value		Although I agree that more housing is required I am concerned that the Plan 5 change will have detrimental effects to my living standards and property value. I believe that Havelock North is not ready for such a change at this time as it will certainly change the village environment we have at present.	Not stated
096.4	Support	New Greenfield Subdivision		New subdivisions must include a mixture of housing styles such as duplexes, terrace houses and not just single-section single-storey houses. The new subdivision beside Nottingley Road (Lyndhurst) is a distressing example of poor planning in this regard.	New greenfield subdivisions to include a mix of housing types and section sizes.
110.3	Support in Part	Noise		It is better to have garaging in between or sufficient sound proofing in adjoining walls [for attached dwellings].	Not stated
110.4	Oppose	General		Oppose the building of 3 storey apartments in residential areas. They easily become rentals of the type the housing corporation of NZ is demolishing and become undesirable with graffiti and rubbish etc.	Not stated
110.5	Oppose	General		Internal guttering in adjoining dwelling is a bad idea and is prone to leaks.	Not stated
111.1	Oppose	General		The proposed MDRZ's should have been clearly notified by HDC, with specific communications of this to people living in these MRZ's and people living in nearby areas. I believe it is the HDC's duty to clearly notify who live in these areas what the implications of these MRZ's are for them. I do not believe this has been done. HDC has a duty to existing residents, particularly as they stand more noise, interference, traffic	Further consultation be given to people living in or near MRZs.

				and loss of property valuation from Plan Change 5. This consultation process is difficult for many of us lay people to understand, with too much jargon and lack of clarity of what Plan Change 5 would mean for existing residents.	
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7. Height of Dwellings

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
020.2	Oppose	Number of Storeys	MRZ-S1 Height – Buildings and Structures	Allowing houses up to 3 storeys high	Council does not go ahead with the proposed rule changes
031.2	Oppose	Number of Storeys	MRZ-S1 Height – Buildings and Structures	Strongly oppose top storeys being allowed in any new subdivisions	Not allow high density housing or anything other than a single storey house, especially on Howard St.
032.1	Oppose	Height of Dwelling	GRP3, GRP4	Entirely oppose the provision of potentially have 3 storey dwellings / high density residential down Howard Street. As a property owner at 1245 Howard Street, entirely oppose having 3 storey dwellings on boundary as this will have the clear potential to invade privacy and ruin the feel of the area.	Not allow multi storey buildings down Howard Street in the newly rezoned residential area. Value the work currently underway in Howard Street and upgrades to infrastructure, but oppose high density housing and potential for multi-storey dwellings.
035.1	Oppose	Number of Storeys	MRZ-S1 Height – Buildings and Structures	Oppose the change to 3 storey height limit as it reduces the privacy of surrounding residents	Keep housing to two storeys maximum
036.2	Oppose	Number of Storeys / Affected Person's Consent	MRZ-S1 Height – Buildings and Structures	<p>Don't think it is right that anyone can build 3 storeys with no consent from neighbours. Could mean each property owners have multiple 3 story buildings next door, blocking sun, breeze and taking away privacy.</p> <p>Do not wish to see town taken over by 3 storey houses. Also note that Hastings is on a faultline and high dwellings will create more damage.</p>	Do not allow 3 story housing/apartments in residential zones
045.1	Oppose	Height of Building		Oppose three storey apartments being built in Hastings residential areas that are outside of the city centre because the height would have a significant impact on neighbours.	<ol style="list-style-type: none"> 1. Low rise apartments (over two storey) ONLY INSIDE the city centre. Not in the existing suburbs. 2. If make a new suburb that is all low rise apartments that is different as does not

					<p>affect existing residents so those buying in know what they're getting into.</p> <p>3. Resource consent remains notifiable if the buildings are over 2 storey; or if more than 4 dwellings are to be built on one section.</p> <p>4. Add housing to land that is between the Hastings city centre and suburbs e.g. between Hastings and Havelock, Flaxmere, Waipatu.</p>
045.2	Support	Height of Building		Three storey apartments built IN the city centre (or re-purposing existent vacant buildings into apartments) would revitalise the city.	<p>1. Low rise apartments (over two storey) ONLY INSIDE the city centre. Not in the existing suburbs.</p> <p>2. If make a new suburb that is all low rise apartments that is different as does not affect existing residents so those buying in know what they're getting into.</p> <p>3. Resource consent remains notifiable if the buildings are over 2 storey; or if more than 4 dwellings are to be built on one section.</p> <p>4. Add housing to land that is between the Hastings city centre and suburbs e.g. between Hastings and Havelock, Flaxmere, Waipatu.</p>
056.2	Oppose	Height of Dwellings		Development will impact sun and warmth of property causing increased heating costs.	Removal of 3 storey properties in suburban Hastings ie Parkvale/Raureka.
057.1	Oppose	Height of Dwellings	Section 8.2 specifically Objectives HNR06, HNR07, and	Oppose ability to build three story dwellings	This change should not go ahead

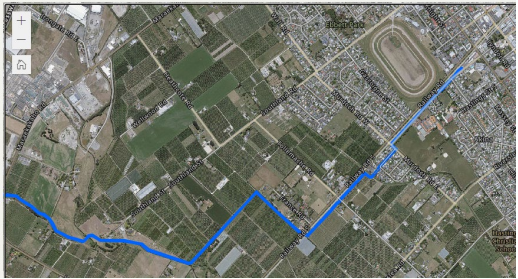
			Policies HNRP9, HNRP10		
062.1	Oppose	Height of Dwellings		Totally opposes building up to three storeys high	Not stated
064.2	Oppose	Height of Dwellings	MDZ	PC5 is not a good idea. 2 and 3 storey homes block light to surrounding properties	Not stated
077.3	Not Stated	Height of Buildings		Main Concerns: <ul style="list-style-type: none"> - Height of buildings impacting on sunlight - Distance of dwelling to side and rear boundaries - Loss of privacy - Removal of neighbours approval - Roberts St already has MDH - Effect on property values 	Not stated
078.3	Oppose	Height of Buildings		With the height of the buildings the light / sun will be diminished	Not stated
080.4	Support in Part	Infrastructure Capacity and Height	MRZO1	The current infrastructure demonstrates that Havelock Nth is incapable of supporting further intensive development.	Reduce the maximum proposed height of buildings from 11-12m down to the height of a single storey or maximum two storey building.
092.2	Oppose	Three Storey Dwellings	MRZ-O1 and MRZ-R16	There will be a loss of sunshine and views for neighbouring properties if 3 storey dwellings are constructed next to single storey dwellings.	That 3 storey dwellings be removed from the proposal.
096.5	Support with Amendment	Height		Any new rules allowing low-rise housing must take into consideration: <ul style="list-style-type: none"> • The removal of sunlight from adjacent homes; • The privacy of adjacent homes; • Under what circumstances do adjacent properties have no right of comment or objection • The site coverage of the low-rise. Is it right to allow buildings of two or three storeys to build right up to the boundary next to a single storey home? 	<ul style="list-style-type: none"> • Designate some city blocks as land for low-rise housing. e.g. the block bounded by Heretaunga Street West, Pakowai Road, Southampton Street West and Davis Street. It already contains a mixture of businesses and residential, and is close to the CBD, schools and parks. A block like this could easily contain apartment buildings of three stories without being out of place. • Only allow low-rise development on the southern side of a block to

				<ul style="list-style-type: none"> Only allow low-rise development on the southern side of a block to minimise shadowing of adjacent properties; Only allow low-rise development on the corners of some blocks to minimise shadowing of adjacent properties; <p>Units for businesses plus accommodation. There is a chronic shortage of units that have ground floor space for small businesses and start-up businesses with full accommodation above for the business owners to live in while they grow their business.</p>	<p>minimise shadowing of adjacent properties;</p> <ul style="list-style-type: none"> Only allow low-rise development on the corners of some blocks to minimise shadowing of adjacent properties; Encourage all new development in the CBD to be three to five stories high and to contain retail space, office space and apartments.
105.2	Oppose	Height of Dwellings		<p>I oppose allowing houses to be built up to three storeys high</p> <p>Hastings is a fantastic place to live, however it deeply concerns me that the pursuit of more sustainable housing will come at too high a price. Namely that housing intensification will decrease the liveability of suburbs. That the removal of decisions making steps to the consent process, will not navigate us out of the housing shortage we find ourselves in.</p>	I respectfully request that Hastings District Council does not progress this component of the Plan Change 5. I recommend that HDC continues to look for meaningful and functional solutions, within the incumbent approach.
110.1	Oppose	Height of Dwellings and Apartments		I oppose the building of 3 storey apartments or dwellings in residential areas. They impact on neighbours privacy and light.	Two storey dwellings are acceptable
113.1	Oppose	Height of Dwellings		Three storey residential buildings in Hastings would not only be an eyesore to the public, but it would also be a complete invasion of privacy to nearby residences. The medium density housing code in Sydney which is a large metropolis only allows for double storey residences to be built and is only allowed in certain areas where this type of housing is already established. This imposition is a great injustice to the residents of Hastings. To place 3	Alternatively new developing areas on the outskirts of Hastings town could potentially be considered for this type of housing.

				storey buildings in amongst mostly single story dwellings in our beautiful town is not in keeping with the culture, respect, wellbeing and quality of life for residences and to impose such a change of plan would be grossly unjust.	
114.1	Not Stated	Height of Dwellings		3 storey buildings should not be built in existing older neighbourhoods, but could be built in new subdivisions where consideration has been given to how they will sit in the environment. Impact reports could be required in areas where large numbers of houses are planned in older neighbourhoods.	That 3 storey builds be only allowed in new subdivisions.
115.3	Not Stated	Height of Dwellings		Not stated	That houses be no taller than 2 storeys but in keeping with the area in which they are to be built.

8. Infrastructure

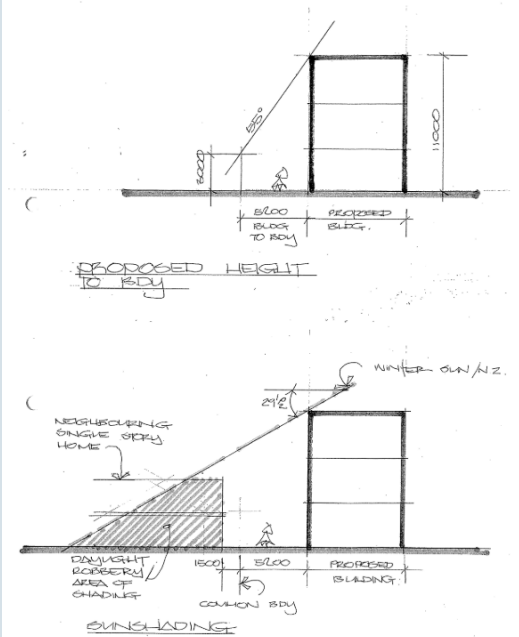
Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
012.5	Not Stated	School and civic infrastructure		How will the increase in population for these areas affect schools and civic utilities? These will need to be put in place before not after intensity occurs.	That the Council do not allow multiple sites in one area to have intensification of dwellings without consultation to the wider community but specifically to the neighbouring community so that individual dwellings owners do not get built out, and necessary infrastructure is put in place first
029.1	Support with Amendment	Gas Infrastructure	Planning maps	<p>Firstgas owns and operates gas transmission pipelines and other supporting above and below ground infrastructure that supply natural gas from Taranaki to residential, commercial, and industrial consumers throughout the North Island, including Hastings. The gas transmission network is recognised as both regionally and nationally significant infrastructure, and as a 'qualifying matter' under the NPS-UD. The gas transmission network is also identified as a lifeline utility within the Civil Defence Emergency Management Act 2002. The Firstgas transmission pipeline traverses the southern extend of the Hastings District terminating within a delivery point station southwest of the Hastings CBD, opposite the racecourse (see map</p>	<p>Firstgas seeks that a 'pipeline corridor' be provided for within the District Plan and shown on associated planning maps, which requires any increase of residential intensity, change of use to a sensitive activity and/or subdivision of site to consult with Firstgas to ensure that the activity does not result in any adverse effects on pipeline safety, integrity and continued operation of the pipeline. Firstgas seek the corridor to have dimensions of 120 metres (60m either side) of the transmission gas pipeline.</p> <p>Consultation (at no cost to consulting parties) would ensure that Firstgas are able to provide technical expertise early in residential and land developments to assess whether proposed developments present a risk to gas pipelines which may threaten the safety of people, property and the pipeline.</p> <p>It should be noted that Firstgas is not intending to prohibit development within the proposed pipeline corridor, and there</p>

				<p>below).</p> <p>Firstgas Network</p>  <p>Increased residential intensification within proximity to Firstgas pipelines and assets increases risks to the pipeline through land disturbance and use of excavation and thrust boring equipment. This submission seeks to ensure that an appropriate separation is provided between residential development and Firstgas pipelines and assets, and that inappropriate development does not occur within proximity to transmission pipelines. Overall the submissions seeks to ensure that the increased residential density enabled by plan change 5 occurs with adequate regard for the continued safe and efficient operation of the transmission pipeline, and that an appropriate pipeline corridor / setback is provided for to maintain safety for the pipeline, the community and the environment.</p>	<p>may be situations where development is appropriate, for example, if the pipe is actually smaller or operating at a lower pressure and/or if appropriate modifications can be made to the pipeline to minimise any identified risk – the pipeline corridor is a trigger to begin discussions with the party to ensure practicable steps are taken early to minimise risk.</p> <p>Firstgas also seeks that specific use and reference to the terminology of ‘qualifying matters’ is enabled within PC5, so as to ensure consistency with NPS-UD and to promote greater awareness of location of gas networks and safety considerations.</p>
036.3	Oppose	Infrastructure	MRZ-S14	<p>Does not believe infrastructure can cope with 3 storey houses/apartments. Hospital is under pressure, already hard to get appointment. Schools already have zoning due to too many wanting placement and not enough places available. It may not be a problem now, but when problems start it's too late to stop.</p>	N/A

053.3	Support with Amendment	Infrastructure		Landsdale request that services (in particular) be of a standard to support / match intensification, in a manner that considers existing, under construction and future housing. For example, Landsdale believe that consideration be given to managing backwater / tailwater in respect of the Brookvale Structure plan area. In doing so this will allow or further intensification in line with the mandate expressed through the NPS-UD and reflect the development constraints through the introduction of the NPS-HPL.	Commitment to service upgrades as necessary to affect Plan Change 5
057.2	Oppose	Infrastructure	Section 8.2 specifically Objectives HNR06, HNR07, and Policies HNRP9, HNRP10	1. The effect of increasing residential development on infrastructure.	This change should not go ahead.
067.2	Oppose in Part	Infrastructure	Objective HNR06 Objective HNR07 Policy HNRP10 Policy HNRP9	<p>Oppose MDH in Chambers St and Duart Road and block between.</p> <p>Reasons:</p> <ul style="list-style-type: none"> - 3 storey townhouses ruining character and appeal in this part of the Village - Strain on infrastructure & amenities - Interference with access to light and privacy to existing dwellings <p>Existing infrastructure issues to be dealt with - Multiple and regular water leaks, Sewer, Water restrictions, parking issues, traffic congestion, street safety</p> <p>How will Council deal with these existing infrastructure issues if MDH is allowed?</p>	The change to Medium Density Residential should not go ahead in relation to Chambers St and Duart Road and the residences in between.
078.4	Oppose	Wastewater Infrastructure		Concern whether the infrastructure regarding wastewater could affect my property	Not stated

095.1	Support in Part	Infrastructure		Existing one dwelling per site has only one family using the services ie, Water usage, waste water disposal, council provided waste disposal and power usage. So what will happen when this situation changes to multiple residents i.e., more water use, more waste disposal capacity, much more waste disposal collection and more power consumption. Will the existing services meet these increased demands, if not what plans are in place to meet the increased demands that will be needed.	Not stated
095.4	Support in Part	Infrastructure		With all these changes and the effect it has on present services how is the Council going to meet the costs to any upgrade required due to the plan change. Our rates are forever increasing and any extra rate increases will force those on a fixed income from their homes.	Not stated
108.3	Oppose	Infrastructure and amenities		Will the aging amenities in the area cope with more housing?	Not stated
114.3	Not Stated	Infrastructure		Consideration should be given to the need for increased or updated infrastructure	Consideration should be given to the need for increased or updated infrastructure

9. Medium Density Design Framework and Design Panel

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
004.2	Oppose	Medium Density Design Framework	Shading diagrams	<p>No shading diagrams are included in the Design Framework document. Any house intruding into a neighbours passive solar gain is destructive as the diagram below illustrates:</p> 	Not stated
004.4	Oppose	Medium Density Design Framework	Design Statement Requirements	Any architect, designer or developer can write this to validate their work. The greatest designers around the world have never written one.	Remove the need for a design statement

008.18	Support with Amendment	Medium Density Design Framework	Cover page and Page 7 of the Design Framework	Perhaps it is meant to be a street, but it can easily be mistaken for a driveway. Illustrated examples in this guide should clearly demonstrate behaviour that supports walking and pedestrian safety.	Remove the red car that appears to be parked on a driveway and blocking the footpath.
008.19	Support with Amendment	Medium Density Design Framework	Design Checklist 2.8 – Page 9	How vehicles will access parking and how this may impact pedestrians / cyclists is also an important consideration	Amend to include the following questions: <u>Do vehicle accessways minimise their impact on pedestrian / cyclist safety or accessibility?</u>
008.20	Support with Amendment	Medium Density Design Framework	CRD Assessment Matters – page 11	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development wherever possible. This is well-stated in the Design Framework and should be repeated here.	Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located <u>near, away from the street further within the site and accessed from the rear of the site.</u> Minimise vehicle crossings, <u>use rear lanes and combine vehicle accessways when possible to and provide a safer pedestrian environment. By combining vehicle accessways or using rear lanes.</u>
020.4	Oppose	Medium Density Design Framework	CRD Assessment Matters	Turning the design guide into an assessment tool	Council does not go ahead with the proposed rule changes
034.8	Support with Amendment	Medium Density Design Framework / Design Panel		Ensure the Medium Density Framework has been strengthened sufficiently that its provisions will result in positive, high quality outcomes, given the projects will be non-notified.	Establishment of a design panel to review all proposals before consent is granted, and before sign off as part of CCC.
037.4	Oppose	Medium Density Design Framework	CRD Assessment Matters	I believe the medium density framework negates current home own choices	That apartment blocks and all new housing not exceed a 2 story limit so maintaining the current integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of plan change 5 will change Mayfair in a drastic and detrimental way.
050.4	Oppose in Part	Hastings Medium		Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.	1. Kāinga Ora seeks the Design Guidelines are removed from within the District

		Density Design Guidance		<p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>Plan and are treated as non-statutory tool, outside of the District Plan.</p> <ol style="list-style-type: none"> 2. Delete all references to the Design Guidelines and in any requirement to meet or follow the Design Guidelines in the provisions of the Plan. 3. Where particular design outcomes are to be achieved, these should be specifically stated in policies and matters of discretion. Specific examples are illustrated and sought in this submission. 4. If the relief sought in this submission point is not granted, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified, and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development. 5. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document. 6. Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.
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052.1	Oppose	Medium Density Housing Strategy		Oppose the specific provisions because it would promote overcrowding of buildings and population especially because low rise apartments are being intensified in various areas.	Not stated
100.18	Support	Medium Density Design Guide (Design Framework)		This is a good publication with good information in an easy format that is great for client discussions. .	The submitter encourages the Council to be assured that this Design Framework has adequate provisions and standards included to support high-quality medium density development outcomes, given that projects are proposed to be non-notified
100.19	Support	Design Panel		A design panel provides high quality advice to Council and Council officers on important issues that will influence the local community for generations. The existence of urban design panels around the country can ensure that the Council can be both efficient and effective in its implementation. The Institute has most recently been involved in the development and appointments process to the recently established Tauranga City Council urban design panel.	The Branch encourages Council to consider using the established Aesthetic Design Panel more, making the use of such mandatory for Commercial and MDZ properties.

10. Privacy

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
056.1	Oppose	Privacy		Property directly borders two sites for MDH which will impact private life and freedom of enjoyment of property with development 1m from boundary lines.	Revocation of non-notification for neighbouring properties for 2+ storey development.
077.5	Not Stated	Privacy		Main Concerns: <ul style="list-style-type: none"> - Height of buildings impacting on sunlight - Distance of dwelling to side and rear boundaries - Loss of privacy - Removal of neighbours approval - Roberts St already has MDH - Effect on property values 	Not stated

11. Property values

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
005.4	Oppose	Property Values	Plan Change 5	Concern over the devaluation of my home. Have been a home owner for 83 years.	Not to allow the plan change.
012.11	Oppose	Property Values	Plan Change 5	Many people have chosen to move to areas like Hastings in part for all the benefits of space and amenity. To then find you could be built out all around you must be devastating, as well as devaluing the home that is often your biggest asset (this also for long term residents of Hastings).	That a change is made to the plan so that all parties affected by land use change are notified and given the chance to object and/or call for modification to buildings plans and/or consent.
014.2	Oppose	Property Values		Will greater number of houses alongside existing homes, particularly if bigger than one storey, detrimentally impact the value of existing homes?	Consultation with neighbours impacted by more homes being built alongside them, especially where greater than a single storey, is a requirement and a right. Maintain affected party consent.
040.6	Oppose	Property Values	The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments. The number of houses that can be built on a site The removal of the need for affected parties consents or neighbours approval The use of the Hastings Medium Density Design	Concern that the above issues will impact current and future property values.	Concern that the above issues will impact current and future property values.

			Framework as a key assessment tool Rule MRZ		
054.3	Oppose	Property Values	The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments. The number of houses that can be built on a site The removal of the need for affected parties consents or neighbours approval The use of the Hastings Medium Density Design Framework as a key assessment tool	Will decrease current and future property values	No to condensed housing of our existing family homes [no medium density housing within existing established suburbs and neighbourhoods].
058.1	Oppose	Property Values	Plan Change 5	Opposed to Government scheme of building low quality 3 storey houses close to the boundary of neighbouring sections. Kāinga Ora houses in Plunket Street, Karamu Road, Grove Road and other streets around Hastings can see these as becoming future slum areas. Does not want the equivalent decimating property value in Roberts Street.	Not stated
075.1	Oppose	Property Values		Do not need this sort of housing in NZ nor Hastings. This low value housing will lower the value of surrounding houses. England has this sort of housing and it segregates the wealthy and poor – no in between. Too much Kāinga Ora housing already.	Not stated

077.6	Not Stated	Property Values		Main Concerns: <ul style="list-style-type: none"> - Height of buildings impacting on sunlight - Distance of dwellings to side and rear boundaries - Loss of privacy - Removal of neighbours approval - Roberts St already has MDH - Effect on property values 	Not stated
078.7	Oppose	Property Values		My property could / will devalue	Not stated
094.2	Oppose	Property Values		Property valuations will be affected and not necessarily in a positive way.	Retain the need of affected party's consents or neighbours approval.
095.3	Oppose	Building Height and Building Coverage requirements		Developments taking place next to my property, reducing the sunlight due to new building height and area coverage that give no green areas or tree plantings will not be helpful to my living standards I have with the current situation and will most certainly have an effect on my property value.	Not stated

12. Retirement Village Provision

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
081.4	Oppose	Rule Framework	Residential Overview Chapter and Medium Density Residential Zone	<p>Opposes the Hastings Medium Density Framework applying to Retirement Villages.</p> <p>Additional specific objectives and policies are needed to address the NPS-UD and better enable the provision of a diverse range of retirement housing and care options in the District. Provision should be made for retirement villages as a restricted discretionary activity.</p>	<p>Include a retirement-village specific objective, policy and rule framework (set out in Appendix2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.</p>
081.5	Oppose	Matters of Discretion		<p>Matters of Discretion should be clear and focussed on effects of retirement villages.</p> <p>Opposes the Hastings Residential Design Guide applying to retirement villages, which is not fit for purpose for this housing type.</p>	<p>Policy framework within the Enabling Housing Act should inform matters of discretion.</p> <p>Do not apply the Intensive Residential Design Guide to retirement village assessment.</p> <p>Recognise positive effects of retirement villages.</p>
085.1	Oppose	Rule Framework		<p>Ryman adopts the Retirement Village Association of NZ submission.</p> <p>PC5 could have a significant impact on the provision of housing and care for Hastings growing ageing population. There is a real risk that the changes will delay necessary retirement and aged care accommodation in the region.</p>	<p>Include a retirement-village specific objective, policy and rule framework (set out in Appendix 2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.</p>
085.4	Oppose	Matters of Discretion		<p>Matters of Discretion should be clear and focussed on effects of retirement villages.</p>	<p>Policy framework within the Enabling Housing Act should inform matters of discretion.</p>

				<p>Opposes the Hastings Residential Design Guide applying to retirement villages, which is not fit for purpose for this housing type.</p>	<p>Do not apply the Intensive Residential Design Guide to retirement village assessment.</p> <p>Recognise positive effects of retirement villages.</p>
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13. Trees

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
046.1	N/A	Trees	Section 18.1 – Heritage Items and Notable Trees	Protection of Native Totara tree at 322 Frimley road by registering tree under the Notable Tree register for protection.	1. To add the Totara tree located at 322 Frimley road to the Notable Tree Register under the District Plan.

14. Section 2.4 – Urban Strategy

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.2	Support with Amendment	Objectives and Policies	UDO8(b)	Integration with a quality active (walking and cycling) transport network is equally important to supporting and enabling residential intensification.	Amend to the following: UDO8 Enable more people, business, and community services to live and be located in, areas of the Hastings urban environment in which one or more of the following apply: a. the area is in or near a commercial zone or an area with many employment opportunities; b. the area is well-served by existing and planned public <u>and active</u> transport c. there is high demand for housing or for business land in the area, relative to other areas of the urban environment.
008.3	Support with Amendment	Objectives and Policies	UDP15	Integration with a quality active (walking and cycling) transport network is equally important to supporting and enabling residential intensification.	Amend to: “Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open space, public <u>and active</u> transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.
016.5	Support with Amendment	Policy	UDP14	HPUDS promotes fitting more houses into existing neighbourhoods rather than rezoning rural land to meet housing demand. This strategy envisaged 130 new houses in the Haumoana / Te Awanga areas over 3 sites to 2045. The Haumoana site 5.8ha (28 lots) is developed, the Te Awanga Terraces 11.4 ha site	Amend to allow for Te Awanga

				(80 lots) is ½ complete, and Clifton Bay 3.91 ha site at 380 Clifton Road is the third area. The cape coast including Clive, Haumoana and Te Awanga are a community of interest in Hastings District and we view that this residential site at 380 Clifton Road Te Awanga can accommodate a medium density comprehensive design. Building more houses on land already zoned residential is the way to increase efficiency and housing without moving into more rural and plains land.	
028.1	Not Stated		New	Fire and Emergency consider that Chapter 2.4 'Urban Strategy' does not currently have a clear objective and policy framework requiring all urban development to be adequately serviced with existing or planned infrastructure, including three waters. Directing plan users to the Hawke's Bay Regional Policy Statement and a policy specifically tailored to structure plans does not provide a clear overarching direction for urban development in the district with regard to the provision of adequate infrastructure. As such, Fire and Emergency seek a new objective and policy to be incorporated into the District Plan to ensure that infrastructure is appropriately planned for and provided as development / intensification is enabled.	<p>Add a new objective as follows:</p> <p>Objective UDOX <i>Enable subdivision, use, or development where:</i></p> <ol style="list-style-type: none"> <i>1. sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> <i>2. It can be satisfactorily serviced through an alternative means where existing three water infrastructure capacity is insufficient.</i> <p>Add a new policy as follows:</p> <p>UPDX <i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i></p>
050.16	Support in Part	2.4 Urban Strategy	2.4.2 Anticipated Outcomes – UDAO2	Kāinga Ora support increased intensification of the existing urban environment whilst maintaining acceptable levels of residential amenity; however 'acceptable' should be linked back to the planned built environment to be enabling of change within the urban context.	<p>Amendments sought:</p> <p>Increased intensification of the existing urban environments, while maintaining acceptable levels of residential amenity <u>in accordance with the planned built environment</u>.</p>

050.17	Support	2.4 Urban Strategy	2.4.2 Anticipated Outcomes – AOUD5	Kāinga Ora support the provision for papakāinga housing; however, this should not be limited to Maori land and should be able to be delivered on general title land within the urban environment.	In the absence of this plan change proposing amendments to the existing papakāinga provisions within chapter 21, Kāinga Ora request that a separate plan change is prepared and notified. The plan change should create a more enabling framework for papakāinga developments, particularly to accommodate papakāinga housing on general title land and provide the activity a lower risk consenting pathway within the urban environment, similar to other residential activities.
050.18	Support	2.4 Urban Strategy	2.4.3 Objectives and Policies – UDO8	Kāinga Ora support the strategic location of development in close proximity to amenities and services. This objective then directs the introduction of the proposed Medium Density Zone of which Kāinga Ora generally support in principle with amendments as sought within this submission.	<ol style="list-style-type: none"> 1. Retain objective as notified. 2. Increase the spatial application of the Medium Density Zone to reflect accessibility and connectivity of this zone to the key centres of Hastings, Havelock North and Flaxmere as shown in Appendix 2* <p><i>*(Refer to full submission for maps).</i></p>
050.19	Support	2.4 Urban Strategy	Policy UDP14	Kāinga Ora support the provision for greater building heights and density of development that is commensurate with the areas' accessibility to commercial activities, community services and the relative demand for housing and business use in that location.	<ol style="list-style-type: none"> 1. Retain policy as notified. 2. In the absence of scope within this plan change, Kāinga Ora request that a separate plan change be prepared and notified to ensure provisions relating to commercial centres are reflective of the surrounding zoning. Through this plan change, and the adoption of the MDRS height standard, the planned built environment for the Medium Density Zone is greater than the height enabled for the centre zones. Whilst the increased height enabled within the Medium Density Zone is supported, the step down to a permitted height of 9m

					in the centre zones is not supported and should be resolved as soon as possible.
082.1	Oppose	Green Belt between Hastings and Havelock North	Objective UDO4 & Policy UDP11	The policies support the maintenance of distinct urban and Plains Production zone boundaries. There is no evidence that the community has sought the boundary between Hastings and Havelock North to be kept separate.	Provide proof and facts that the boundary between Hastings and Havelock North needs to be kept separate.
107.3	Support with Amendment	Entire Section	All section 2.4	<p>Waka Kotahi is concerned that the anticipated outcomes, objectives and policies of section 2.4 Urban Strategy continue to align with Operative District Plan provisions rather than focusing on implementing the NPS-UD defined objectives, and policies. The submitter would expect to see a stronger objective and policy framework for land-use / transport integration and introduction of active transport. Such an approach would align better with the NPS-UD and help to support transport outcomes needed to achieve a well-functioning urban environment. Anticipated outcomes UDO1 and UDO2 continue to use terms such as “well-functioning residential market” and “compact development” which are not consistent with the NPS-UD objective of a “well-functioning urban environment”.</p> <p>Objective UDO8 is aligned with Objective 3 of the NPS-UD, however, the key objective of a “well-functioning urban environment” and other NPS-UD objectives that require a planned and integrated approach to infrastructure with a focus on active and public transport have not been included. Amendments should be made to implement the objectives of the NPS-UD.</p>	<p>Support subject to various amendments to proposed plan change 5 to address the issues raised including but not limited to:</p> <ul style="list-style-type: none"> • incorporating land use / transport integration objectives and policies; • reference to active transport, and • Ensure better alignment and implementation with NPS – UD objectives, policies and definitions <p>Concern that Policy UDP15 is more of a directive method and may be better satisfied through other local government processes which will ensure sufficient infrastructure capacity. Should this policy be retained however it should also include a reference to active and public transport modes.</p>

				<p>The submitter supports the general intent of the policies UDP14 and UDP15, however requests amendments to better implement the NPS-UD objectives including the need for policies to achieve:</p> <ul style="list-style-type: none"> • a “well-functioning urban environment” • an integrated approach to infrastructure and urban planning and funding decisions • focus on recognising the importance of accessibility including active and public transport as required in the NPS-UD. 	
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15. Section 2.6 – Medium Density Housing Strategy

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.4	Support with Amendment	MDHS	Section 2.6.2.2	Integration with a quality active (walking and cycling) transport network is equally important to supporting and enabling residential intensification.	Amend to: “The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public <u>and active transport networks</u> are most accessible and available.
008.5	Support with Amendment	MDHS	Policy MDP2	Integration with a quality active (walking and cycling) transport network is equally important to supporting and enabling residential intensification.	Amend to: Provide for comprehensive residential development in areas with infrastructure capacity for higher housing yields by zoning the appropriate locations for such development ‘Medium Density Residential Zone’ and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public <u>and active transport networks</u> .
016.4	Support with Amendment	MDHS	2.6.4 MDO1	Clifton Bay Ltd are owners of a 3.914ha property at 380 Clifton Road, Te Awanga which is currently zoned for residential lifestyle block development. The site at 380 Clifton Road is considered a suitable site for a comprehensive medium density housing development. It provides a “blank sheet” opportunity for a specifically designed medium density housing. Building more houses on land already zoned for residential development is the way to increase	Amend to allow for Te Awanga

				efficiency and housing without moving into more rural and plains land.	
028.2	Support	MDHS	Policy MDP2	Fire and Emergency supports Policy MDP2 insofar as the policy seeks to provide for comprehensive residential development in areas with the infrastructure capacity for high densities.	Retain as drafted.
028.3	Not Stated	MDHS	New	Fire and Emergency consider that Chapter 2.6 'Medium Density Housing Strategy' does not currently have a clear objective and policy framework requiring all medium density housing to be adequately serviced by existing or planned infrastructure, specifically three waters. A policy specifically tailored to comprehensive residential developments is insufficient for providing a clear, overarching direction for medium density housing in the district in regard to the provision of adequate infrastructure. As such, Fire and Emergency seek a new objective and policy framework to be incorporated to ensure that infrastructure is appropriately planned for and provided as development / intensification is enabled.	<p>Add a new objective as follows: Objective MDOX <i>Enable subdivision, use, or development where:</i> <i>1. sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> <i>2. It can be satisfactorily serviced through an alternative means where existing three water infrastructure capacity is insufficient.</i></p> <p>Add a new policy as follows: MPDX <i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i></p>
050.20	Support in Part	2.6 Medium Density Housing Strategy	Introduction	Kāinga Ora support the intent to deliver an urban environment with good access to amenity; however, this should link to the planned built environment to enable the delivery of an altered urban form to address the need to consolidate the existing urban environment and reduce further urban sprawl.	<p>Amendment sought.</p> <p>In achieving compact development, the Council recognises that it must carefully manage the existing residential environment to ensure that there is a sustainable supply and range of housing typologies and that urban amenity levels are <u>delivered in accordance with the planned built environment</u>. not decreased.</p>

050.21	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.2.2 Hastings Urban Design Framework 2010	<p>Kāinga Ora oppose the inclusion of design guidance, as a non-statutory document, within the District Plan. Accordingly, Kāinga Ora requests that any reference to the design guide within the District Plan be deleted.</p> <p>Kāinga Ora oppose the inclusion of a separate activity pathway through the use of Comprehensive Residential Development. Kāinga Ora considers it appropriate to rely on the standards of the relevant zone to regulate the level of activity appropriate for a site as opposed to two pathways that could be used.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seek the deletion of and reference to design guidelines within the District Plan. 2. Kāinga Ora seek the deletion of all references and provisions relating to Comprehensive Residential Development. <p>Amendments sought:</p> <p>The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public transport are most accessible and available. These areas are be zoned the Medium Density Residential Zone. Within this zone, the District Plan provisions along with the Hastings Residential Intensification Design Guide therefore establishes key design parameters and principles for the construction of medium density development. and promotes it in the form of Comprehensive Residential Development. This is a form of development that requires an integrated approach to medium density housing. The purpose of establishing parameters to promote Comprehensive Residential Development is to produce high quality medium density housing that is suited to Hastings residential environment. Comprehensive Residential Development means a residential development that comprises 3-2 or more additional residential buildings on a site at a density of 20-40 residential buildings per hectare of land and that incorporates an overall integrated</p>
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					design of buildings, infrastructure and landscaping. Comprehensive Residential Development can occur separately as a land use application or concurrently with a subdivision application, include subdivision of the proposed residential buildings, though it is not a requirement. However, subdivision prior to a Comprehensive Residential Development cannot occur, except for the creation of superlots for the purposes of comprehensive residential development (most likely in greenfield locations).
050.22	Support in Part	2.6 Medium Density Housing Strategy	2.6.3 Anticipated Outcomes – MDSA01	Kāinga Ora support the desired outcome of high levels of amenity, however, this is subjective and should be referred back to the planned built environment to enable the change in the urban form that is anticipated through this plan change.	Amendments sought: Medium density development that provides high levels of environmental amenity <u>in accordance with the planned built environment</u> .
050.23	Support	2.6 Medium Density Housing Strategy	2.6.3 Anticipated Outcomes – MDSA03	Kāinga Ora support enabling medium density development as a means of establishing a compact character and sustainable urban form.	Retain as notified.
050.24	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and Policies – MDO1	Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development. The deletion of this reference within the objective does not detract from the purpose and intent, with the objective continuing to seek to promote residential intensification in the appropriate and identified locations. It is the view of Kāinga Ora that these appropriate and identified locations should be an expanded Medium Density Zone.	Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development Amendments sought: Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, Flaxmere and Havelock North.
050.25	Support in Part	2.6 Medium Density	2.6.4 Objectives and Policies – MDP1	Kāinga Ora support the purpose of this policy, however, consider it appropriate to link the	Amendments sought:

		Housing Strategy		policy back to the requirements of the NPS-UD through the use of ‘a well-functioning urban environment’ rather than a high quality living environment.	<i>Ensure that residential intensification occurs in close proximity to high amenity open spaces, urban centres and public transport routes, to contribute to a high quality living well-functioning urban environment for residents and the wider community.</i>
050.26	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and Policies – MDP2	Kāinga Ora oppose the use of a separate activity pathway for more intensive residential development. The performance standards of the relevant zone should be sufficient to regulate the scale of residential activity and development that is considered appropriate for the zone.	<p>Consistent with the relief sought, Kāinga Ora request the deletion of all provisions and references to Comprehensive Residential Development.</p> <p>Amendments sought:</p> <p><i>Provide for comprehensive residential development residential intensification in areas with infrastructure capacity for higher housing yields by zoning the appropriate locations for such development 'City Living' Medium Density Residential Zone. and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public transport. identifying in the Plan other urban areas that are also suitable for comprehensive residential development.</i></p>
050.27	Support in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and policies – MDO2	Kāinga Ora support the intent of this objective; however, high levels of environmental amenity is a subjective and vague statement. The objective should refer back to the planned built environment to enable the change in the urban form that is sought through this plan change.	<p>Amendments sought:</p> <p>Ensure that residential intensification provides high levels of environmental amenity <u>in accordance with the planned built environment.</u></p>
050.28	Oppose in Part	2.6 Medium Density	2.6.4 Objectives and Policies – MDP3	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development.	Amendments sought:

		Housing Strategy		Kāinga Ora request that this policy be amended to relate to residential intensification with the same outcomes sought; however, these should then refer back to the planned built environment.	<i>Promote residential intensification in the form of comprehensive residential development to ensure that high yield residential development is designed in a highly integrated manner that will provide high levels of amenity and liveability <u>consistent with the planned built environment.</u></i>
050.29	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and Policies - MDP4	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development. Moreover, Kāinga Ora consider this policy to be applicable to all residential developments and therefore request its retention, as amended.	Amendments sought: <i>Ensure that comprehensive residential developments have a strong interface with adjacent public spaces to create safe and interesting streets and parks which encourage people to walk, cycle and enjoy.</i>
050.30	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and Policies – MDP5	Kāinga Ora consider that this requirement, in accordance with policy 1 of the NPS-UD, should apply to all residential development. Moreover, consistent with the relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development.	Amendments sought: <i>Encourage comprehensive residential development to offer a diverse range of housing typologies and sizes to provide for the housing needs of the Hastings community.</i>
050.31	Support in Part	2.6 Medium Density Housing Strategy	2.6.4 Objectives and Policies – MDP6	Kāinga Ora request that this policy be amended to link back to the planned built environment to enable the change in the urban form that is sought through this plan change.	<i>Ensure that infill subdivision and development is undertaken in a manner that provides a good level of amenity for future residents, neighbouring residents and the streetscape <u>in accordance with the planned built environment.</u></i>
050.32	Support in Part	2.6 Medium Density Housing Strategy	2.6.5 Methods - General	Kāinga Ora support the differentiation between the General and Medium Density Zone environments; however, the provisions as drafted are contrary to this through the enablement of CRD within the General Residential Zone that will result in the delivery of housing at a density that is intended for the Medium Density Zone.	Consistent with the relief sought within this submission, Kāinga Ora seeks: 1. the removal of the CRD provisions in the District Plan; 2. more enabling provisions appropriate for a General Residential Zone; and

					<p>3. the increased spatial application (with amended provisions) of the Medium Density Zone as shown through planning maps included within Appendix 2*</p> <p><i>*(Refer to full submission for maps).</i></p>
050.33	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.5 Methods – Hastings Residential Environment and Havelock North Residential Environment	<p>Kāinga Ora oppose the intent to retain existing character within the General Residential Zone as a general methodology and seeks this be deleted from the provisions and replaced with reference to the planned built environment. This will ensure that development within character areas is consistent with the surrounding environment as intended, whilst not stifling increased residential development within the General Residential Zone that are not identified as character zones.</p>	<p>Amendments sought:</p> <p>The purpose of this section is to manage the residential environment to ensure quality urban development that retains existing character and that is undertaken in accordance with sustainable development practices <u>and the planned built environment.</u></p>
050.34	Oppose in Part	2.6 Medium Density Housing Strategy	2.6.5 Methods – Hastings Medium Density Design Framework 2022	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>Delete reference to design guides within the plan: Hastings Medium Density Design Framework 2022 This document provides a resource with practical guidance to achieve high quality, well designed and sustainable compact housing developments. The framework helps to ensure that developments achieve the best outcomes for residents and neighbours when land is developed more intensively. Guidance within this document helps land owners and developers to meet the assessment matters in the Medium Density Residential and General Residential Zones for Comprehensive Residential Developments.</p>

107.4	Support with Amendment	MDHS	Entire section 2.6 Medium Density Housing Strategy	The proposed amendments to section 2.6 do not achieve the intent of the objectives and policies of the NPS-UD. Anticipated Outcome 2.6.4 does not use terms clearly defined or consistent with NPS-UD objectives, particularly that of providing a “well-functioning urban environment”. There is no analysis or evidence base to transparently explain where and how much Medium Density Zoned land is required to satisfy demand and / or meet the NPS-UD objectives and policies, particularly an integrated approach to transport and land use and accessibility to active and public transport.	Support subject to various amendments to address the submissions of Waka Kotahi and ensure it better aligns and implements the objectives, policies and definitions in the NPS.
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16. RESZ – Residential Overview

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.6	Support with Amendment	Residential Zone Overview	RESZ-O4 - Infrastructure	Residential intensification without sufficient active transport infrastructure risks increasing reliance on private motor vehicles and total vehicle kilometres travelled.	Amend to: “Residential intensification and development is supported by sufficient three waters and roading infrastructure, <u>including active transport infrastructure.</u> ”
008.7	Support with Amendment	Residential Zone Overview	RESZ-P5 - Infrastructure	Make these amendments to ensure that active transport is considered when assessing the roading infrastructure network.	Amend to: “Ensure that the three waters and roading infrastructure network <u>(including active transport)</u> has sufficient capacity to accommodate development prior to it occurring.
008.8	Support with Amendment	Residential Zone Overview	RESZ-MAT1 (6)	To support increased uptake of active and public transport, any potential changes to vehicle movements should first consider and mitigate anticipated effects on the most vulnerable road users.	Amend to: “The number of vehicle movements anticipated by the activity and the effects on the safety and efficient operation of the adjoining road network, <u>particularly the effects on the safety and accessibility of pedestrians, cyclists, and other active transport or micromobility users...</u> ”
028.4	Support	Residential Zone Overview	RESZ-O1 - Purpose	Fire and Emergency supports RESZ-O1 insofar as the objective seeks to allow activities in the residential zone that support the health and wellbeing of people and communities, including emergency service facilities. Fire and Emergency may have an operational and / or functional need to establish a station and / or function in the Residential Zone to provide for the wellbeing of urban communities.	Retain as drafted.
028.5	Support	Residential Zone Overview	RESZ-O4 – Infrastructure	Fire and Emergency supports RESZ-O4 insofar as it seeks to ensure residential intensification and	Retain as drafted.

				development is supported by sufficient three waters and roading infrastructure.	
028.6	Support	Residential Zone Overview	RESZ-P5 – Infrastructure	Fire and Emergency supports RESZ-P5 insofar as the policy seeks to ensure that the three waters and roading network has sufficient capacity to accommodate development prior to it occurring.	Retain as drafted.
028.7	Support in Part	Residential Zone Overview	RESZ-MAT1 – Visitor Accommodation, Education Facility, Places of Assembly, Emergency Service Activities, Non-Residential Care Facilities, Rest Home Care	Fire and Emergency supports RESZ-MAT 1 insofar as the matters of control or discretion include the adequate provision of infrastructure (including three waters) and the safe location and design of access. However, Fire and Emergency seeks for RESZ-MAT1 to include the provision of firefighting water supply.	Amend as follows: ... <i>4. Adequate infrastructure (water supply including firefighting water supply, wastewater and stormwater) to service the proposed activity (based on when activity is at 100% occupancy / capacity, where relevant);</i>
028.8	Support in Part	Residential Zone Overview	RESZ-MAT4 – Relocated Buildings	Fire and Emergency seeks for RESZ-MAT4 to include the provision of adequate infrastructure, including a firefighting water supply, for relocated buildings.	Amend as follows: ... <i>x. Adequate infrastructure (water supply, firefighting water supply, wastewater and stormwater) to service the relocated building.</i>
050.8	Support	Residential Zone Overview	Introduction	Kāinga Ora support the general intent stated through this introduction, particularly the identification of the need to provide a range of housing options in locations that meet the demand as well as the needs of the community.	Retain as notified.
050.9	Support	Residential Zone Overview	Objectives – RESZ-O2	Kāinga Ora support the inclusion of an objective that seeks the creation of and contribution to well-functioning urban environments, in accordance with Objective 1 and Policy 1 of the NPS-UD.	Retain as notified.
050.10	Support	Residential Zone Overview	Objectives – RESZ-O3	Kāinga Ora support the inclusion of an objective that requires development to be undertaken in accordance with the ‘planned built environment’ and the character anticipated for	Retain as notified.

				each zone. Relating character and amenity of an urban setting back to the planned built environment rather than the existing character, ensures that the District Plan is enabling of change in both character and amenity values over time.	
050.11	Oppose in Part	Residential Zone Overview	Policies – RESZ-P2	Kāinga Ora support the management of effects associated with residential activities and development; however, oppose the inclusion of reference to the Hastings Medium Density Design Framework 2022 as a non-statutory document, within the statutory document of the District Plan.	Amendments sought: Manage the effects of residential activities and development to ensure a <u>level of amenity</u> quality living environment that is <u>consistent with the Hastings Medium Density Design Framework 2022</u> relative to the particular planned built form environment sought for the zone.
050.12	Oppose in Part	Residential Zone Overview	Policies – RESZ-P4	Kāinga Ora support the provision for and intention to deliver compact urban development in order to help safeguard productive land; however, consider that the connection made within this policy to the characteristics of the particular residential environment is inappropriate and rather this should refer to the character of the planned built environment.	Amendments sought: Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the <u>particular residential planned built</u> environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.
050.13	Oppose in Part	Residential Zone Overview	Policies – RESZ-P6	Kāinga Ora support the management of effects associated with activities that support the health and wellbeing of people and communities; however, rather than referring the assessment back to the character of the particular zone, the policy should refer to the planned built environment.	Amendments sought: Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment in accordance with the <u>and planned built form character</u> of the particular zone.
050.14	Oppose	Residential Zone Overview	General Standards for Relocated Buildings Application in all Residential Zones	Kāinga Ora oppose the use of a separate activity pathway for relocatable homes and consider that provisions for residential activities and buildings within the respective zone chapters are sufficient to regulate the potential effects of such buildings and to ensure that such buildings	Kāinga Ora seek all provisions relating specifically to relocatable buildings be deleted from the plan.

				are consistent with the character and amenity of the planned built environment.	
050.15	Oppose	Residential Zone Overview	Standards – RESZ-MAT4	<p>Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable homes.</p> <p>Notwithstanding the relief sought, Kāinga Ora oppose the matter of discretion requiring the assessment of how a relocatable building will maintain the amenity of the streetscape. The assessment of the impact of the building should be against the intentions of the planned built environment.</p>	Delete all provisions relating to relocatable homes.
061.7	Oppose in Part	Residential Zone Overview	Objective RESZ-O6 – Urban Growth	The Heretaunga Plains Urban Development Strategy is a non-statutory document that has been prepared by Council with limited public input, and without an opportunity for the public to challenge the strategy, and therefore should to be relied on to make decisions on resource consent applications.	Remove reference to the Heretaunga Plains Urban Development Strategy
061.8	Support	Residential Zones Overview	Policy RESZ-P4 – Managing Growth	This policy encourage infill subdivision and development within existing urban areas	Retain this policy and amend the provisions of the medium density residential zone to be consistent with this policy.
107.6	Support with Amendment	Residential Zones Overview Chapter	Entire Section	<p>Support the general intent of the objectives and policies of this zone but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of the NPS-UD. Waka Kotahi requests that the focus and wording of the objectives and policies is changed from a focus on residential activities and compact land use to a community outcome focussed approach of “a well-functioning urban environment” as defined in the NPS-UD.</p> <p>Specifically Waka Kotahi supports the general intent of objective RESZ-O4 and policy RESZ-P5 but requests that the objectives and policies in</p>	Support subject to amendments to the objectives and policies to address the Waka Kotahi submissions and to better implement the intention, objectives and policies of the NPS-UD.

				<p>this chapter are amended to better align with the NPS-UD to require development to be plan-enabled with integrated urban development infrastructure planning and funding decisions, as well as a focus on active and public transport rather than “roading”.</p>	
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17. MRZ - Medium Density Residential Zone

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.1	Support	MRZ	Entire Section	We support the inclusion of the MRZ chapter in the District Plan	Support
008.9	Support with Amendment	MRZ	MRZ - Overview	Integration with a quality active transport (ie walking and cycling) network is equally important to supporting and enabling residential intensification.	Amend to: “Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public <u>and active</u> transport are most accessible and that development is of a high quality and design that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework”.
050.113	Support in Part	MRZ	General	<p>Kāinga Ora are supportive of the creation of a Medium Density Zone within the Hastings District Plan; however, consistent with relief sought throughout this submission, oppose the use of CRD as a separate activity pathway and mechanism to enable more intensive residential development.</p> <p>Kāinga Ora support a more enabling planning framework, and seek that the Medium Density Zone be amended to be applied across the existing Hastings General Residential and City Living Zone in addition to an 800m walkable catchment from the Flaxmere and Havelock North commercial centres, with provisions that set a clear expectation for outcomes and intensification through the consenting framework.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seek the spatial application of the Medium Density Zone be increased, in accordance with the maps shown in their full submission. 2. Kāinga Ora seek that provisions within the Medium Density Zone are amended, consistent with the relief sought throughout this submission.

050.114	Support in Part	MRZ	Overview	Whilst Kāinga Ora support the general intent of the Medium Density Zone, reference to 'storeys' within the overview of the zone is opposed and instead the permitted heights within performance standards should be relied upon.	Amendments sought: The purpose of the Medium Density Residential Zone is to provide for a more compact form of residential development through the use of housing typologies such as detached townhouses, attached duplexes, terraced housing, and low-rise apartments. Two and Three storey buildings are appropriate in this zone.
050.115	Oppose in Part	MRZ	Overview	Kāinga Ora do not support inclusion of and reference to the design framework, being a non-statutory document, within the District Plan. This should be replaced with 'consistent with the planned built environment' to then direct the appropriateness of a development towards the anticipated outcomes, objectives, policies and performance standards of the Plan.	Amendments sought: Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public transport are most accessible and that development is of a high quality and design that is consistent with the planned built environment, principles and key design elements of the Hastings Medium Density Design Framework.
103.2	Support with Amendment	MRZ	Entire section	The submitter seeks amendments to the MRZ provisions that result in greater clarity and greater flexibility for design outcomes to be realised and particularly on larger sites such as 221 Wolseley Street where the size and current configuration of the site is considered to have significant redevelopment potential.	The submitter seeks the following relief: <ul style="list-style-type: none"> • Amendments to the MRZ to provide greater design flexibility and clarity, particularly on larger sites that can potential accommodate greater density and height; and • Any other subsequent or consequential changes that are required to give effect to the relief sought by the submitter.
107.5	Support with Amendment	MRZ	Entire MRZ section	General support for the intent of this zone, however request amendments to the objectives, policies, and rules to ensure that the MRZ is consistent with the NPS-UD.	Amendments to address the submission and ensure alignment and implementation of the objectives, policies and definitions of the NPS.

				<p>Waka Kotahi is concerned that there is no analysis or evidence provided to show how and where the medium density residential zone and associated rule framework will implement the NPS-UD and satisfy the demand for housing (identified in the Housing Capacity Analysis (HCA)) for the short, medium and long term. A transparent development capacity assessment needs to be provided using accessibility criteria such as walkable catchments as well as infrastructure analysis and feasibility studies to determine where most appropriate to zone Medium Density. Plan change 5 proposes a very limited medium density zone and then uses the comprehensive residential development criteria to satisfy any additional demand for intensification in other residential zones. This means it will be up to the developers' discretion as to where medium density housing will be located and prove that it has "sufficient infrastructure" prior to application. Waka Kotahi has concerns that this is not a transparent approach and that the non-complying activity status of infill development and extensive performance criteria and requirements of comprehensive residential development will create increased barriers to development. This approach will also make it more difficult to integrate and align land use and transport outcomes without sufficient direction on where ore intensive development will go.</p> <p>Waka Kotahi is concerned that "comprehensive development" can only occur within existing infrastructure capacity which is not currently</p>	<p>Provide further evidence and analysis as to the location, size and anticipated housing capacity supplied by the Medium Density Zone and required to meet demand. Waka Kotahi suggest that this evidence base considers enabling medium density around the centre, key walking / cycling and public transport routes.</p> <p>Based on the revised evidence base, amend the zone rules and maps to ensure the appropriate amount and location of medium density land is plan-enabled and infrastructure ready.</p>
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				<p>assessed. There is no analysis as to whether this approach provides enough housing and no clear definition of what sufficient infrastructure is. These requirements place increased responsibility on the developer (rather than Council) to prove sufficient infrastructure is available prior to making any application.</p>	
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18. MRZ-Objectives and Policies

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.10	Support with Amendment	MRZ	MRZ-P4 (f)	Safe pedestrian access of a site should always be considered. Conflict points between active transport users and vehicles (e.g. driveways that cross paths, driveways with high fences) are safety risks that need to be carefully mitigated. To support uptake of active transport, active transport users should be given deliberate consideration, and right of way if possible, in these situations.	Amend MRZ-P4 (f) as follows: (f) Safe pedestrian access and/or vehicle access and carparking (g) <u>If relevant, vehicle access and caparking that minimise the impact on pedestrian access to the site and users of any adjacent active transport infrastructure.</u>
012.1	Not Specifically Stated	MRZ	MRZ – O1	Agree there is a need to utilise urban land to limit urban sprawl and therefore retain horticultural / agricultural land. Disagree that there should be a few designated areas of Hastings where greater density is allowed.	Any piece of land that is available and suitable should be developed more intensively if it meets all the criteria and the community (particularly neighbours) are consulted.
012.3	Not Stated	MRZ	MRZ – O2	Who ensures high quality buildings that last 80 years plus. Buildings that are eco-builds and built to standards far better than current building standards. There are no local building codes re water collection, grey water use, stormwater runoff, water purification, solar panelling, passive heating and cooling and electric vehicle charging.	That the current building code is not seen as the benchmark for construction when intensification occurs so that buildings are of a very high design standard and construction materials – built to last and not just trendy.
012.9	Oppose	MRZ	MRZ-P2 – Compact Development	All people should have the right to choose if they would rather have just one extra dwelling on their site and not be forced into putting more on. Many neighbourhoods would copy with 1 dwelling compared to multi.	Not stated
012.10	Oppose	MRZ	MRZ-P3 Urban Character	No consideration is really given to existing dwellings that are likely to: <ul style="list-style-type: none"> • Be over built; • Loose daylight and sunshine 	That native planting in areas that are not in current character zones are protected where possible and clear criteria are in place as to when removal may occur.

				<ul style="list-style-type: none"> • Loss current views and feeling of space • Loss of mature trees within the district land scape • Lose birdlife, bees, butterflies with more land covered with buildings and paving – no consideration of biodiversity corridors • Risk of land becoming wetter due to shade and runoff / gardens decline / chemical leaching from paving, driveways / building sites • Lose peace and harmony with people living on top of each other • Risk of community illnesses spread and mental health deterioration • Greater potential for crime • Lose privacy 	
013.3	Oppose	MRZ	MRZ-O1	There are many ways a city can grow and intensify urban housing. MRZ-O1 and the creation of Medium Density Zone works in principle around the concept of people not having a car thus needing to be within a specified distance from a shop and park for instance. Yet, residents in Hastings do not largely live a car-free lifestyle. Many families have multiple vehicles and in households (such as 'flatting' arrangements) often each individual does. This means the need for such a tight proximity for development is unnecessary and not likely to work without arising issues as well as being poor planning.	Not specifically stated
013.4	Oppose	MRZ	MRZ-O2	This policy is not very inclusive towards the wide range of people that make up our society and community and that your measure of proximity hasn't taken into account the people that actually need to live in such a zone and their needs. Public transport is also often more	Not stated

				<p>challenging for the very same people even if it is nearby.</p> <p>Council needs to look to other and more diverse measures for where to focus multi-level buildings than just proximity in terms of walking distance as doing so discriminates and will make it harder for such areas to be inclusive and available to all potential residents fairly.</p>	
013.5	Oppose	MRZ	MRZ-O3 - Sustainable Design and Infrastructure	<p>Removing the right of consent for affected parties and neighbours for those in the Medium Density Zone is the opposite of this as it will significantly affect residents and owners. Council must provide for the right of consent to be maintained for all zones.</p>	Not stated
013.6	Oppose	MRZ	MRZ-P2 – Compact Development	<p>Limiting the possibility of infill development as a means for areas particularly close in terms of walking distance is discrimination against people in the community who actually need walking proximity but also can't cope with multi-level residences. Council needs to include the possible infill including single story in the Medium Density Zone to ensure there are provisions for all members of society regardless of any age or disability in all areas but especially those with good proximity to amenities. Discriminatory development strategies should be abhorred as diverse communities should be celebrated.</p>	Allow for infill development
013.7	Oppose	MRZ	MRZ – P4	<p>while the 'Design Guide 2022' seems to take into account neighbours within a development site there is a significant lack of attention and application to the rights outlined for the already established neighbours and neighbourhood. In fact a lot of the outcomes would possibly stand contrary to the principles, and perhaps this is</p>	Not stated

				<p>why Council has excluded detailing and illustrating the relationship between development and existing neighbours. It seems the only 'neighbourhood' concerns are how aesthetically pleasing the developments are for those driving by when the focus should really be on lessening the impact on the quality of neighbours lives who are actually living there. Council must retain the rights of consent for all affected and neighbouring parties for any new development in Medium Density Zone as it's the only way to provide balance to intensification without destroying the lives of those already living in the zone.</p>	
013.8	Support in Part	MRZ	MRZ-P6	<p>It's excellent if this suggests that new developments/builds WILL require the likes of on-site collection of rain water; and collection and treatment of grey water with reticulation systems. Same as well for the solar requirements. It would be very short-sighted to fail to ensure such policies are necessary in all new developments/builds.</p>	Require developments to include such measures
028.10	Support	MRZ	MRZ-O1 – Purpose of the Zone	<p>Fire and Emergency supports MRZ-O1 insofar as the objective seeks to allow activities in the medium density residential zone that support the health and wellbeing of people and communities. Fire and Emergency may have an operational and / or functional need to establish a station and / or function in the Medium Residential Zone to provide for the wellbeing of urban communities.</p>	Retain as drafted.
028.11	Support	MRZ	MRZ-O3 – Sustainable Design and Infrastructure	<p>Fire and Emergency supports MRZ-O3 insofar as the objective seeks to maintain / enhance public health and environmental well-being through the sufficient provision of infrastructure.</p>	Retain as drafted.

028.12	Support	MRZ	MRZ-P1 – Comprehensive Residential Development	Fire and Emergency supports MRZ-P1 insofar as the policy seeks to enable comprehensive residential development where there is sufficient infrastructure capacity to service development.	Retain as drafted.
028.13	Support	MRZ	MRZ-P6 – Sustainable Design and Infrastructure	Fire and Emergency supports MR-P6 insofar as the policy seeks to ensure sufficient infrastructure is provided to accommodate demand.	Retain as drafted.
030.1	Oppose	MRZ	MRZ-O1, O2.B – Building Height, visual dominance, and sunlight	Oppose the specific provision of 3 level housing being permitted.	Amend to 2 level maximum because of aesthetics and light effects and privacy for neighbours. Maximum 2 storey builds, not 3 storey.
034.1	Support in Part	MRZ	MRZ-P4.c	Support the principles in general, except: Unclear how this will be achieved. Appendix 60 Recession Planes do not show height at boundary for MRZ. More appropriate to use minimum sunshine hours where designs ensure a minimum of four hours sunshine in winter, to neighbouring sites as well as the subject properties.	Further rules to ensure protection of transition zones (properties immediately adjacent to MRZ). This includes overlooking, sunlight, shading, visual impact, impact of on-street parking. Clarification and strengthening of rules to minimise shading/overlook and ensure daylight penetration into dwellings. Reduction of maximum height limit. Establishment of a Design Panel to review all proposals before consent is granted, and before sign off as part of CCC.
050.116	Support	MRZ	Objectives – MRZ-O1	Kāinga Ora support this objective; however notes this contradicts the approach taken to enable medium density development through CRD within the GRZ. The submission to retain this objective is consistent with the relief sought regarding the spatial application of the Medium Density Zone	Retain as notified.

				and changes to provisions of the General Residential Zones.	
050.117	Oppose in Part	MRZ	Objectives – MRZ-O2	<p>Kāinga Ora oppose the reference to ‘storeys’ and seek that the permitted heights in performance standards should be relied upon. It is also not considered to be necessary as MRZ-O2a. refers to the typologies that are anticipated within the zone.</p> <p>Kāinga Ora oppose the inclusion of reference to the design guide within the District Plan and seek removal of reference to this from the proposed provisions. This is a non-statutory document that should sit outside of the District Plan and the provisions of the District Plan should be higher level objectives and policies that guide development rather than being influenced by prescriptive design guidance.</p>	<p>Amendments sought: The planned urban built environment of the zone is characterised by:</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including townhouses, duplexes, terrace houses and low rise apartments; b. A built form of predominantly two and three storey buildings which are that is integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Medium Density Design Framework; <p>An urban environment that is visually attractive, safe and easy to navigate and convenient to access.</p>
050.118	Oppose	MRZ	Policies – MRZ-P1	<p>Consistent with the relief sought, Kāinga Ora oppose the use of ‘Comprehensive Residential Development’ particularly as this results in the creation of a separate residential activity. Kāinga Ora consider that the zone should be constructed with performance standards that enable a residential activity, regardless of the number of units proposed rather than a separate activity to deal with a level of development based on the number of units.</p>	Delete policy MRZ-P1
050.119	Oppose	MRZ	Policies – MRZ-P2	Kāinga Ora does not support the inclusion of a policy relating to compact development that is less enabling of a particular form of	Delete policy.

				development. Some situations render infill development the most appropriate and sustainable development option and discouraging this through the planning framework has the potential to stifle development by prioritising comprehensive development.	
050.120	Support in Part	MRZ	Policies – MRZ-P3	<p>Kāinga Ora support the policy direction to achieve the planned urban built character; however oppose reference to ‘storeys’ and landscaping requirements as this is overly prescriptive and the performance standards of the zone should be relied upon to dictate the character of the urban form.</p> <p>Consistent with the relief sought, Kāinga Ora oppose the inclusion of and reference to the design framework, being a non-statutory document, within the District Plan.</p>	<p>Amendments sought: Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by:</p> <ul style="list-style-type: none"> a. limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks and landscaped areas that are consistent with an urban character; <p>Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.</p>
050.121	Support in Part	MRZ	Policies – MRZ-P4	<p>Kāinga Ora support the direction of this policy to achieve a healthy, safe and high amenity neighbourhood; however oppose the link of achieving this within the principles and design elements of the Design Guide. Reference to the design guide should be replaced with ‘the planned built environment’.</p>	<p>Amendments sought: Manage development to achieve a healthy, safe, high amenity, and comfortable living environment for residents and neighbours that is consistent with the planned built environment with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing:</p>
050.122	Support in Part	MRZ	Policies – MRZ-P5	<p>Kāinga Ora support the delivery of high amenity streets and neighbourhoods; however, consistent with the relief sought, Kāinga Ora oppose the inclusion of and reference to the</p>	<p>Amendments sought: Manage development to contribute to safe, attractive and connected streets that</p>

				design framework, being a non-statutory document, within the District Plan.	encourage active transport modes including by: a. requiring consistency with the Hastings Medium-Density Design Framework principles and key design elements;
061.9	Oppose in Part	MRZ	Objective MRZ-O2 – The Planned Urban Environment of the Zone	<p>The medium density residential zone should be consistent with the description of this zone type as prescribed in the National Planning Standards i.e. <i>“Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities”</i>.</p> <p>A predominance of 2-3 level buildings is not realistic, not consistent with the zone description of a Medium Density Residential Zone as prescribed by the National Planning Standards.</p>	<p>Amend Objective MRZ-O2 as follows: The planned built environment of the zone is characterised by:</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including townhouses, duplexes, terraces houses and low rise apartments detached, semi-detached and terraced housing, low-rise apartments and other compatible activities; b. A built form of predominantly two and three storey buildings which are integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework; d. An urban environment that is visually attractive, safe, and easy to navigate and convenient to access.
061.10	Oppose	MRZ	MRZ-P1 Comprehensive Residential Development	In identifying the Medium Density Residential zone as suitable for comprehensive residential development, and essentially attempting to prohibit any other form of development in these area, Council must have already 061.11confirmed that there is sufficient infrastructure capacity to service this type of development.	Delete this policy

061.11	Oppose	MRZ	MRZ-P2 – Compact Development	This policy will effectively prohibit development of smaller sites and constrain housing supply, by preventing the efficient use of the zone, and is therefore inconsistent with NPS-UD. The implementation of this policy will prevent development of the Medium Density Residential Zone in accordance with the zone description prescribed in the national planning standards	Amend to: Provide for infill development of one addition dwelling on a site to ensure that efficient use of the zone for more compact housing types where an average density of greater than one dwelling per 350m2 net site area is achieved. AND Make consequential amendments to the District Plan to reflect the appropriateness of infill subdivision and development for achieving medium density neighbourhoods.
061.12	Oppose in Part	MRZ	MRZ-P3 Urban Character	A predominance of 2 and 3 storey buildings is not realistic, and is not consistent with the zone description prescribed by the National Planning Standards.	Amend to: Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by: a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.
080.2	Support in Part	Environmental Outcomes	MRZ-O2	Some sites will not be able to achieve the environmental ideals that are set out in the objective. A two or three story development on the northern boundary of some properties could have a negative effect on the existing properties. This could mean that the ideals	Add a rule requiring developers to demonstrate to affected residents that their proposed development will not negatively impact their light or privacy.

				sought for the medium density development could remove those ideals from existing homeowners.	
081.3	Oppose	Objectives and Policies	Objectives and Policies in Residential Zones Overview, Medium Density Residential Zone (MDRZ), Hastings Residential Environment, Havelock North Residential Environment, and Flaxmere Residential Zone	<p>There is no retirement village specific policy within the residential zones including the MDRZ.</p> <p>Objects to proposed objectives and policies that seek to guide and direct the future character of the MDRZ, which does not align with the outcomes of the NPS-UD or the policy framework within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p>	<p>Provide Objectives and Policies that provide support for the aging population as set out in Appendix 2 the submission.</p> <p>Amend the policy framework so that they are framed more flexibly to reflect the outcomes of the NPS-UD and Enabling Housing Act.</p>

19. MRZ - Rules – MRZ-R#

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.3	Support with Amendment	MRZ	MRZ-R5 Home Business	Suggest a change to the wording under matters of discretion: <i>1.The extent to which the scale of the home business is compatible with the planned built form environment and character for the zone;”</i>	Amend wording as outlined in the submission
007.4	Support with Amendment	MRZ	MRZ-R5 Home Business matters of discretion	Reference to ‘traffic movements’ in the matters of discretion – does this include pedestrians as well as vehicles. We suggest providing a definition to clarify this term	Amend definition or create a definition for traffic movements
007.5	Support with Amendment	MRZ	MRZ – R6 Schedule Activities	Suggest a change to the wording of the title of this section to ‘Scheduled Activities’.	Amend title of section
007.6	Support	MRZ	MRZ-R16 Comprehensive Residential Development	We support Comprehensive Residential Development (CRD) as a controlled activity provided it meets the relevant standards	Support
007.7	Support	MRZ	MRZ-R16.1 and MRZ-R16.2	We support the non-notification status of any application under these rules	Support
007.8	Support with Amendment	MRZ	MRZ-R17 Rest Home Care	Has any thought been given to the number of staff that a required to support the care of up to 10 people and if staff numbers should also be specified.	We suggest further analysis of the number of people involved in the running of a 10 person care home facility and incorporating these standards in the performance standards
016.2	Support with Amendment	MRZ	MRZ-R16 Comprehensive Residential Development (CRD)	This site is suitable for medium density comprehensive residential development and the rules applicable to this site should allow for this.	Amend the activity status of CRD on 380 Clifton Road, Te Awanga to a controlled or permitted activity
026.1	Support with Amendment	MRZ	MRZ-R# Minor Residential Units	Existing dwellings within the MRZ should be able to have a minor residential unit on the site as a permitted activity in accordance with what the existing rules allow. There are a number of large sites that might be retained and people	Amend to allow a minor residential unit as a permitted activity subject to standards including a minimum site size

				may want to accommodate elderly within their sites in a minor unit. I consider it unjust to take this provision away from properties in this zone. I also suggest including a standard whereby only a site over a certain size can have a minor unit on as a permitted activity.	
026.2	Oppose	MRZ	MRZ-R16.2 Notification statement	<p>I do not agree with comprehensive residential developments not complying with standards being non-notified. We want good quality high density developments. Making it non-notified when infringing the standards effectively gives the developers free range and no incentive to meet the permitted activity standards, which include some good design considerations. If developers don't meet the standards I can foresee that this will lead to badly designed residential accommodation and is likely to contribute to a number of social effects.</p> <p>I think we need to use the rules appropriately to strongly encourage developers to meet the permitted standards to ensure good design outcomes. I think it is completely unfair and unjust to allow the standards such as height, yards, coverage and height in relation to boundary to be encroached without the need to obtain neighbours approval. This is the opposite of permitted development activities under the RMA which require written approvals for yard and height infringements</p>	I suggest getting rid of the non-notification preclusion for rule MRZ-R16 and even consider making it a discretionary activity to encroach the standards. I believe this will send a stronger message to developers that we really want them to meet the standards.
026.4	Support with Amendment	MRZ	MRZ – R# – provision for swimming pools	The new rules and standards do not seem to accommodate pools. What if someone wants to put a pool on their existing property or even a communal pool for a block of flats? There doesn't seem to be a definition or activity that a pool would fall under and I am unsure if it	I am seeking changes to be made to provide more clarity around how pools are to be assessed in the MRZ.

				would be a Permitted Activity or a Non-complying activity under MRZ-R23. I also note that a pool does not seem to be classed as a building, yet MRZ-S6 building coverage includes an exemption for pools.	
028.14	Support in Part	MRZ	MRZ-R1 Residential Activity including additions and alterations to an existing building MRZ-R2 Residential unit MRZ-R3 Seasonal Workers Accommodation MRZ-R4 Show Home MRZ-R5 Home Business (excluding catteries, kennels and industrial activities) MRZ-R6 Schedule Activities – any activity listed in Appendix 26 in respect to the stated site MRZ-R9 Home-Based Education and Care Services MRZ-R11 Any building ancillary to a Recreation Activity on Reserves vested under the Reserves Act 1977.	The Partially Operative Hastings District Plan and Plan Change 5 do not include standards / provisions that ensure all land use activities within this zone are provided with an appropriate firefighting water supply and are accessible to Fire and Emergency personnel. This is particularly concerning for Fire and Emergency as increased densities are being enabled, due to the unintended consequences they can pose for Fire and Emergency's operations. Intensification and infill housing can be challenging to access for Fire and Emergency and other emergency services. Furthermore, it is vital that a firefighting water supply, with sufficient flows, pressure, and accessibility are provided for all land use activities. Where activities / developments establish in locations with inadequate access and firefighting water supplies, there can be serious consequences for life and property. PC5 seeks to enable the development and intensification of urban areas across the Hastings district, which has the ability to compromise the timely and effective response of Fire and Emergency in the event of an emergency. As such, Fire and Emergency considers it vital that consequential amendments are made to the plan, either in the Medium Density Residential Zone chapter, or infrastructure / transport chapters, to ensure that development and activities are undertaken	Amend as follows: <i>Require all land use activities to comply with the following standards:</i> Firefighting water supply <i>1. Where a connection to reticulated water supply system is available, all developments must be provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i> <i>2. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i> Firefighting access <i>Any access to a site where;</i> <ul style="list-style-type: none"> <i>no reticulated firefighting water supply is available or,</i> <i>the site access road has a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants,</i>

			<p>MRZ-R12 Existing Recreation Activity including Extensions or Alterations</p> <p>MRZ-R13 Relocated Buildings</p> <p>MRZ-R14 Premises for the Sale of Liquor at 505 & 507 Railway Road Hastings (being Lots 1-4 DP 10795, Lot 1 DP 19254 and Lot 2 DP25702.</p> <p>MRZ-R15 Key Development Site: 401 Eastbourne Street East, Lot 1 DP6739</p> <p>MRZ-R16 Comprehensive Residential Development</p> <p>MRZ-R17 Rest Home Care</p> <p>MRZ-R21 Commercial Activity</p>	<p>in a manner that does not hinder Fire and Emergency's ability to operate and function effectively.</p>	<p><i>must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></p> <ul style="list-style-type: none"> a. <i>A gradient of no more than 16%; and</i> b. <i>A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</i> c. <i>A minimum formed carriageway width of 4 metres; and</i> d. <i>A height clearance of at least 4 metres; and</i> e. <i>A design that is free of obstacles that could hinder access for emergency services vehicles</i> <p>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</p> <ul style="list-style-type: none"> • <i>The ability for fire appliances to access the site</i> • <i>The provision of a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>
028.15	Support in Part	MRZ	MRZ-R19 – Emergency Service Facility	<p>Fire and Emergency supports MRZ-R19 insofar as the matters of discretion would not restrict Fire and Emergency's ability to establish a fire station in the Medium Density Residential Zone. However, Fire and Emergency note that this activity has a 'Discretionary' status, yet matters of discretion are set out within the rule. Given that matters of discretion have already been</p>	<p>Amend as follows:</p> <p>MRZ-R19 Emergency Service Facility</p> <p>Activity status: Discretionary Restricted</p> <p>Discretionary</p>

				<p>defined, Fire and Emergency seek for the activity status to be amended to ‘Restricted Discretionary’ to improve the consenting process for a new fire station. This will better provide for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p>	
050.123	Support	MRZ	Rules – MRZ-R1	Kāinga Ora support the provision of a permitted residential activity within the Medium Density Zone, and the subsequent Restricted Discretionary Activity where compliance with standards is not achieved.	Retain as notified.
050.124	Oppose	MRZ	Rules – MRZ-R2	<p>Kāinga Ora opposes MRZ-R2.1.a as it is proposed. While the intent of discouraging lower-density residential development in a Medium-Density Residential Zone (‘MDRZ’) is understood, it is contrary to the NPS-UD to preclude, rather than enable development within the urban environment. Kāinga Ora seek this be deleted and replaced with a permitted level of development of up to 3 dwellings per site.</p> <p>Subject to relief sought above, Kāinga Ora seeks the deletion of reference to Comprehensive</p>	<div><div><div><div><div>1. Activity Status: Permitted</div><div>Where:</div><div>a. Not more than one principal residential unit shall occupy the site Up to 3 residential units per site;</div><div>b. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14</div></div><div></div></div><div><div>Notes relevant to the activity in MRZ-R2</div><div>Where compliance is not achieved with MRZ-R2.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16, Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</div></div></div></div>

				Residential Development and Infill development as individual activities.													
050.125	Oppose	MRZ	Rules – MRZ-R13	Kāinga Ora oppose the use of a specific activity status relating to relocated buildings. Such buildings should be treated in accordance with any other residential building and be subject to the same rules and standards within the zone. Kāinga Ora consider Rule MRZ-R2 as amended by this submission to be an appropriate rule framework to replace this bespoke rule.	Delete rule MRZ-R13.												
050.126	Support in Part	MRZ	Rules – MRZ-R16	<p>Kāinga Ora generally support the provision of a more enabling framework; however, consistent with the relief sought, oppose the use of CRD as a mechanism to achieve this. This should be replaced with reference to the number of dwellings that trigger the activity status.</p> <p>Consistent with the relief sought to Rule MRZ-R2 and the enablement of up to three dwellings as a permitted activity within the medium density zone, Kāinga Ora seek that this rule be amended to appropriately reflect this.</p> <p>Acknowledging that Hastings is a Tier 2 authority, it is suggested that 4+ dwellings would be a trigger for consent and infrastructure be included as assessment criteria.</p> <p>Kāinga Ora acknowledge that a non-notification clause provides a greater certainty through the consenting process; however, question whether this is an appropriate response to non-compliances with one or more of the standards in MRZ-R16.1b, particularly when considering</p>	<table><tr><td colspan="2">Amendments sought</td></tr><tr><td>MRZ-R16</td><td>Comprehensive Residential DevelopmentConstruction of 4+ residential units</td></tr><tr><td>1. Activity Status: Controlled Restricted Discretionary NN Where: a. Four or more residential units b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S14</td><td>Matters of Control 1. MRZ-MAT1 – Comprehensive Residential Development</td></tr><tr><td>2. Activity Status: Restricted Discretionary</td><td>Matters of Discretion: 1. MRZ-MAT1 – Comprehensive Residential Development</td></tr><tr><td>Where: Compliance is not achieved with one or more of the standards in MRZ-R16.1.a</td><td></td></tr><tr><td colspan="2">Notification: An application under Rule MRZ-R16.1 and MRZ-R16.2 is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.</td></tr></table>	Amendments sought		MRZ-R16	Comprehensive Residential DevelopmentConstruction of 4+ residential units	1. Activity Status: Controlled Restricted Discretionary NN Where: a. Four or more residential units b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S14	Matters of Control 1. MRZ-MAT1 – Comprehensive Residential Development	2. Activity Status: Restricted Discretionary	Matters of Discretion: 1. MRZ-MAT1 – Comprehensive Residential Development	Where: Compliance is not achieved with one or more of the standards in MRZ-R16.1.a		Notification: An application under Rule MRZ-R16.1 and MRZ-R16.2 is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.	
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Notification: An application under Rule MRZ-R16.1 and MRZ-R16.2 is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.																	

				maximum height, height in relation to boundary and yard setbacks.	
050.127	Oppose	MRZ	Rules – MRZ-R22	Kāinga Ora does not support the inclusion of a specific activity status relating to infill residential development, which ultimately results in a restrictive planning framework that is contrary to the requirements of the NPS-UD. Provisions relating to infill housing should be deleted and up to 3 dwellings should be permitted on a site within the Medium Density Zone.	Delete rule MRZ-R22.
050.128	Oppose in Part	MRZ	Rules – MRZ-R23	Whilst Kāinga Ora acknowledge the requirement for a rule to provide for activities that have not been specifically accommodated for through the rules table, the use of a Non-Complying activity status as a 'catch-all' is not supported and considered to be too high of a threshold. Consistent with relief sought under the General Residential Zone provisions, Kāinga Ora submit that this be reduced to a Discretionary activity status.	Replace the activity status to Discretionary from Non-complying.
061.13	Oppose	MRZ	MRZ-R22 Infill Residential Development	Preventing infill residential development will constrain housing supply by preventing development of small sites where only one additional dwelling could be accommodated, and is therefore inconsistent with the NPS-UD.	Amend activity status to Restricted Discretionary, and set an appropriate density for infill development (such as greater than one dwelling per 350m ²)

20. MRZ - Performance Standards – MRZ-S#

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.9	Support	MRZ	MRZ-S3 Height in relation to boundary	We support the specifics of this performance standard in particular, MRZ-S3(b)(ii). We are pleased to see that the Height in relation to boundary standards are not as permissive as the Medium Density Residential Standards released by the Ministry for the Environment. The standards proposed in Plan Change 5 are appropriate for the MRZ in Hastings.	Support
007.10	Support	MRZ	MRZ-S5 - Setbacks	We support these standards	Support
007.11	Support with Amendment	MRZ	MRZ-S6 Buildings Coverage	We suggest change the title of this performance standard to 'Building Coverage'	Amend
007.12	Support	MRZ	MRZ –S6 Buildings Coverage	We support the maximum building coverage of 50% of net site area	Support
007.13	Oppose	MRZ	MRZ – S6(b)(viii)	We do not support point this particular part of the standard as we cannot think of a time that a CRD would incorporate artificial crop protection structures and crop support structures and suggest that this be removed.	Amend / remove MRZ-S6(b)(viii)
007.14	Support	MRZ	MRZ-S7 Outdoor Living Space	We support this performance standard	Support
007.15	Support	MRZ	MRZ – S7(d) Outdoor Living Space	We suggest that a diagram to show how compliance with MRZ-S7(d) can be met should be included as an appendix	Amend by inserting a diagram
007.16	Support with Amendment	MRZ	MRZ-S9 Windows and Connection to Street / Road	Does the 20% glazing include a garage? Would this meet the outcome trying to be achieved? The design of a house may include windows and doors of a garage – would this meet the standard?	Clarification sought
007.17	Support with Amendment	MRZ	MRZ-S10 Outlook space	Can we confirm that 'outlook space' includes looking out over a road or driveway (not a parking space where a vehicle might normally	Insertion of definition of "Outlook Space"

				be). Suggest that a definition be included for 'Outlook Space'.	
012.8	Oppose	MRZ	MRZ-S5 setbacks	To be able to build 1m from the boundary even with a single level home is too close but to have 3 storey buildings 1m away does not make for a health environment. Some sections could have this occur right along al but the front boundary.	That the distance between one property boundary and a building is increased from 1m (and 2m in character zones) to no less than 2m for all single storey buildings and not less than 5m for multi storey buildings.
013.9	Oppose	MRZ	MRZ-S1 - Height	The provision for 12m in height is extreme when you're talking about it in relation to single story neighbourhoods and this is why Council must retain the right of consent for affected parties in Medium Density Zone	Not stated
013.10	Oppose	MRZ	MRZ-S5 setbacks	It is concerning that Council cares more about street appeal that it does existing neighbours with these boundary requirements. 'Maintaining streetscape and residential area' is stated as the outcome yet 1m boundaries do not provide an outcome for 'residential area' only the 3m does for 'maintaining streetscape'. This demonstrates Councils priorities are wrong and need to be addressed and more balanced. Council should not care more about a streetscape and its aesthetics more than the people living in and beside such streetscapes.	Not stated
013.11	Oppose	MRZ	MRZ-S7 Outdoor living space	Outside areas are really too small for Hastings. People choose to live in Hastings as opposed to other cities for the outdoors lifestyles, the sunshine and being outdoors no matter the season. The sizes given are more akin to CBD high density areas than medium density residential.	Not stated
013.12	Oppose	MRZ	MRS-S8 Landscaped Areas	Once again the outcome is to look after 'streetscape' aesthetics over the residents new and existing to the area. Development plans of vegetation need to more adequately ensure softened vistas for existing neighbours. And	Amend outcome statement

				again another reason affected parties must keep rights of consent as clearly Council is more concerned with thinking about and ensuring streetscape aesthetics rather than actual people who have to live with these developments.	
013.13	Oppose	MRZ	MRZ-S10 Outlook space	The sizes given are more akin to CBD high density areas than medium density residential. If these plans were targeting the CBD and retail areas of Hastings then it would make much more sense. In light of what the Council wants to achieve it seems they would be better spent looking at residentially intensifying CBD and retail areas of Hastings rather than branching out such proposals into the suburbs.	Not stated
026.5	Support with Amendment	MRZ	MRZ-S5 Setbacks	The outcome of this standard focusses on the front and public space and does not mention character and amenity towards neighbours which is one of the reasons for the rules.	This outcome should be amended to include amenity towards neighbours.
026.6	Support with Amendment	MRZ	MRZ-S7 Outdoor Living Space	Point (e) of this rule states that outdoor living spaces must be clear of buildings. This does not seem to be achievable when it is part of an upper level covered deck, which is defined as a building.	Not stated
026.7	Support with Amendment	MRZ	MRZ-S7 Outdoor Living Space	There is no definition for a living area or living space, namely in relation to MRZ-S7, which refers to outdoor living spaces being accessible from a main living area. However the outcome refers to internal living spaces. Does a living area include a bedroom? Dictionary definitions of living space are very broad and not specific to a lounge or dining room or kitchen even as living space.	Amend this provision so the use of the words living space / living area / internal living space are changed to be consistent and have the same meaning. Then include a definition for the term used.
028.16	Support in Part	MRZ	MRZ-S1 – Height (Buildings and Structures (excluding	Fire and Emergency seek an exclusion for hose drying towers from MRZ-S1 and MRZ-S3 in order to appropriately provide for the	Amend as follows: <i>Exemption: hose drying towers up to 15m in height.</i>

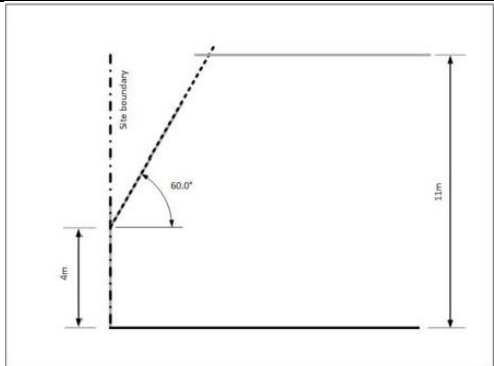
			fences and standalone walls) MRZ-S3 Height in relation to boundary	operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.	
028.17	Support in Part	MRZ	MRZ-S2 – Fences and standalone walls	It is important to Fire and Emergency that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Fire and Emergency therefore seek an amendment to provide for this.	Amend as follows: <i>All fences and standalone walls must not ... Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</i>
028.18	Support in Part	MRZ	MRZ-S7 Outdoor Living Space	Fire and Emergency support the provision of an outdoor living space on the premise that while not directly intended, may provide access for emergency services and space for emergency egress. Fire and Emergency acknowledge that firefighting access requirements are managed through the NZBC however consider it	Amend as follows: Advice note: <i>Site layout requirements are further controlled by the Building Code. This includes the provision of firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building</i>

				<p>important that these controls are brought to the attention of plan users (i.e. developers) in the resource consent process so that they can incorporate the NZBC requirements early on in their building design.</p> <p>The NZBC requirements will have an influence over how a site is designed and consequential site layout, therefore Fire and Emergency consider it important that developers incorporate these requirements into their site layout at resource consent stage so that Council are able to assess this design to ensure compliance with the RMA. Fire and Emergency therefore request that, as a minimum, an advice note is included with MRZ-S7 directing plan users to the requirements of the NZBC.</p>	<p><i>consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i></p>
030.1	Oppose	MRZ	MRZ-O1, O2. MRZ-S1 – Building Height, visual dominance, and sunlight	Oppose the specific provision of 3 level housing being permitted.	<p>Amend to 2 level maximum because of aesthetics and light effects and privacy for neighbours.</p> <p>Maximum 2 storey builds, not 3 storey.</p>
034.2	Oppose	MRZ	MRZ-S1	Oppose 11m height. Potentially allows 4 storeys at 2.7m interfloor, once a gable is included. Suggest 10m (plus 1m for gable pitched roof).	<p>Suggest 10m (plus 1m for gable pitched roof).</p> <p>Further rules to ensure protection of transition zones (properties immediately adjacent to MRZ). This includes overlooking, sunlight, shading, visual impact, impact of on-street parking. Clarification and strengthening of rules to minimise shading/overlook and ensure daylight penetration into dwellings.</p> <p>Reduction of maximum height limit.</p>

					Establishment of a Design Panel to review all proposals before consent is granted, and before sign off as part of CCC.
034.3	Oppose	MRZ	MRZ-S5 - Setbacks	Oppose 2m front yard setback in Character Areas. Front yard should be consistent with existing, to preserve the character of the area.	<p>Further rules to ensure protection of transition zones (properties immediately adjacent to MRZ). This includes overlooking, sunlight, shading, visual impact, impact of on-street parking. Clarification and strengthening of rules to minimise shading/overlook and ensure daylight penetration into dwellings.</p> <p>Reduction of maximum height limit.</p> <p>Establishment of a Design Panel to review all proposals before consent is granted, and before sign off as part of CCC.</p>
034.4	Support with Amendment	MRZ	MRZ-S13	Given on-site parking is not mandatory, and a carless society is far in the future, ensure location of vehicle crossings maximises available on-street parking.	Ensure location of vehicle crossings maximises available on-street parking.
034.5	Support with Amendment	MRZ	MRZ-S15	Avoid stating 'incorporate elements of Art Deco or Spanish Mission architecture'. 'Fake/replica' elements are not good design! Refer to Design guide instead.	Remove words 'incorporate elements of Art Deco or Spanish Mission architecture'.
034.6	Support	MRZ	MRZ-S16	Support, along with visual screening of services (gas bottles, air con units, plant, extracts, etc), would like to see location controlled to minimise noise disturbance to neighbours.	Add visual screening of services, along with location controls.
034.7	Oppose	MRZ	MRZ--S3 – Height in relation to boundary	It is not clear how access to sunlight will be achieved. Appendix 60 Recession Planes does not show a height at boundary for MRZ – is this a mistake? It is more appropriate to use minimum sunshine hours (eg in New South Wales), where designs ensure a minimum of 4	Clarification and strengthening of rules to minimise shading / overlook and ensure daylight penetration into dwellings.

				hours sunshine in winter to neighbour sites as the subject properties.	
034.9	Support	MRZ	MRZ-S2 Fences and standalone walls	Support	Support
034.10	Support	MRZ	MRZ-S4 Garages	Support	Support
034.11	Support	MRZ	MRZ-S6 – Building Coverage	Support	Support
034.12	Support	MRZ	MRZ-S12	Support	Support
034.13	Support	MRZ	MRZ-S14 Infrastructure – water, wastewater and stormwater	Support	Support
039.1	Support with Amendment	MRZ	New standard suggested for Minimum gross floor area	As notified PC5 does not include any controls of the minimum size of residential units. There is a need to ensure sufficient space is provided for residents' wellbeing.	<p>Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones</p> <p>Consider using the existing minimums in the Havelock North Village Centre or Central Commercial Zone to inform such a rule as outlined below: Minimum gross floor area: Studio / 1 bedroom 50m² 2 bedroom - 70m² 3 or more bedrooms 90m².</p>
039.2	Support with Amendment	MRZ	MRZ-S7 Outdoor living space	<p>Ground floor outdoor living space should be linked to the number of bedrooms / potential occupants of a unit. Such a provision would ensure outdoor living space is appropriate and of sufficient size for the number of occupants therefore ensuring the wellbeing of people and communities.</p> <p>Where apartment type housing is proposed and there is no ground floor outdoor living space able to be provided then the current minimum</p>	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>The following is suggested for consideration: Minimum ground floor outdoor living space shall be provided per residential unit in accordance with the following table:</p>

				standard of an 8m ² balcony should apply, irrespective of the number of bedrooms. However, a requirement to provide for a minimum amount of communal outdoor living space to offset the smaller private outdoor spaces should also be considered for this housing typology.	Studio / 1 bedroom – 30m ² 2 bedroom – 40m ² 3 bedroom – 50m ² Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.
050.129	Support	MRZ	Performance Standards Table – MRZ-S1	Kāinga Ora support the proposed maximum permitted height.	Retain as notified.
050.130	Support	MRZ	Performance Standards Table – MRZ-S2	Kāinga Ora support the proposed fence and standalone wall standards.	Retain as notified
050.131	Oppose	MRZ	Performance Standards Table – MRZ-S3	Kāinga Ora oppose the use of varied height in relation to building controls depending on solar orientation. The recession planes should be deleted and replaced with the national MDRS height in relation to boundary standard of 4m + 60° which is considered appropriate for the Medium Density Zone.	Amendment sought: Replace existing Height in relation to boundary standard with- <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>

					 <p>(2) This standard does not apply to— (a) a boundary with a road: (b) existing or proposed internal boundaries within a site: (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>
050.132	Oppose in Part	MRZ	Performance Standards Table – MRZ-S4a	Whilst Kāinga Ora appreciate the intention behind this standard, it has the potential to result in unnecessary design complications and rather the use of the front yard standards set out under MRZ-S5 should sufficiently address potential impacts of buildings/structures on the visual character of the site and relationship with the street.	Delete standard MRZ-S4a.
050.133	Oppose in Part	MRZ	Performance Standards Table – MRZ-S5	Kāinga Ora generally support the use of setbacks to address the relationship of building mass on a site, with the surrounding environment. However, Kāinga Ora oppose the standard of 3m for the front boundary, particularly as this standard is used within the General Residential Zone and is not enabling of medium density development.	<p>Amendment sought:</p> <p>a. Buildings must be setback from the relevant boundary by the minimum depth listed below:</p> <ul style="list-style-type: none"> i. Front boundary: 32m ii. Side boundary: 1m iii. Rear boundary: 1m

				<p>Kāinga Ora support the yard controls proposed for the side and rear boundaries.</p> <p>Kāinga Ora support the use of a greater yard setback for buildings on a boundary shared with a Character Residential Zone.</p>	<p>b. This standard does not apply where two adjacent buildings have an existing or proposed common wall.</p> <p>c. All buildings must be setback 2m from any boundary with a Character Residential Zone.</p>		
050.134	Support	MRZ	Performance Standards Table – MRZ-S6	Kāinga Ora support the proposed building coverage of 50% within the Medium Density Zone.	Retain as notified.		
050.135	Oppose in Part	MRZ	Performance Standards Table – MRZ-S7	<p>Whilst Kāinga Ora support a standard requiring the provision of outdoor living space within a development, the greater requirement of outdoor open space of 30m2 is opposed. The area required is not consistent with what is generally accepted as a good level of outdoor space within a medium density environment, and differs from what has been set out through the MDRS, which acts as a national standard for medium density.</p> <p>Kāinga Ora support the requirements of S7b and c.</p> <p>Whilst Kāinga Ora support the delivery of high quality outdoor living space with access to good levels of sunlight hours, the prescriptive nature of S7d. and the subsequent matter of discretion is opposed as this does not provide flexibility of design within a site.</p>	<p>Amendment sought:</p> <table><tr><td><p>a. A residential unit at ground floor must have an outdoor living space that is at least 320m², with a minimum 4m dimension</p><p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p><p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p><p>d. All outdoor living spaces must be north-facing i.e. orientated north-of-east-or-west;</p><p>e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p></td><td><p><u>Matters of Discretion if compliance not achieved:</u></p><ol style="list-style-type: none">1. The Outcome of the Standard.2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;3. How the outdoor living space is accessed from the residential unit;4. The location of the outdoor living space in terms of winter and summer access to sunlight;5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.</td></tr></table>	<p>a. A residential unit at ground floor must have an outdoor living space that is at least 320m², with a minimum 4m dimension</p> <p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p> <p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p> <p>d. All outdoor living spaces must be north-facing i.e. orientated north-of-east-or-west;</p> <p>e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p>	<p><u>Matters of Discretion if compliance not achieved:</u></p> <ol style="list-style-type: none">1. The Outcome of the Standard.2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;3. How the outdoor living space is accessed from the residential unit;4. The location of the outdoor living space in terms of winter and summer access to sunlight;5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.
<p>a. A residential unit at ground floor must have an outdoor living space that is at least 320m², with a minimum 4m dimension</p> <p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p> <p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p> <p>d. All outdoor living spaces must be north-facing i.e. orientated north-of-east-or-west;</p> <p>e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p>	<p><u>Matters of Discretion if compliance not achieved:</u></p> <ol style="list-style-type: none">1. The Outcome of the Standard.2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;3. How the outdoor living space is accessed from the residential unit;4. The location of the outdoor living space in terms of winter and summer access to sunlight;5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.						
050.136	Oppose in Part	MRZ	Performance Standards Table – MRZ-S8	Kāinga Ora opposes the inclusion of the matter of discretion relating to the use of landscaping to soften and screen the built form. Landscaping should not be a requirement of development to soften or screen the built form within the urban environment.	Replace proposed outcome with: <u>Developments include areas of vegetation or garden areas that positively contribute to the setting of the development and the interaction with the public environment.</u>		

				Kāinga Ora do not support the outcome of this standard as proposed. The requirement is delivered through the 'outlook' standards of the proposed plan change and therefore this outcome results in duplication.	
050.137	Oppose in Part	MRZ	Performance Standards Table – MRZ-S9	Kāinga Ora do not support the inclusion of standard MRZ-S9b. It is a form of design guidance and is overly prescriptive thereby not enabling development to be responsive to specific site constraints.	Delete MRZ-S9.b.
050.138	Support	MRZ	Performance Standards Table – MRZ-S10	Kāinga Ora support the outlook space standard proposed as a means of accommodating amenity within a development.	Retain as notified.
050.139	Oppose	MRZ	Performance Standards Table – MRZ-S11	<p>Kāinga Ora oppose the inclusion of this standard and all relevant provisions. The standard is overly prescriptive, acting more like design guidance than a performance standard. Such a standard having the potential to trigger consent is not supported and should be removed from the District Plan.</p> <p>Moreover, the standard fails to recognise repetition in design that is generally accepted in medium density architecture and will result in perverse design outcomes.</p>	Delete MRZ-S11.
050.140	Oppose	MRZ	Performance Standards Table – MRZ-S14	Kāinga Ora oppose the inclusion of a specific standard relating to infrastructure capacity. This should be deleted and a matter of discretion relating to infrastructure capacity be added under the rule for a development of 4+ dwellings.	Delete MRZ-S14.
050.141	Oppose in Part	MRZ	Matters of Control or Discretion – MRZ-R16 Comprehensive Residential Development:	Consistent with the relief sought, Kāinga Ora oppose the use of Comprehensive Residential Development and seek that reference to this be replaced with 'development consisting of three or more residential units'.	<p>Amendments sought:</p> <ol style="list-style-type: none"> MRZ-R16: Comprehensive Residential Development <u>Development consisting of three or more residential units</u> Delete matter of discretion MRS-R161.

			1. The Hastings Medium Density Design Framework 2. Site Layout 3. Building form, visual quality and streetscape amenity 4. Infrastructure servicing 5. Cumulative Effects	<p>Kāinga Ora oppose the inclusion of design guide criteria, being a non-statutory document, sitting within the statutory document of a district plan. Kāinga Ora seeks this matter of control/discretion be deleted. Kāinga Ora considers other matters of control/discretion proposed are sufficient in assessing the effects of any proposed residential development.</p> <p>Kāinga Ora support the inclusion of matters of discretion relating to site layout, building form, visual quality and streetscape amenity, infrastructure servicing and cumulative effects. It is noted that these matters are sufficient in addressing the effects and acceptability of a development without the need to have the design guide included as a matter of discretion.</p>	
061.14	Oppose	MRZ	MRZ-S3 – Height in relation to boundary	In the absence of a specified height recession plane, a building can be built 1m from a neighbour's boundary. The Medium density Residential Standards forming part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provide an appropriate height recession plane for use in Medium Density Residential Zones, being 4m + 60°.	Specify a maximum height recession plane of 4m + 60°.
061.18	Oppose in Part	MRZ	MRZ-S12	The permitted development standards provide for 50% building coverage and require at least 20% landscaped area within a site. It is reasonable to expect the Council's stormwater network has been designed to accommodate stormwater from permitted developments in residential areas. Site specific stormwater management should only be necessary where these standards are not met. The stormwater	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]

				runoff allowed should also be consistent for all sites regardless of the type of development proposed.	
061.22	Oppose in Part	MRZ	MRZ-S13	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid the absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.	Amend to: <u>Where on-site parking is proposed to be provided on a site,</u> activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.
061.26	Oppose	MRZ	MRZ-S14 Infrastructure – water, wastewater and stormwater	In identifying the Medium Density Residential Zone as suitable for comprehensive residential development, and essentially attempting to prohibit any other form of development in these areas, Council must have already confirmed that there is sufficient infrastructure capacity to service this type of development	Not stated
066.1	Oppose in Part	Side boundary setback	MR2-S5 Setbacks a) ii	1m side boundary setback is insufficient without neighbours' approval, particularly for older character dwellings. Concerned that a 1m setback will result in adverse effects such as over dominance, out of scale, obtrusiveness, loss of light	That the side boundary setback be increased to a minimum of 2m, ideally for single storey homes or alternatively if the boundary is with a pre-1950 home.
077.4	Not Stated	MRZ	MRZ-S5 - Side and rear boundaries setback	Concern around the 1m distance for rear and side boundaries	Not stated
100.4	Support with Amendment	MRZ	MRZ-S1 Height – Buildings and Structures	Concerned that the descriptions of building height could unintentionally result in 4-storey buildings	Sites and locations for additional height should be considered in further detail, if considered necessary and appropriate.
100.5	Support with Amendment	MRZ	MRZ – S2 – Fences and standalone walls	Support the proposed fence heights though we feel residents may work around this by growing hedges in the front of their homes to create privacy.	Support / retain
100.6	Support with Amendment	MRZ	MRZ – S3 Height in relation to boundary	Prefer to use minimum sunshine hours rather than recession planes. In New South Wales designs must provide a minimum of four hours	Use minimum sunshine hours rather than recession planes to ensure a minimum amount of light and sun for property.

				sunshine in winter. This is to apply to neighbour's light and sun as well as the new properties.	
100.8	Support with Amendment	MRZ	MRZ-S4 Garages	We support these rules in principle but are concerned at what happens on narrow sites	Not stated
100.9	Support with Amendment	MRZ	MRZ-S5 Setbacks	How does the front boundary setback relate to existing street property features say in Character areas?	We would encourage outcomes where the front yard remains consistent with existing front yards, to preserve the character of the area
100.10	Support with Amendment	MRZ	MRZ – S7 Outdoor living space	Support these proposed rules however what happens with a south facing property? (item 13 living are to face front boundary)	Not stated
100.11	Oppose	MRZ	MRZ – S9 Windows and connection to street / road	The requirement for glazing to 205 of the front façade is potentially restrictive and impractical for south facing properties	This should be a recommendation depending on the orientation of the site
100.12	Oppose	MRZ	MRZ – S9 Windows and connection to the street / road	The rule on the 'front door visible to the street' is good wayfinding and has good intentions. However, with living areas of kitchen, dining or lounge facing to the front boundary, how does this impact south facing properties?	This should be a recommendation depending on the orientation of the site
100.13	Support	MRZ	MRZ – S10 Outlook Space	We support this standard. Outlook spaces must be proportionate to the use of the spaces to which they relate, and unobstructed by buildings, structures or vehicles.	Support
100.14	Support	MRZ	MRZ-S11 Variety in building design and visual appearance	We support rules encouraging good design; varied roof forms; modulated frontages; integrated outdoor spaces; variety of buildings materials and colour etc.	Support
100.15	Support	MRZ	MRZ-S12	Stormwater runoff to be controlled; retention / detention is recommended for new properties	Support
106.5	Support with Amendment	MRZ	MRZ-S4 Garages	This rule states that garages, carports and accessory buildings shall occupy no more than 50% of the width of the front elevation of the building. This has the potential to be restricted particularly in a terraced house setting where it wouldn't be possible to include a garage on a	While we agree with the rule for single story dwellings, we suggest this standard should not apply to 2 or 3 story buildings where the dominance of the garage on the ground floor can be offset by the first or second floor.

				unit unless the lot was a minimum of approximately 7m wide – which is reasonably inefficient.	
106.9	Support with Amendment	MRZ	MRZ-S8 Landscaped Areas	This standard states that a residential unit at ground floor level must have a landscaped area of a minimum of 20% of the “exclusive use area: of the unit. It is not clear what the exclusive use area is. There are several references to “exclusive use” within the Section 33.1 Definitions however there is no specific definition for exclusive use area.	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.
106.13	Support with Amendment	MRZ	MRZ-S9 Windows and connection to the street /road	This standard states that any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.

21. MRZ- Matters of Control / Discretion / Assessment Criteria

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.11	Support with Amendment	MRZ	MRZ-R16 Matters of discretion (h – 2.8 – Access, carparking and manoeuvring)	Carparking that is accessed via the rear of the site is safer for pedestrian and should be incorporated into a development wherever possible. This is well stated in the design framework and should be repeated here.	Amend to: “Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located near away from the street, further within the site and accessed from the rear of the site. Minimise vehicle crossings, <u>use rear lanes, and combine vehicle accessways when possible to and</u> provide a safer pedestrian environment. by combining vehicle accessways or using rear lanes. Consider the location of charging points for electric cars and bikes.
026.3	Support with Amendment	MRZ	MRZ-R16 matters of discretion	A new matter for discretion should be added in relating to neighbouring amenity where the setback, height standards, coverage, stormwater etc aren’t met.	Include a new matter for discretion relating to neighbouring amenity where setback, height, building coverage and stormwater standards are not met.
028.9	Support with Amendment	MRZ	RESZ-MAT4	Fire and Emergency seeks for RESZ-MAT4 to include the provision of adequate infrastructure, including a firefighting water supply, for relocated buildings.	Amend as follows: ... x. Adequate infrastructure (water supply, firefighting water supply, wastewater and stormwater) to service the relocated building.
061.27	Oppose	MRZ	MRZ-R16 matters of discretion / assessment criteria	The listed assessment criteria are overly prescriptive. The National Medium Density Design Guide would provide an appropriate level of guidance, is less prescriptive, and will provide for greater flexibility in building design.	Remove references to the Hastings Medium Density Design Framework and replace with reference to the checklist of priority design elements within the National Medium Density Design Guide.
100.16	Support	MRZ	Matters of control / discretion – waste areas MRZ-R16.1.i.	Support grouping communal features – letterboxes, waste areas. However careful	Not specified

				design is required of these potentially built areas on the street face.	
100.17	Oppose	MRZ	Service areas	There is no mention of the location of services (gas bottles, aircon units, plant, extracts etc).	Consider including measures in the plan to minimise noise disturbance to neighbours, as well as visual screening.

22. Section 7.2 Hastings Residential Environment

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
013.14	Oppose in Part	Hastings Character Residential Zone	HRAO10	The current designated areas demonstrate nepotism and protectionism. There are other significant areas of 'Special Character' that could/should be included except of course they are not 'posh properties' or owned by the 'elite'. For example Mairangi Street is a small residential street in which the 1940s State House is still celebrated and is one of the most successful examples of a small enclave of this. The 2 units on the corner of Tomoana and Mairangi in brick and placed at such a jaunty angle are particularly characterful and are a notable feature in the landscape and 'streetscape'. The Council must not simply choose Character Zones based on the value of properties or the status of the occupants in society and that is how it currently appears (the framework for selection of course allows for very selective picking and choosing which can seem appropriate but be easily used to justify whatever is wanted as well). Architectural Heritage is not simply about an individual property, nor to do with the 'status' of a property when it was built or now.	Character and quality builds need to be celebrated, and worked with in ALL the zones, and Council needs to include provisions for and encouragement for developers to work with and around such properties in ALL the zones.
028.19	Support in Part	Hastings Residential Environment	Section 7.2 in its entirety	It is not clear how the rules, standards and provisions in the Hastings Residential Environment interact with one another, and other chapters of the District Plan, and how they can be practically implemented. As such, Fire and Emergency's comments relate to the general rules and performance standards for	Amend as follows: <i>Require all land use activities to comply with the following standards:</i> Firefighting water supply <i>1. Where a connection to reticulated water supply system is available, all developments must be provided with a</i>

				<p>land use activities in the Hastings Residential Environment.</p> <p>The Partially Operative Hastings District Plan and Plan Change 5 do not include standards / provisions that ensure all land use activities are provided with an appropriate firefighting water supply and are accessible to Fire and Emergency personnel. This is particularly concerning for Fire and Emergency as increased densities are being enabled, due to the unintended consequences they can pose for Fire and Emergency's operations. Intensification and infill housing can be challenging to access for Fire and Emergency and other emergency services. Furthermore, it is vital that a firefighting water supply, with sufficient flows, pressure, and accessibility, are provided for all land use activities. Where activities / developments establish in locations with inadequate access and firefighting water supplies, there can be serious consequences for life and property.</p> <p>Plan Change 5 seeks to enable the development and intensification of urban areas across the Hastings district, which has the ability to compromise the timely and effective response of Fire and Emergency in the event of an emergency. As such, Fire and Emergency considers it vital that consequential amendments are made to the plan, either in the Hastings Residential Environment chapter, or infrastructure / transport chapters, to ensure that development and activities are undertaken in a manner that does not hinder Fire and</p>	<p><i>firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p><i>2. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p><i>Firefighting access</i> <i>Any access to a site where:</i></p> <ul style="list-style-type: none"> <i>• no reticulated firefighting water supply is available</i> <i>• or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants</i> <p><i>must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></p> <ol style="list-style-type: none"> <i>a. A gradient of no more than 16%; and</i> <i>b. A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</i> <i>c. A minimum formed carriageway width of 4 metres; and</i>
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				Emergency ability to operate and function effectively.	<p>d. <i>A height clearance of at least 4 metres; and</i></p> <p>e. <i>A design that is free of obstacles that could hinder access for emergency services vehicles</i></p> <p><i>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</i></p> <ul style="list-style-type: none"> <i>The ability for fire appliances to access the site</i> <i>The provision of a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>
050.35	Oppose	7.2 Hastings Residential Environment	General Residential Zone & Comprehensive Residential Development provisions	Kāinga Ora have undertaken a mapping exercise of the proposed CRD provisions. Based on the application of the 600m walkable catchment, the vast majority of the Hastings General Residential Environment would qualify for assessment through the CRD activity pathway. Kāinga Ora consider this an ambiguous approach to enabling medium density within an urban environment. This is both in terms of the level of development that can be reasonably expected within a zone and the way in which the absence of spatial mapping places the onus of demonstrating that a site qualifies to undertake development in this manner, onto the individual landowner and into the consenting process.	Delete the Hastings GRZ and any reference to and provisions associated with Comprehensive Residential Development.
107.7	Support with Amendment	Section 7.2	Entire section	Support the general intent of the zone provisions but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of the NPS-UD.	<p>Support subject to:</p> <ul style="list-style-type: none"> Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives

				<p>Concern that provisions associated with comprehensive residential development in terms of the lack of clarity of where Policy GRP3 would and could be implemented and the extensive performance standards (7.2.6.D.1) and assessment criteria (7.2.8F) creating high barriers to the contribution of comprehensive developments.</p> <p>Policy GRP3 aim to provide for comprehensive developments within or partially within a 400-600m radius of an existing or proposed public transport bus-stop, public park or open space reserve, and commercial zone. However, due to the lack of clarity surrounding exactly where this policy will apply it is unclear where and how much development will result from this provision and is likely to result in varied interpretations at time of consent.</p> <p>Waka Kotahi notes that additional “comprehensive residential development” is restricted to what can occur only with existing infrastructure capacity (not including planned or funded infrastructure), there is no analysis provided as to if this approach will provide enough housing to satisfy demand or a clear definition as to what sufficient infrastructure is. These requirements place increased responsibility on the developer (rather than Council providing a plan-enabled development capacity) to prove that sufficient infrastructure is available prior to making any application.</p>	<p>and policies of the NPS – UD and providing the reasons for the proposed provisions</p> <ul style="list-style-type: none"> • Amendments to the proposed plan change to better align and implement the objectives, policies and definitions in the NPS-UD. • Reconsider the location and framework of the Comprehensive Residential Zone provisions based on a revised evidence base. At a higher level Waka Kotahi suggests that this evidence base considers enabling medium density around the centre, key walking / cycling and public transport routes.
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23. Section 7.2 – Objectives and Policies

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
061.2	Support in Part	Section 7.2	Objective RO1 – <i>To enable a diverse range of housing that meets the needs of the community while ensuring a quality living environment for residents and neighbours.</i>	Determining what makes a ‘quality living environment’ is highly subjective, and should be clearly defined.	Amend Objective RO1 to identify the specific elements that are considered necessary to ensure a quality living environment.
061.3	Oppose in Part	Section 7.2	Objective RO2 – <i>To ensure a high quality residential environment is maintained by managing design, layout, intensity and land use activities</i>	Determining what makes a ‘quality living environment’ is highly subjective, and should be clearly defined.	Amend Objective RO2 to identify the specific elements that are considered necessary to ensure a quality living environment.
061.4	Oppose in Part	Section 7.2	Policy RP4 – <i>Maintain a high quality environment for residents and neighbours while enabling development innovation and building variety</i>	Determining what makes a ‘quality living environment’ is highly subjective, and should be clearly defined.	Amend Policy RP4 to identify the specific elements that are considered necessary to ensure a quality living environment.

24. Section 7.2 - Rules

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.18	Support	Section 7.2 Hastings Residential Environment	Rule Table 7.2.4.1	We support the changes to table 7.2.4.1 and agree with rule GR18 that comprehensive residential developments (CRD) that meet the relevant performance standards should be non-notified.	Support
028.24	Oppose	Section 7.2 Hastings Residential Environment	7.2.8E Early childhood centres, educational facilities, homes for the aged, healthcare services and places of assembly and other non-residential activities and emergency service facilities	Fire and Emergency opposes 7.2.8E insofar as it is unclear what the activity status is for the listed activities, and because it considers the list of matters to be excessive. As discussed in previous submission points, it is vital for Fire and Emergency to have the ability to establish anywhere in the urban environment to be able to provide for the safety of growing / changing communities. As such, Fire and Emergency seek a new rule providing specifically for the establishment of emergency service facilities.	Add a new rule as follows: <i>Emergency service facilities</i> <i>Activity status: Restricted Discretionary</i> <i>Council's discretion shall be restricted to the following matters:</i> <ol style="list-style-type: none"> <i>The extent to which it is necessary to locate the activity in the Rural Lifestyle Zone.</i> <i>Reverse sensitivity effects of adjacent activities.</i> <i>The extent to which the activity may adversely impact on the transport network.</i> <i>The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood., with particular regard given to the bulk of the buildings.</i> <i>The extent to which the activity may adversely impact on the noise environment.</i>
061.5	Support in Part	Section 7.2 Hastings Residential Environment	Rule HC26 – Hastings Character Residential Zone	Rule HC26 – Comprehensive Residential Development on land identified in Appendix 27 Figure 2 – Restricted Discretionary Activity	Amend this rule to HC26 – Comprehensive Residential Development – Restricted Discretionary Activity.

				Appendix 27 is being removed from this District Plan by this plan change.	
061.6	Oppose	Section 7.2 Hastings Residential Environment	Rule HC32 – Hastings Character Residential Zone	Comprehensive Residential Development outside the areas identified in Appendix 27 Figure2 – Non-Complying Activity Appendix 27 is being removed from this District Plan by this plan change.	Delete Rule HC32.

25. Section 7.2 – Performance Standards

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.19	Support with Amendment	Hastings Residential Environment	7.2.5 General Performance Standards and Terms	The note under this first section still refers to the Hastings General Residential, Hastings Character Residential and City Living Zones. This should be updated.	Amend
007.20	Support with Amendment	Hastings Residential Environment	7.2.6E.1 Site Context Comprehensive Residential Development	Suggest changing the wording of (b) to “ <i>an existing public park or proposed public park</i> ” As the use of two different terms is confusing. Further on in point (b) the term ‘open space area’ is used. Suggest tidying this up to have one term for public park / open space area What does “proposed on-site communal playground” mean? Is this a playground that is provided within a CRD? Is it public or private?	There are too many terms that apply to the same open space. Amend
007.21	Support with Amendment	Hastings Residential Environment	7.2.6E.3(a)(i) Fences and standalone walls	This provision provides for fences up to 1.2m What about fences along collector or arterial roads that are permitted up to between 1.5m – 1.8m incorporating some visual permeability? Suggest it would be appropriate to make consideration of the benefit of higher fences along these busy roads.	Amend
007.22	Support	Hastings Residential Environment	7.2.6E.4 Height in relation to boundary	We support the specifics of this performance standard, specifically the heights and angles in point (a) and especially point (b)(ii). We are pleased to see that the Height in relation to boundary standards are not as permissive as the Medium Density Residential Standards released by the Ministry for the Environment. The standards proposed in Plan Change 5 are appropriate for the MRZ in Hastings.	Support

007.23	Support with Amendment	Hastings Residential Environment	7.2.6E.4(b)(ii) Height in relation to boundary	We suggest that this standard also be included in performance standard 7.2.5D earlier in this chapter as this is a helpful inclusion in the plan and should apply to General Residential sites that are not CRD.	Amend
007.24	Support	Hastings Residential Environment	7.2.6E.6 Setbacks	We support the performance standards listed in this section	Support
007.25	Support	Hastings Residential Environment	7.2.6E.7 Building Coverage	We support the maximum building coverage of 50% of net site area.	Support
007.26	Oppose	Hastings Residential Environment	7.2.6E.7(b)(viii) building coverage does not apply to artificial crop protection structures and crop support structures	We do not support this point as we cannot think of a time that a CRD would incorporate artificial crop protection structures and crop support structures and suggest this be removed.	Amend
007.27	Support	Hastings Residential Environment	7.2.6E.8 Outdoor living Space	We support this performance standard	Support
007.28	Support with Amendment	Hastings Residential Environment	7.2.6E.8(d) Outdoor living space	We suggest that a diagram to show how compliance with 8(d) can be met be included as an appendix.	We suggest the inclusion of a diagram.
007.29	Support	Hastings Residential Environment	7.2.6E.15 Infrastructure – water, wastewater and stormwater	We support this requirement. We welcome further information as to how this will work in practice.	Support
007.30	Support with Amendment	Hastings Residential Environment	7.2.6J Relocated Buildings	Reference to ‘Hastings City Living Zone’ needs to be removed.	Amend
028.20	Support in Part	7.2 Hastings Residential Environment	7.2.6.E.2 Height	Fire and Emergency seek an exclusion for emergency service facilities from building height restricted of less than 9m, and for hose drying towers from building height restricted of less than 15m, in order to appropriately provide for	Amend as follows: <i>Exemption: emergency service facilities up to 9m in height and hose drying towers up to 15m in height</i>

				<p>the operational requirements of Fire and Emergency.</p> <p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p> <p>Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications, and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p> <p>New fire stations and associated structure may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	
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028.21	Support in Part	7.2 Hastings Residential Environment	7.2.6E.8 Outdoor living space	<p>Fire and Emergency support the provision of an outdoor living spaces on the premise that while not directly intended, may provide access for emergency services and space for emergency egress.</p> <p>As per comments under standard MRZ-S7, Fire and Emergency acknowledge that firefighting access requirements are managed through the NZBC however consider it important that these controls are brought to the attention of plan users (i.e. developers) in the resource consent process so that they can incorporate the NZBC requirements early on in their building design.</p> <p>The NZBC requirements will have an influence over how a site is deigned and consequential site layout therefore Fire and Emergency consider it important that developers incorporate these requirements into their site layout at resource consent stage so that Council are able to assess this design to ensure compliance with the RMA. Fire and Emergency therefore request that, as a minimum, an advice note is included for all outdoor living space standards directing users to the requirements of the NZBC.</p>	<p>Amend as follows:</p> <p><u><i>Advice note:</i></u> <u><i>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i></u></p>
028.22	Support in Part	7.2 Hastings Residential Environment	7.2.6.E.3Fences and standalone walls	<p>It is important to Fire and Emergency that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.</p> <p>Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Fire and</p>	<p>Amend as follows:</p> <p><u><i>All fences and standalones walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</i></u></p>

				Emergency therefore seek an amendment to provide for this.	
028.23	Support in Part	7.2 Hastings Residential Environment	Noise	<p>Due to urban growth, population changes and commitments to response times, Fire and Emergency may need to locate anywhere within the urban environment.</p> <p>Noise will be produced on site by operational activities such as cleaning and maintaining equipment, training activities and noise produced by emergency sirens. Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, Fire and Emergency has assessed that a fire station will be capable of meeting the maximum noise levels for sites in residential zones, with the exemption of noise created by emergency sirens (discussed later).</p> <p>In order to ensure that fire stations and associated training activities can take place in residential areas in compliance with the District Plan, it is necessary that a new or amended rule makes an allowance for such essential activities within both urban environments, within reasonable limits.</p> <p>Notwithstanding the above, it is not possible for emergency sirens to comply with the provisions of Section 25.1. Sirens play a crucial role in facilitating a prompt emergency response and can be the most effect means of communication in alerting volunteers who generally live and work in close proximity to fire</p>	<p>Add exemption:</p> <p><i>Where the locational, functional or operational needs are such that activities of importance to the community cannot meet residential noise standards enable these activities by allowing a whole or partial exemption, or relaxation, from the provisions of Section 25.1.</i></p>

				<p>stations. Sirens also provide assurance to the people who have made the call and the general public that help is on its way. Allowing noise associated with the operation of emergency services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a manner that provides for the ongoing health and safety of people and communities.</p> <p>As such, Fire and Emergency has a locational, functional and operational need to be exempt from noise generated from activities such as emergency sirens.</p>	
039.1	Support with Amendment	7.2.6E	New standard suggested for Minimum gross floor area	As notified PC5 does not include any controls of the minimum size of residential units. There is a need to ensure sufficient space is provided for residents' wellbeing.	<p>Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones</p> <p>Consider using the existing minimums in the Havelock North Village Centre or Central Commercial Zone to inform such a rule as outlined below:</p> <p>Minimum gross floor area:</p> <p>Studio / 1 bedroom 50m²</p> <p>2 bedroom - 70m²</p> <p>3 or more bedrooms 90m².</p>
039.2	Support with Amendment	Hastings Residential Environment	7.2.6E.8 Outdoor living space	Ground floor outdoor living space should be linked to the number of bedrooms / potential occupants of a unit. Such a provision would ensure outdoor living space is appropriate and of sufficient size for the number of occupants therefore ensuring the wellbeing of people and communities.	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>The following is suggested for consideration:</p>

				Where apartment type housing is proposed and there is no ground floor outdoor living space able to be provided then the current minimum standard of an 8m2 balcony should apply, irrespective of the number of bedrooms. However, a requirement to provide for a minimum amount of communal outdoor living space to offset the smaller private outdoor spaces should also be considered for this housing typology.	Minimum ground floor outdoor living space shall be provided per residential unit in accordance with the following table: Studio / 1 bedroom – 30m ² 2 bedroom – 40m ² 3 bedroom – 50m ² Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.
039.5	Support with Amendment	Hastings Residential Environment	7.2.6E.1 Site Context Comprehensive Residential Development	<p>The context or location of sites is a key consideration in assessing whether a development site is suitable and appropriate for medium density housing. The standard as written is confusing. Amendments are suggested to amend the radius used to 500m to align with the reserve and open space distribution across the city, to remove the wording “proposed reserves or open space areas” and “proposed on site communal playground or open space area” given these are not a certainty. Proposed spaces whether public or private should be considered as matters of discretion in situations where the standard is not met. Amendments to clause C are proposed to specify larger scale commercial zones rather than any commercial zone (irrespective of size or number of activities) as the intention was to ensure medium density development is located within a short walk of a range of commercial services and facilities.</p> <p>It is also submitted that if this standard is not met the status of the activity should either be raised to full Discretionary or alternatively amendments and additions to matters of</p>	<p>Amend this provision so that the standard reads as follows: Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² net site area shall be located on sites in the General Residential zone that are within or partially within a 400-600m <u>500m</u> radius of the following:</p> <ul style="list-style-type: none">a. An existing public transport bus stop; andb. An existing public park or proposed open space reserve zone or a proposed on site communal playground or open space area; andc. A commercial zone <u>The Hastings Central Commercial Zone, Large Format Retail and Commercial Service Zones, the Havelock North Village Centre Retail, Business and Mixed Use Zones or the Flaxmere Village Centre Commercial and Commercial Service Zones.</u> <p>Consider whether a Discretionary Activity status is more appropriate if this standard is</p>

				discretion be considered to ensure all matters surrounding context and location are addressed.	<p>not met. Alternatively consider amending the matters of discretion to include the following:</p> <ul style="list-style-type: none"> • The degree to which the development site does not meet the standard; • Consider the range of services and facilities within a 500m radius (to align with the suggested amendment to the standard) and whether these would offset concerns of accessibility and access to parks, public transport and commercial activities from the development site and thereby provide for sufficient amenities to anchor the medium density housing development • Consider whether the distance to these facilities and services is easily walkable (considering topography, footpaths, cycle lanes, pedestrian crossings etc) • The frequency and type of public transport services in the particular location and the distance of the site from transit stops and whether this is walkable (ie within a 5-10 minute timeframe); • The location, size, shape and maintenance requirements of private on-site communal open spaces and playgrounds that are proposed.
061.15	Oppose	Hastings Residential Environment	7.2.6E(4) Height in relation to boundary	In the absence of a specified height recession plane, a building can be built 1m from a neighbour's boundary. The Medium density Residential Standards forming part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provide an appropriate height recession	Amend to specify a maximum height recession plane of 4m + 60°.

				plane for use in Medium Density Residential Zones, being 4m + 60°.	
061.19	Oppose in Part	Hastings Residential Environment	7.2.5B and 7.2.6E.13 – Onsite Stormwater Management	The permitted development standards provide for 50% building coverage and require at least 20% landscaped area within a site. It is reasonable to expect the Council's stormwater network has been designed to accommodate stormwater from permitted developments in residential areas. Site specific stormwater management should only be necessary where these standards are not met. The stormwater runoff allowed should also be consistent for all sites regardless of the type of development proposed.	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified].
061.23	Oppose in Part	Hastings Residential Environment	7.2.5N and 7.2.6.E.14 – Roading Infrastructure / vehicle access	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid the absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.	Amend to: <u>Where on-site parking is proposed to be provided on a site,</u> activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.
106.2	Support with Amendment	Hastings Residential Environment	7.2.6E.1 – Site Context Comprehensive Residential Development	For clarity we suggest that the standard should be amended to remove reference to the 400m radius.	Amend as follows: "Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m ² net site area shall be located on sites in the General Residential Zone that are within or partially within a 400 to 600m radius of:...."
106.6	Support with Amendment	Hastings Residential Environment	7.2.6.E(5) – Garages	This rule states that garages, carports and accessory buildings shall occupy no more than 50% of the width of the front elevation of the building. This has the potential to be restricted particularly in a terraced house setting where it wouldn't be possible to include a garage on a unit unless the lot was a minimum of	While we agree with the rule for single story dwellings, we suggest this standard should not apply to 2 or 3 story buildings where the dominance of the garage on the ground floor can be offset by the first or second floor.

				approximately 7m wide – which is reasonably inefficient.	
106.10	Support with Amendment	Hastings Residential Environment	7.2.6E.9 – Landscaped areas	This standard states that a residential unit at ground floor level must have a landscaped area of a minimum of 20% of the “exclusive use area: of the unit. It is not clear what the exclusive use area is. There are several references to “exclusive use” within the Section 33.1 Definitions however there is no specific definition for exclusive use area.	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.
106.14	Support with Amendment	Hastings Residential Environment	7.2.6.E.10 – Windows and connection to the street /road	This standard states that any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.

26. Section 7.2 Matters of Control / Discretion

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.12	Support with Amendment	Hastings Residential Environment	7.2.8F(1)(b) Comprehensive Residential Development Site Context	To support the uptake of active and public transport, proximity to these types of travel routes should be given particular consideration.	Amend to: “Whether the site is located in proximity to places of employment or close to accessible travel routes, <u>particularly active and / or public transport routes</u> , that link to areas of employment.”
008.15	Support with Amendment	Hastings Residential Environment	7.2.F(2)(h) – Access, Carparking and Manoeuvring	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is well stated in the Design Framework and should be repeated here.	Amend to: “2.8 – Access, carparking and manoeuvring – Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located <u>near away from the street further within the site and accessed from, the rear of the site</u> . Minimise use of vehicle crossings, <u>use rear lanes and combine vehicle accessways when possible to and provide a safer pedestrian environment. by combining vehicle accessways or using rear lanes.</u> ”
028.24	Oppose	7.2 Hastings Residential Environment	7.2.8E – Early childhood centres, educational facilities, homes for the aged, healthcare services and places of assembly and other non-residential activities and emergency service facilities	Fire and Emergency opposes 7.2.8E insofar as it is unclear what the activity status is for the listed activities, and because it considers the list of matters to be excessive. As discussed in previous submission points, it is vital for Fire and Emergency to have the ability to establish anywhere in the urban environment to be able to provide for the safety of growing / changing communities. As such, Fire and Emergency seek a new rule providing specifically for the establishment of emergency service facilities.	Add a new rule as follows: <i>Emergency service facilities</i> <i>Activity status: Restricted Discretionary</i> <i>Council’s discretion shall be restricted to the following matters:</i> a. <i>The extent to which it is necessary to locate the activity in the Rural Lifestyle Zone.</i> b. <i>Reverse sensitivity effects of adjacent activities.</i> c. <i>The extent to which the activity may adversely impact on the transport network.</i>

					<p>d. <i>The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood., with particular regard given to the bulk of the buildings.</i></p> <p>e. <i>The extent to which the activity may adversely impact on the noise environment.</i></p>
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27. Section 8.2 Havelock North Residential Environment

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
028.25	Support in Part	8.2 Havelock North Residential Environment		<p>It is not clear how the rules, standards, and provisions in the Havelock North Residential Environment interact and how they can be practically implemented. As such, Fire and Emergency's comments relate to the general rules and performance standards for land use activities in the Havelock North Residential Environment.</p> <p>The Partially Operative Hastings District Plan and Plan Change 5 do not include standards / provisions that ensure all land use activities are provided with an appropriate firefighting water supply and are accessible to Fire and Emergency personnel. This is particularly concerning for Fire and Emergency as increased densities are being enabled, due to the unintended consequences they can pose for Fire and Emergency's operations. Intensification and infill housing can be challenging to access for Fire and Emergency and other emergency services. Furthermore, it is vital that a firefighting water supply, with sufficient flows, pressure, and accessibility, are provided for all land use activities. Where activities / developments establish in locations with inadequate access and firefighting water supplies, there can be serious consequences for life and property.</p>	<p>Amend as follows: <i>Require all land use activities to comply with the following standards:</i></p> <p>Firefighting water supply <i>Where a connection to reticulated water supply system is available, all developments must be provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p><i>Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p>Firefighting access <i>Any access to a site where:</i></p> <ul style="list-style-type: none"> <i>no reticulated firefighting water supply is available</i> <i>or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants</i>

				<p>Plan Change 5 seeks to enable the development and intensification of urban areas across the Hastings district, which has the ability to compromise the timely and effective response of Fire and Emergency in the event of an emergency. As such, Fire and Emergency considers it vital that consequential amendments are made to the plan, either in the Havelock North Residential chapter, or infrastructure / transport chapters, to ensure that development and activities are undertaken in a manner that does not hinder Fire and Emergency ability to operate and function effectively.</p>	<p><i>must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></p> <ul style="list-style-type: none"> <i>a. A gradient of no more than 16%; and</i> <i>b. A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</i> <i>c. A minimum formed carriageway width of 4 metres; and</i> <i>d. A height clearance of at least 4 metres; and</i> <i>e. A design that is free of obstacles that could hinder access for emergency services vehicles</i> <p><i>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</i></p> <ul style="list-style-type: none"> <i>• The ability for fire appliances to access the site</i> <i>• The provision of a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>
050.36	Not Stated	8.2 Havelock North Residential Environment	Introduction	<p>Reflective of the intent of the plan change, Kāinga Ora seek that this statement be amended to clearly refer to unplanned intensification rather than intensification as a broad concept.</p> <p>Kāinga Ora support the delivery of high quality design; however, as this is subjective it should be linked back to the planned built environment</p>	<p>Amendment sought:</p> <p>Havelock North's residential character is a result of its evolution over time and its community has a keen desire to maintain the village feel. There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it; at the same time, there is concern that <u>unplanned</u> intensification may</p>

				<p>to enable scope for the changes that are required in the urban environment.</p> <p>Kāinga Ora do not support the consideration of location within the general residential zone to be a relevant consideration; this is consistent with the relief sought to delete all provisions relating to comprehensive residential development and instead create a more comprehensive Medium Density Zone that is aligned with what has been proposed as Comprehensive Residential</p> <p>Development across the GRZ.</p>	<p>undermine much of the Village's established character. The purpose of the Havelock North Residential Environment section is to therefore provide for a more compact form whilst ensuring that higher density housing is of quality design, and is located in appropriate areas. Havelock North residents have a strong connection with the area in which they live and are committed to protecting its character; it is understandable that high amenity levels are sought and there is a desire for them to be maintained throughout the Village. <u>However, to allow for intensity and a more compact urban form, it is also recognised that this character and amenity of the area will change over time</u>. Controls over design and location of certain activities are therefore incorporated into the District Plan <u>to provide this balance</u>.</p>
050.37	Oppose in Part	8.2 Havelock North Residential Environment	8.2.2 Anticipated Outcome HNRAO1	<p>Kāinga Ora support the desired outcome of developments making a positive contribution towards the surrounding environment; however, this should link back to the planned built environment to enable change in the urban form rather than assessing against the existing environment.</p>	<p>Amendments sought: Intensification and infill development compatible in character with contribute positively to existing neighbourhood development in the planned built environment of Havelock North.</p>
050.38	Support in Part	8.2 Havelock North Residential Environment	8.2.2 Anticipated Outcome HNRAO2	<p>Kāinga Ora support minimising the impact development has on the residential amenity of neighbouring properties; however, this should be linked back to the planned built environment to enable the change envisaged.</p>	<p>Amendments sought: Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy <u>when considered in accordance with the planned built environment</u>.</p>
050.39	Oppose	8.2 Havelock North	8.2.2 Anticipated Outcome HNRAO7	<p>Kāinga Ora do not support the retention of this outcome as assessment against the existing residential environment and existing</p>	<p>Delete objective.</p>

		Residential Environment		streetscape amenity as a measure of what level of development is acceptable will not enable the increase of development potential that is envisaged through this plan change.	
107.8	Support with Amendment	8.2 Havelock North Residential Environment	Entire section	<p>Support the general intent of the zone provisions but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of the NPS-UD.</p> <p>Concern that enabling “comprehensive residential development” in the General Residential Zone is not transparent and likely to result in unanticipated effects for landowners / communities adjoining comprehensive residential development sites in the General Residential Zone.</p> <p>Concern that provisions associated with comprehensive residential development in terms of the lack of clarity of where Policy HNRP10 would and could be implemented and the extensive performance standards (8.2.6.F.1) and assessment criteria (8.2.9) creating high barriers to the contribution of comprehensive developments.</p> <p>Policy HNRP10 aim to provide for comprehensive developments within or partially within a 400-600m radius of an existing or proposed public transport bus-stop, public park or open space reserve, and commercial zone. However, due to the lack of clarity surrounding exactly where this policy will apply it is unclear where and how much development will result from this provision and is likely to result in varied interpretations at time of consent.</p>	<p>Support subject to:</p> <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives and policies of the NPS – UD and providing the reasons for the proposed provisions • Amendments to the proposed plan change to better align and implement the objectives, policies and definitions in the NPS-UD. • Reconsider the location and framework of the Comprehensive Residential Zone provisions based on a revised evidence base. At a higher level Waka Kotahi suggests that this evidence base considers enabling medium density around the centre, key walking / cycling and public transport routes.

				<p>Waka Kotahi notes that additional “comprehensive residential development” is restricted to what can occur only with existing infrastructure capacity (not including planned or funded infrastructure), there is no analysis provided as to if this approach will provide enough housing to satisfy demand or a clear definition as to what sufficient infrastructure is. These requirements place increased responsibility on the developer (rather than Council providing a plan-enabled development capacity) to prove that sufficient infrastructure is available prior to making any application.</p>	
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28. Section 8.2 – Objectives and Policies

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
050.40	Oppose in Part	8.2 Havelock North Residential Environment	8.2.3 Objectives and Policies HNRO6	Kāinga Ora oppose the assessment of new development with regards to its consistency with the existing residential context as this will not enable the delivery of an urban form that is consistent with what is sought through this plan change. The objective should be amended to refer back to the planned built environment of Havelock North.	Amendment sought: New developments will be of a design, scale, layout and intensity that is consistent and compatible with the <u>planned built environment</u> existing residential areas of Havelock North.
050.41	Oppose in Part	8.2 Havelock North Residential Environment	8.2.3 Objectives and Policies HNRP1	Consistent with relief sought, Kāinga Ora do not support a separate activity pathway for relocatable homes and seek that all relevant provisions are deleted.	Partial deletion sought: The removal, re-positioning and relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Havelock North and contributes to achieving the goals of HPUDS. The provisions of the General Residential Zone acknowledge the positive contribution of these activities by providing for removal and re-positioning of residential buildings as permitted activities in that these are encompassed in the definition of Residential Activity. Relocated building activities are also provided for as permitted activities subject to compliance with specific performance standards in order to ensure that these buildings are appropriately repaired and upgraded in a timely manner to maintain the character of the residential environment that the building is moving into.
050.42	Support in Part	8.2 Havelock North	8.2.3 Objectives and Policies HNRP2	Kāinga Ora support avoiding adverse effects of development where possible; however, this must be linked back to the planned built	Amendments sought: <u>Where possible</u> , Avoid the adverse effects of developments created by excessive building

		Residential Environment		<p>environment to ensure that the impact is not assessed based on the existing character but rather, the character that is envisaged through the plan.</p> <p>Kāinga Ora oppose the current language of this policy and the use of 'avoid' as this does not provide flexibility to assess and make a balanced assessment of effects arising through a proposal. The use of avoid should be amended to also refer to 'where possible'.</p>	<p><i>scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the character of the local <u>neighbourhood planned built environment</u>.</i></p> <p>Explanation Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependent upon adequate access to daylight, sunlight, private open space and outlook. These amenity characteristics will be adversely affected by buildings which are out of character or scale with the <u>planned built environment residential environs</u>.</p>
050.43	Oppose in Part	8.2 Havelock North Residential Environment	8.2.3 Objectives and Policies HNRP9	<p>Kāinga Ora support the delivery of a high quality living environment; however, this should be linked back to the planned built environment to enable change.</p> <p>Consistent with the relief sought, Kāinga Ora oppose the reference of location of high density within the GRZ as medium density development should be accommodated within a proposed medium density zone as suggested in Appendix 2* rather than in a piecemeal manner within the GRZ.</p> <p><i>*(Refer to full submission for maps)</i></p>	<p>Amendments sought: Explanation HPUDS has identified that further development in Havelock North should occur as consolidation of the existing urban environment. This will mean that higher density housing is required in some locations, and some infill will also occur. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further infill must occur in accordance with <u>quality urban design principles that achieve high quality living environments in accordance with the planned built environment that is sympathetic to the surrounding environment</u>. Higher residential density will also require certain design criteria and locations for such development will need to be carefully considered. It is not simply the environmental effects of such development that are of concern, but also the impact such</p>

					development has on the wellbeing of the community and those who live in such developments.
050.44	Oppose	8.2 Havelock North Residential Environment	8.2.3 Objectives and Policies HNRP10	Consistent with the relief sought, Kāinga Ora oppose the use of Comprehensive Development within the General Residential Zone as a means of enabling a greater intensity of development. Kāinga Ora therefore seek all provisions relating to CRD be deleted, subject to relief sought in the provisions of the GRZ.	Delete policy.

29. Section 8.2 – Rules

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
028.30	Oppose	8.2 Havelock North Residential Environment	8.2.8E – Emergency service facilities, early childhood centres, homes for the aged, non-residential care facilities, education facilities, visitor accommodation, places of assembly and health care services	Fire and Emergency opposes 8.2.8E insofar as it is unclear what the activity status is for the listed activities, and because it considers the list of matters to be excessive. As discussed in previous submission points, it is vital for Fire and Emergency to have the ability to establish anywhere in the urban environment to be able to provide for the safety of growing / changing communities. As such, Fire and Emergency seek a new rule providing specifically for the establishment of emergency service facilities.	Add a new rule as follows: <i>Emergency service facilities</i> <i>Activity status: Restricted Discretionary Council's discretion shall be restricted to the following matters:</i> <i>a. The extent to which it is necessary to locate the activity in the Rural Lifestyle Zone.</i> <i>b. Reverse sensitivity effects of adjacent activities.</i> <i>c. The extent to which the activity may adversely impact on the transport network.</i> <i>d. The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood., with particular regard given to the bulk of the buildings.</i> <i>e. The extent to which the activity may adversely impact on the noise environment.</i>
050.45	Oppose in Part	8.2 Havelock North Residential Environment	8.2.4 Rules – 8.2.4(b)	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Amendments sought: All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. Except that Comprehensive Residential Developments need only comply with the specific

					performance standards in 8.2.6F and assessment criteria in 8.2.9.
050.46	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR13	Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocated buildings and seek that any reference to and provisions associated with this pathway be deleted. Relocated buildings should be subject to the same performance standards as any other residential building within the GRZ.	Delete rule.
050.47	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR14	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Delete rule.
050.48	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR23	Consistent with the relief sought, Kāinga Ora oppose the use of a separate rule for relocated buildings. Relocated buildings should be subject to the general performance standards as any other residential building within the zone and further assessment should not be required.	Delete rule.
050.49	Oppose in Part	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR24	Kāinga Ora oppose the retention of a specific rule for density infringements and consider that an assessment for a development that exceeds the permitted number of dwellings, as a Restricted Discretionary Activity under Rule HNGR24, would be sufficient.	Amendment sought: Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).
050.50	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR26	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Delete rule.
050.51	Oppose in Part	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR29	Kāinga Ora oppose the use of the Discretionary activity status in this context, emphasising that an activity that is Restricted Discretionary should be a suitable pathway for Council to assess the proposal and a higher threshold for where standards are not met is not required	Amendments sought: Any Permitted <u>or</u> Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT <u>RD</u>

				and further complicates the district plan provisions.	Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b).	
050.52	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR30	<p>Kāinga Ora oppose the use of such a high activity status for infringing the density standard of 1 dwelling per site, and a separate rule for such an infringement.</p> <p>Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule HNGR4 where discretion is limited to the standards not met.</p>	Delete rule.	
050.53	Oppose	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR32	Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule HNGR24 where discretion is limited to the standards not met.	Delete rule.	
050.54	Oppose in Part	8.2 Havelock North Residential Environment	8.2.4 Rules – HNGR33	Kāinga Ora oppose the use of the non-complying activity status as a 'catch-all' approach and consider it more appropriate to use the Discretionary activity status as a means of capturing activities that are not specifically mentioned.	Amendment to activity status sought: Reduce from Non-Complying to Discretionary	
071.1	Support	Deletion of Appendix 27 and 80	HNGR14 HNGR26	Supports the deletion of the reference to Appendix 27 and 80 for 'Comprehensive Residential Developments' in the Activity Table for the 'Havelock North General Residential Zone' (Rules HNGR14 and HNGR26).	Not stated	
071.2	Support	Rules	HNGR14 HNGR26	Supports the provision of 'Comprehensive Residential Developments' as 'Restricted Discretionary Non-notified' and 'Restricted	Not stated	

				Discretionary' activities, pursuant to Rules HNGR14 and HNGR26.	
071.3	Support	Rules		Supports the removal of the requirement for 'Comprehensive Residential Developments' to comply with the 'General Performance Standards and Terms for all Activities' for the 'Havelock North General Residential Zone'.	Not stated

30. Section 8.2 – Performance Standards

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
028.26	Support in Part	8.2 Havelock North Residential Environment	Height	<p>Fire and Emergency seek an exclusion for emergency service facilities from building height restricted of less than 9m, and for hose drying towers from building height restricted of less than 15m, in order to appropriately provide for the operational requirements of Fire and Emergency.</p> <p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p> <p>Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications, and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p> <p>New fire stations and associated structure may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and</p>	<p>Amend as follows:</p> <p><i>Exemption: emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</i></p>

				<p>populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	
028.27	Support in Part	8.2 Havelock North Residential Environment	Outdoor Living Spaces	<p>Fire and Emergency support the provision of an outdoor living spaces on the premise that while not directly intended, may provide access for emergency services and space for emergency egress.</p> <p>Fire and Emergency acknowledge that firefighting access requirements are managed through the NZBC however consider it important that these controls are brought to the attention of plan users (i.e. developers) in the resource consent process so that they can incorporate the NZBC requirements early on in their building design.</p> <p>The NZBC requirements will have an influence over how a site is designed and consequential site layout therefore Fire and Emergency consider it important that developers incorporate these requirements into their site layout at resource consent stage so that Council are able to assess this design to ensure compliance with the RMA. Fire and Emergency therefore request that, as a minimum, an advice note is included for all outdoor living space standards directing users to the requirements of the NZBC.</p>	<p>Amend as follows:</p> <p><u>Advice note:</u> <u>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></p>

028.28	Support in Part	8.2 Havelock North Residential Environment	Fences and walls	<p>It is important to Fire and Emergency that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.</p> <p>Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Fire and Emergency therefore seeks an amendment to provide for this.</p>	<p>Amend as follows:</p> <p><u>All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p>
028.29	Support with Amendment	8.2 Havelock North Residential Environment	Noise	<p>Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban environment.</p> <p>Noise will be produced on site by operational activities such as cleaning and maintaining equipment, training activities and noise produced by emergency sirens. Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, FENZ has assessed that a fire station will be capable of meeting the maximum noise levels for sites in residential zones, with the exemption of noise created by emergency sirens (discussed later).</p> <p>In order to ensure that fire stations and associated training activities can take place in residential areas in compliance with the District Plan, it is necessary that a new or amended rule makes an allowance for such essential activities</p>	<p>Amend as follows:</p> <p><i>Where the locational, functional or operational needs are such that activities of importance to the community cannot meet residential noise standard, enable these activities by allowing a whole or partial exemption, or relaxation, from the provisions of Section 25.1.</i></p>

				<p>within both urban environments, within reasonable limits.</p> <p>Notwithstanding the above, it is not possible for emergency sirens to comply with the provisions of Section 25.1. Sirens play a crucial role in facilitating a prompt emergency response and can be the most effect means of communication in alerting volunteers who generally live and work in close proximity to fire stations. Sirens also provide assurance to the people who have made the call and the general public that help is on its way. Allowing noise associated with the operation of emergency services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a manner that provides for the ongoing health and safety of people and communities.</p> <p>As such, Fire and Emergency has a locational, functional, and operational need to be exempt from noise generated from activities such as emergency sirens.</p>	
039.1	Support with Amendment	8.2.6F	New standard suggested for Minimum gross floor area	<p>As notified PC5 does not include any controls of the minimum size of residential units. There is a need to ensure sufficient space is provided for residents' wellbeing.</p>	<p>Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones</p> <p>Consider using the existing minimums in the Havelock North Village Centre or Central Commercial Zone to inform such a rule as outlined below:</p> <p>Minimum gross floor area:</p> <p>Studio / 1 bedroom 50m²</p> <p>2 bedroom - -70m²</p>

					3 or more bedrooms 90m ² .
039.2	Support with Amendment	Havelock North Residential Environment	8.2.6F.8 Outdoor living space	<p>Ground floor outdoor living space should be linked to the number of bedrooms / potential occupants of a unit. Such a provision would ensure outdoor living space is appropriate and of sufficient size for the number of occupants therefore ensuring the wellbeing of people and communities.</p> <p>Where apartment type housing is proposed and there is no ground floor outdoor living space able to be provided then the current minimum standard of an 8m² balcony should apply, irrespective of the number of bedrooms. However, a requirement to provide for a minimum amount of communal outdoor living space to offset the smaller private outdoor spaces should also be considered for this housing typology.</p>	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>The following is suggested for consideration: Minimum ground floor outdoor living space shall be provided per residential unit in accordance with the following table: Studio / 1 bedroom – 30m² 2 bedroom – 40m² 3 bedroom – 50m²</p> <p>Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.</p>
039.5	Support with Amendment	Havelock North Residential Environment	8.2.6F.1 – Site Context Comprehensive Residential Development	<p>The context or location of sites is a key consideration in assessing whether a development site is suitable and appropriate for medium density housing. The standard as written is confusing. Amendments are suggested to amend the radius used to 500m to align with the reserve and open space distribution across the city, to remove the wording “proposed reserves or open space areas” and “proposed on site communal playground or open space area” given these are not a certainty. Proposed spaces whether public or private should be considered as matters of discretion in situations where the standard is not met. Amendments to clause C are proposed to specify larger scale commercial zones rather than any commercial zone</p>	<p>Amend this provision so that the standard reads as follows: Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² net site area shall be located on sites in the General Residential zone that are within or partially within a 400-600m <u>500m</u> radius of the following:</p> <ul style="list-style-type: none"> a. An existing public transport bus stop; and b. An existing public park or proposed open space reserve zone or a proposed on site communal playground or open space area; and c. A commercial zone <u>The Hastings Central Commercial Zone, Large Format Retail and Commercial Service Zones, the</u>

				<p>(irrespective of size or number of activities) as the intention was to ensure medium density development is located within a short walk of a range of commercial services and facilities. It is also submitted that if this standard is not met the status of the activity should either be raised to full Discretionary or alternatively amendments and additions to matters of discretion be considered to ensure all matters surrounding context and location are addressed.</p>	<p><u>Havelock North Village Centre Retail, Business and Mixed Use Zones or the Flaxmere Village Centre Commercial and Commercial Service Zones.</u></p> <p>Consider whether a Discretionary Activity status is more appropriate if this standard is not met. Alternatively consider amending the matters of discretion to include the following:</p> <ul style="list-style-type: none"> • The degree to which the development site does not meet the standard; • Consider the range of services and facilities within a 500m radius (to align with the suggested amendment to the standard) and whether these would offset concerns of accessibility and access to parks, public transport and commercial activities from the development site and thereby provide for sufficient amenities to anchor the medium density housing development • Consider whether the distance to these facilities and services is easily walkable (considering topography, footpaths, cycle lanes, pedestrian crossings etc) • The frequency and type of public transport services in the particular location and the distance of the site from transit stops and whether this is walkable (ie within a 5-10 minute timeframe); • The location, size, shape and maintenance requirements of private on-site communal open spaces and playgrounds that are proposed.
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050.55	Oppose in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – general	Consistent with the relief sought, Kāinga Ora seek reference to comprehensive residential development be deleted.	Partial deletion sought: The following General Performance Standards and Terms apply to all Permitted and Controlled Activities. Comprehensive residential developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.
050.56	Oppose in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5A	Kāinga Ora oppose the retention of the existing density standard of 1 dwelling per site. In light of the relief sought to have all provisions relating to CRD deleted, Kāinga Ora seek that this standard be amended to be a more enabling framework that is regulated through compliance with permitted performance standards and seek that a minimum of two dwellings per site is permitted.	Delete existing standard and replace with: Number of Residential units per site 1. No more than two dwellings per site.
050.57	Support in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5B	Kāinga Ora support the retention of the existing maximum permitted height of 8m, acknowledging that a lower intensity form of development is anticipated within the General Residential Zone. However, it is sought that the standard be amended to allow an additional 1 metre for a qualifying roof pitch.	Amendment sought: The maximum height for all buildings shall be 8 metres <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, were the entire roof slopes 15 °or more.</u>
050.58	Oppose	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5C	Kāinga Ora opposes this standard, and seeks a comprehensive review in order to better provide for flexibility in built form/residential typologies while still managing the potential for adverse effects to adjoining properties. Kāinga Ora does not support 35° recession planes to boundaries and considers 45° to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a 35° recession plane when taking yard, building and outlook setbacks into	Seek that the existing standard be replaced with: 1. <u>Buildings must not project beyond a 45° recession plane measured from a point 3 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>

				consideration, will unnecessarily constrain development. Kāinga Ora seeks that the control be replaced with a 3m + 45° control.	2. <u>This standard does not apply to—</u> <u>a. a boundary with a road:</u> <u>b. existing or proposed internal boundaries within a site:</u> <u>c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>
050.59	Oppose in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5Da	Kāinga Ora consider the set back of 3m from a front boundary, irrespective of the road classification, to be a sufficient and appropriate setback for the GRZ.	Partial deletion sought: Front boundary: 3 metres (with frontage to Access Roads). 5 metres (with frontage to Arterial or Collector Roads).
050.60	Oppose	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5Dd	Kāinga Ora oppose the duplication of this standard from the Regional Resource Management Plan. Cross reference is not required as any development must comply with the Regional Plan or obtain the necessary regional consents; the inclusion of this standard within the district plan creates unnecessary duplication in the consenting process.	Delete standard as this is included within the Regional Plan.
050.61	Support	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5F	Kāinga Ora support the retention of the existing standard for maximum building coverage.	Retain as notified.
050.62	Oppose in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.5H	Consistent with the relief sought, Kāinga Ora seek the deletion of provisions relating to Comprehensive Residential Development. Kāinga Ora consider the minimum requirement of 50m ² to be a sizeable area that is likely to constrain the ability to undertake increased residential development within the GRZ. Kāinga Ora seek this to be reduced to be more enabling of development whilst continuing to	Amendment/Deletions sought: (Except for Comprehensive Residential Development on Sites Identified In Appendix 29 refer to 8.2.6G.4 and for sites within Appendix 13B, Figure 1 refer to 8.2.6M.6) Havelock North General Residential Zone Each Principal Residential Dwelling shall have an Outdoor Living Space which shall: a. Have a minimum area of 50 20m ² and

				<p>ensure the delivery of a high quality on-site amenity. It is noted that this reduction would not result in a greater level of building coverage or a reduction in 'openness' sought through this zone, as the permitted building coverage standard would continue to deliver this.</p>	<p>b. Include 1 area capable of containing a 6 metre diameter circle; with a dimension no less than 4m</p> <p>c. Be directly accessible from the principal residential building;</p> <p>d. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and</p> <p>e. May take the form of a deck, terrace or verandah, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.</p> <p><i>* Note: The definition of building in Section 33.1 of the Plan does not include structures such as awnings, canopies, verandahs or similar that are less than 3 metres in height and any platforms or decks less than 1 metre in height, therefore these can be included in the Outdoor Living Space.</i></p>
050.63	Support in Part	8.2 Havelock North Residential Environment	8.2.5 General Performance Standards – 8.2.6C	Consistent with relief sought in relation to this standard, Kāinga Ora seek that 'Maximum Density' be replaced by 'Number of Dwellings'.	<p>Amendment sought:</p> <p>c. Supplementary Residential Buildings shall comply with the General Performance Standards and Terms in Section 8.2.5 of the District Plan except that it need not comply with Standard 8.2.5A (Number of dwellings Maximum Density) and 8.2.5I (Outdoor Living Space).</p>
050.64	Oppose	8.2 Havelock North Residential Environment	8.2.6 Specific Performance Standards and Terms – 8.2.6F	Kāinga Ora acknowledge the measures taken to provide a more enabling framework for a greater intensity of residential development. However, Kāinga Ora oppose the use of CRD as a separate activity pathway and consider it appropriate to assess more intensive residential proposals under the performance standards within 8.2.5, as amended through the Kāinga	Delete standards under 8.2.6. F

				Ora submission and via a RDA status where standards, including the number of dwellings per site, are not met.	
050.65	Oppose	8.2 Havelock North Residential Environment	8.2.6 Specific Performance Standards and Terms – 8.2.6K	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable buildings and seek all associated provisions be deleted. Kāinga Ora consider the performance standards under 7.2.5 to be appropriate for residential development within the GRZ, regardless of the construction methodology.	Delete standards under 8.2.6. K
061.16	Oppose	8.2 Havelock North Residential Environment	8.2.6F(4) Height in relation to boundary	In the absence of a specified height recession plane, a building can be built 1m from a neighbour's boundary. The Medium density Residential Standards forming part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provide an appropriate height recession plane for use in Medium Density Residential Zones, being 4m + 60°.	Amend to specify a maximum height recession plane of 4m + 60°.
061.20	Oppose in Part	8.2 Havelock North Residential Environment	8.2.6G & 8.2.6.F(13) – Stormwater Management	The permitted development standards provide for 50% building coverage and require at least 20% landscaped area within a site. It is reasonable to expect the Council's stormwater network has been designed to accommodate stormwater from permitted developments in residential areas. Site specific stormwater management should only be necessary where these standards are not met. The stormwater runoff allowed should also be consistent for all sites regardless of the type of development proposed.	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified].
061.24	Oppose in Part	8.2 Havelock North Residential Environment	8.2.5M and 8.2.6.f.14 – Roading Infrastructure / Vehicle Access	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid the absurd	Amend to: <u>Where on-site parking is proposed to be provided on a site,</u> activities shall comply with the rules and standards for access outlined in

				situations where vehicle access is required to be provided to sites on which no parking is proposed.	Section 26.1 Transport and Parking of the District Plan.
071.4	Support	8.2 Havelock North Residential Environment	Specific Performance Standards	Supports the introduction of the 'Specific Performance Standards and Terms' for 'Comprehensive Residential Developments' for the 'Havelock North General Residential Zone' (with the exception of Standard 8.2.6(F)(8)(a)).	Not stated
071.5	Support	8.2 Havelock North Residential Environment	Specific Performance Standards	Supports the introduction of the 'Specific Performance Standards and Terms' for 'Comprehensive Residential Developments' for the 'Havelock North General Residential Zone' (with the exception of Standard 8.2.6(F)(8)(d)).	Not stated
071.6	Support in Part	Outdoor Living Space (OLS) for comprehensive residential developments (CRD)	Standard 8.2.6F(8) and Standard 8.2.6F(11)	<p>Retirement villages have different amenity needs. Having at least 30m² of outdoor living space is inappropriate for retirement village units which include a combination of private and communal outdoor living spaces for residents.</p> <p>Clarify that OLS standards should only apply to independent living units within a retirement village.</p> <p>Remove the onerous requirement proposed for outdoor living spaces to be north facing for all units.</p> <p>Remove the requirement for an application for a 'Comprehensive Residential Development' be to subject to the standards tests for notification under Rule HNGR26 as a result of any infringement to Standard 8.2.6F(8)(a) or (d), as these matters do not have a bearing in respect of off-site amenity.</p>	<p>To amend Standard 8.2.6F(8) 'Outdoor Living Space' and Standard 8.2.6F(11) as set out below:</p> <p>8. OUTDOOR LIVING SPACE</p> <p>(a) A residential unit at ground floor must have an outdoor living space that is at least 30m, with a minimum 4m dimension</p> <p>(b) A residential unit above ground floor must have an outdoor living space of at least 8m, with a minimum 1.8m dimension</p> <p>(c) All outdoor living spaces must be accessible from the main living area of the residential unit; and</p> <p>(d) All outdoor living spaces must be north facing i.e. north of east or west.</p> <p>(e) All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas</p> <p><u>(f) A retirement village (independent living) unit at or above ground level must have</u></p>

				<p>Apply the 'Outdoor Living Space' standard only to 'independent Living' units, because 'care suites' (including dementia care units) typically have secure communal indoor and outdoor living spaces for such units, unlike independent living units.</p>	<p><u>an outdoor living space of at least 8m, with a minimum 1.8m dimension.</u></p> <p>9. LANDSCAPED AREA</p> <p>(a) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the exclusive use area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;</p> <p>(b) The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.</p> <p>(c) <u>The standard in (a) and (b) above does not apply to retirement villages</u></p> <p>11. OUTLOOK SPACE</p> <p>(a) An outlook space must be provided for each residential unit <u>and retirement (independent living) unit</u> as follows:</p> <p>(i) A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.</p> <p>(ii) All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies.</p>
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106.3	Support with Amendment	8.2 Havelock North Residential Environment	8.2.6F.1 – Site Context Comprehensive Residential Development	For clarity we suggest that the standard should be amended to remove reference to the 400m radius.	Amend as follows: “Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m ² net site area shall be located on sites in the General Residential Zone that are within or partially within a 400 to 600m radius of:....”
106.7	Support with Amendment	8.2 Havelock North Residential Environment	8.2.6F.5 – Garages	This rule states that garages, carports and accessory buildings shall occupy no more than 50% of the width of the front elevation of the building. This has the potential to be restricted particularly in a terraced house setting where it wouldn't be possible to include a garage on a unit unless the lot was a minimum of approximately 7m wide – which is reasonably inefficient.	While we agree with the rule for single story dwellings, we suggest this standard should not apply to 2 or 3 story buildings where the dominance of the garage on the ground floor can be offset by the first or second floor.
106.11	Support with Amendment	8.2 Havelock North Residential Environment	8.2.6F.9 – Landscaped areas	This standard states that a residential unit at ground floor level must have a landscaped area of a minimum of 20% of the “exclusive use area: of the unit. It is not clear what the exclusive use area is. There are several references to “exclusive use” within the Section 33.1 Definitions however there is no specific definition for exclusive use area.	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.
106.15	Support with Amendment	8.2 Havelock North Residential Environment	8.2.6.F.10 – Windows and connection to the street /road	This standard states that any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.

31. Section 8.2 – Matters of Control / Discretion

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.13	Support with Amendment	8.2 Havelock North Residential Environment	8.2.9F(1)(b) – Comprehensive Residential Development Site Context	To support the uptake of active and public transport, proximity to these types of travel routes should be given particular consideration.	Amend to: “Whether the site is located in proximity to places of employment or close to accessible travel routes, <u>particularly active and / or public transport routes</u> that link to areas of employment.”
008.16	Support with Amendment	8.2 Havelock North Residential Environment	8.2.9(2)(h) – Access, Carparking and Manoeuvring	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is well stated in the Design Framework and should be repeated here.	Amend to: “2.8 – Access, carparking and manoeuvring – Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located <u>near away from the street further within the site and accessed from, the rear of the site</u> . Minimise use of vehicle crossings, <u>use rear lanes and combine vehicle accessways when possible to and provide a safer pedestrian environment. by combining vehicle accessways or using rear lanes.</u> ”
028.30	Oppose	8.2 Havelock North Residential Environment	Matters of Discretion 8.2.8E Emergency service facilities, early childhood centres, homes for the aged, non-residential care facilities, education facilities, visitor accommodation, places of assembly and health care services	Fire and Emergency opposes 8.2.8E insofar as it is unclear what the activity status is for the listed activities, and because it considers the list of matters to be excessive. As discussed in previous submission points, it is vital for Fire and Emergency to have the ability to establish anywhere in the urban environment to be able to provide for the safety of growing / changing communities. As such, Fire and Emergency seek a new rule providing specifically for the establishment of emergency service facilities.	Add a new rule as follows: <i>Emergency service facilities</i> <i>Activity status: Restricted Discretionary</i> <i>Council’s discretion shall be restricted to the following matters:</i> <i>a. The extent to which it is necessary to locate the activity in the Rural Lifestyle Zone.</i> <i>b. Reverse sensitivity effects of adjacent activities.</i> <i>c. The extent to which the activity may adversely impact on the transport network.</i>

					<p><i>d. The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood., with particular regard given to the bulk of the buildings.</i></p> <p><i>e. The extent to which the activity may adversely impact on the noise environment.</i></p>
050.66	Oppose in Part	8.2 Havelock North Residential Environment	8.2.8A Assessment Criteria for Relocated Buildings	Consistent with the relief sought, Kāinga Ora oppose the use of relocatable buildings as a separate activity; however, as these provisions also relate to character areas and due to this plan change not relating to such areas, Kāinga Ora oppose the sections specifically associated with the Havelock North General Residential Zone.	Amend 8.2.8A2: 2. Havelock North General Residential Zone and Havelock North Character Residential Zone EXCEPT in the Toop Street Special Character Area.
050.67	Support in Part	8.2 Havelock North Residential Environment	8.2.8 Assessment criteria – 8.2.8C(b)	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment rather than the character and amenity of the existing environment.	Amendments sought: (i) Whether the height of any building will create adverse effects on neighbourhood character, <u>having regard to the planned built environment.</u> (v) Whether the slope of the site is such that building height requirements cannot be met, and the extent to which an alternative is proposed that maintains the amenity of the Area <u>the planned built environment</u>
050.68	Support in Part	8.2 Havelock North Residential Environment	8.2.8 Assessment criteria – 8.2.8C(c)	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment.	Amendments sought: (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight <u>in accordance with the planned built environment.</u> ... (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the

					neighbourhood and its character <u>planned built environment.</u>
050.69	Support in Part	8.2 Havelock North Residential Environment	8.2.8 Assessment criteria – 8.2.8C(d)	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment.	Amendment sought: (i) The proposed setback of a building from the road boundary and whether this will compromise amenity values and neighbourhood character <u>of the planned built environment.</u> (ii) Whether the site retains capacity for a front lawn and tree planting in the front yard.
050.70	Oppose	8.2 Havelock North Residential Environment	8.2.8 Assessment criteria – 8.2.8C(e)(iv)	Kāinga Ora oppose this assessment criteria as the presence of adequate outdoor living space on a site has no relevance to a side/rear yard infringement.	Delete assessment criteria.
050.71	Support in Part	8.2 Havelock North Residential Environment	8.2.8 Assessment criteria – 8.2.8C(f)(i)	Kāinga Ora support the provision for assessment of amenity and character within this provision; however, this should be linked back to the planned built environment rather than the existing environment in order to enable the delivery of change.	Amendment sought: Whether the building coverage will create adverse effects on amenity values and neighbourhood character <u>of the planned built environment.</u>
050.72	Oppose in Part	8.2 Havelock North Residential Environment	8.2.8 Assessment Criteria – 8.2.8C(h)(ii)	Kāinga Ora oppose the inclusion of assessment criteria relating to the retention of existing trees; unless specifically protected, the District Plan should not provide a provision relating to general tree protection within a development. Kāinga Ora oppose the connection between landscaping and softening/screening the built form. Within the urban environment it is appropriate to construct buildings and landscaping should not be seen as a means of softening or mitigating this when it is inherently appropriate to construct buildings within this zone.	Amendment sought: (i) The extent to which existing vegetation is retained (ii) The extent to which new tree plantings are proposed. and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees. (iii) The configuration of the site and whether enforcement of the Standard would place an unreasonable burden on neighbouring properties due to shading or leaf drop.

				<p>Kāinga Ora oppose the consideration of how landscaping may impact neighbouring properties with regards to lead drop.</p> <p>Kāinga Ora oppose the criteria of landscaping to aid the maintenance of the existing character and amenity of the neighbourhood. Such a link back to the existing environment will reduce the ability to deliver the change intended through this plan change.</p>	<p>(iv) Where appropriate, a A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.</p>
050.73	Oppose	8.2 Havelock North Residential Environment	8.2.9 Assessment Criteria – Comprehensive Residential Developments	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development.</p> <p>Notwithstanding the relief sought, Kāinga Ora oppose the inclusion of design guide standards, as a non-statutory document, within the statutory document of the district plan.</p>	Delete provisions.
050.74	Oppose in Part	8.2 Havelock North Residential Environment	8.2.9 Assessment Criteria – 8.2.9B	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to comprehensive residential development. In the case of development within the land covered by the structure plan within Appendix 13B, it is appreciated that specific assessment criteria are required and therefore only ‘comprehensive’ has been deleted.</p> <p>Kāinga Ora oppose the assessment of a proposed subdivision against existing subdivision patterns of adjoining sites. This assessment would limit the ability of the District Plan to enable a change in the grain of urban development.</p>	<p>Amendments sought: COMPREHENSIVE RESIDENTIAL DEVELOPMENTS WITHIN APPENDIX 13B, FIGURE 1 As well as considering the CRD assessment criteria in 8.2.9 above, the following specific matters need to be considered:</p> <p>a. Consider how the proposed development integrates to the overall suburban development of the relevant stage or area shown on the Brookvale Structure Plan (areas A, B or C) within which the proposal is to be located. In particular the following specific matters are relevant to any assessment:</p> <p>i. Whether the comprehensive residential development(s) take advantage of the higher levels of amenity associated open space reserves (i.e. so that the houses face the</p>

					<p>reserve) or some amenity feature (existing or proposed);</p> <p>ii. Whether comprehensive residential developments are located midblock in a street separated by sites for standard residential development to ensure that the smaller sites that make up a comprehensive residential development do not dominate the streetscape;</p> <p>iii. Whether the proposal will avoid monotonous concentrations of uniform house and lot type;</p> <p>iv. Whether the proposal will contribute to the creation of a variety of house types enabling the creation of a mixed community and a sense of character within the particular street or area within which it is located; and</p> <p>Consider how the arrangement of lots within the proposed development site, along with any lots already subdivided within adjoining sites, will contribute to the creation of a pleasant streetscape amenity.</p>
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32. Section 8.2 - Brookvale Structure Plan Area

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
053.4	Support with Amendment	Section 8.2	Brookvale Structure Plan area	Comprehensive and medium density development in the Brookvale Structure Plan area should be a controlled activity non-notified where its meets the performance standards (commensurate with these forms of development) to provide certainty. It is not appropriate that it be assessed as a restricted discretionary activity	Amend rule framework so that comprehensive or medium density residential development within the Brookvale Structure Plan area is a controlled activity non-notified where all standards are met.
053.5	Support with Amendment	Section 8.2	Brookvale Structure Plan area	That in identifying the land in Brookvale Structure Plan area for medium density development there remains flexibility in how they choose to develop the land to ensure they can properly accommodate changing market demand and choice in response to market forces over time.	Provide flexible development options for the Brookvale Structure Plan area

33. Section 9.2 Flaxmere Residential Zone

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
028.31	Support in Part	9.2 Flaxmere Residential Zone		<p>It is not clear how the rules, standards, and provisions in the Flaxmere Residential Zone interact and how they can be practically implemented. As such, Fire and Emergency's comments relate to the general rules and performance standards for land use activities in the Flaxmere Residential Zone.</p> <p>The Partially Operative Hastings District Plan and Plan Change 5 do not include standards / provisions that ensure all land use activities are provided with an appropriate firefighting water supply and are accessible to Fire and Emergency personnel. This is particularly concerning for Fire and Emergency as increased densities are being enabled, due to the unintended consequences they can pose for Fire and Emergency's operations. Intensification and infill housing can be challenging to access for Fire and Emergency and other emergency services. Furthermore, it is vital that a firefighting water supply, with sufficient flows, pressure, and accessibility, are provided for all land use activities. Where activities / developments establish in locations with inadequate access and firefighting water supplies, there can be serious consequences for life and property.</p> <p>Plan Change 5 seeks to enable the development and intensification of urban areas across the</p>	<p>Amend as follows:</p> <p><i>Require all land use activities to comply with the following standards:</i></p> <p>Firefighting water supply <i>Where a connection to reticulated water supply system is available, all developments must be provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p><i>Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p>Firefighting access <i>Any access to a site where:</i></p> <ul style="list-style-type: none"> <i>no reticulated firefighting water supply is available</i> <i>or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants</i> <p><i>must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres</i></p>

				<p>Hastings district, which has the ability to compromise the timely and effective response of Fire and Emergency in the event of an emergency. As such, Fire and Emergency considers it vital that consequential amendments are made to the plan, either in the Flaxmere Residential Zone chapter, or infrastructure / transport chapters, to ensure that development and activities are undertaken in a manner that does not hinder Fire and Emergency ability to operate and function effectively.</p>	<p><i>wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></p> <ul style="list-style-type: none"> <i>a. A gradient of no more than 16%; and</i> <i>b. A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</i> <i>c. A minimum formed carriageway width of 4 metres; and</i> <i>d. A height clearance of at least 4 metres; and</i> <i>e. A design that is free of obstacles that could hinder access for emergency services vehicles</i> <p><i>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</i></p> <ul style="list-style-type: none"> <i>• The ability for fire appliances to access the site</i> <i>• The provision of a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>
039.5	Support with Amendment	Hastings Residential Environment	7.2.6E.1 Site Context Comprehensive Residential Development	<p>The context or location of sites is a key consideration in assessing whether a development site is suitable and appropriate for medium density housing. The standard as written is confusing. Amendments are suggested to amend the radius used to 500m to align with the reserve and open space distribution across the city, to remove the wording "proposed reserves or open space areas" and "proposed on site communal playground or open space area" given these are not a certainty. Proposed spaces whether</p>	<p>Amend this provision so that the standard reads as follows:</p> <p>Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² net site area shall be located on sites in the General Residential zone that are within or partially within a 400-600m <u>500m</u> radius of the following:</p> <ul style="list-style-type: none"> a. An existing public transport bus stop; and b. An existing public park or proposed open space reserve zone or a proposed on site

				<p>public or private should be considered as matters of discretion in situations where the standard is not met. Amendments to clause C are proposed to specify larger scale commercial zones rather than any commercial zone (irrespective of size or number of activities) as the intention was to ensure medium density development is located within a short walk of a range of commercial services and facilities.</p> <p>It is also submitted that if this standard is not met the status of the activity should either be raised to full Discretionary or alternatively amendments and additions to matters of discretion be considered to ensure all matters surrounding context and location are addressed.</p>	<p>communal playground or open space area; and e. A commercial zone <u>The Hastings Central Commercial Zone, Large Format Retail and Commercial Service Zones, the Havelock North Village Centre Retail, Business and Mixed Use Zones or the Flaxmere Village Centre Commercial and Commercial Service Zones.</u></p> <p>Consider whether a Discretionary Activity status is more appropriate if this standard is not met. Alternatively consider amending the matters of discretion to include the following:</p> <ul style="list-style-type: none"> • The degree to which the development site does not meet the standard; • Consider the range of services and facilities within a 500m radius (to align with the suggested amendment to the standard) and whether these would offset concerns of accessibility and access to parks, public transport and commercial activities from the development site and thereby provide for sufficient amenities to anchor the medium density housing development • Consider whether the distance to these facilities and services is easily walkable (considering topography, footpaths, cycle lanes, pedestrian crossings etc) • The frequency and type of public transport services in the particular location and the distance of the site from transit stops and whether this is walkable (ie within a 5-10 minute timeframe);
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					<ul style="list-style-type: none"> The location, size, shape and maintenance requirements of private on-site communal open spaces and playgrounds that are proposed.
050.75	Oppose in Part	9.2 Flaxmere Residential Zone	Introduction	<p>Kāinga Ora does not support the inclusion of this statement within the current proposed provisions as it does not account for the level of development enabled through the plan change.</p> <p>Kāinga Ora opposes the reference to ‘a mix of single dwelling or multiple dwelling sites’ as this does not provide clarity on the intended development pattern of the zone. Kāinga Ora consider that the introduction statement should be re-written to reflect the planned built form and what is intended for the area rather than considering the existing character.</p>	<p>Rewrite the introductory statement to reflect the intended and planned built form and what is intended for the area rather than considering the existing character as suggested:</p> <p><u>The Flaxmere Residential Environment enables a variety of housing types and sizes to meet the needs of the community, including smaller households and inter-generational living. The established neighbourhoods in Flaxmere will change over time to include a mix of one and two storey residential buildings with private on-site open space and landscaped areas.</u></p> <p><u>Changes to urban form will become visible and is anticipated as existing housing stock is replaced. Development within the zone is expected to achieve quality urban design outcomes and manage transitions in building bulk and scale relative to the surrounding neighbourhood.</u></p>
050.76	Support in Part	9.2 Flaxmere Residential Zone	Introduction	Kāinga Ora support the intent to ensure that new development responds to the community needs and wants; however, consider this should be linked back to the planned built environment.	<p>Amendments sought:</p> <p>The District Plan seeks to ensure that existing activities and new development is able to respond to community needs and wants <u>in accordance with the planned built environment.</u></p>
050.77	Support in Part	9.2 Flaxmere Residential Zone	9.2.2 Anticipated Outcomes – FRAO4	Kāinga Ora support the managed consolidation and delivery of enhanced building developments; however, in order to enable	<p>Amendments sought:</p> <p>Managed consolidation and enhanced building developments in scale and character</p>

				change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	accordance with the planned built environment.
050.78	Support in Part	9.2 Flaxmere Residential Zone	9.2.2 Anticipated Outcomes – FRAO5	Kāinga Ora support the managed consolidation and delivery of enhanced building developments; however, in order to enable change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	Amendments sought: Attractive streetscapes and heightened residential amenity in accordance with the planned built environment.
050.79	Support in Part	9.2 Flaxmere Residential Zone	9.2.2 Anticipated Outcomes – FRAO10	Kāinga Ora support the provision of high quality residential amenity; however, in order to enable change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	Amendments sought: Flaxmere residents are provided a high quality residential environment in accordance with the planned built form.
107.9	Support with Amendment	Section 9.2	Entire section	<p>Support the general intent of the zone provisions but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of the NPS-UD.</p> <p>Concern that enabling “comprehensive residential development” in the General Residential Zone is not transparent and likely to result in unanticipated effects for landowners / communities adjoining comprehensive residential development sites in the General Residential Zone</p> <p>Concern that provisions associated with comprehensive residential development in terms of the lack of clarity of where Policy FRP5 would and could be implemented and the extensive performance standards (9.2.6J) and assessment criteria (9.2.8I) creating high</p>	<p>Support subject to:</p> <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives and policies of the NPS – UD and providing the reasons for the proposed provisions • Amendments to the proposed plan change to better align and implement the objectives, policies and definitions in the NPS-UD. • Reconsider the location and framework of the Comprehensive Residential Zone provisions based on a revised evidence base. At a higher level Waka Kotahi suggests that this evidence base considers enabling medium density around the centre, key walking / cycling and public transport routes.

				<p>barriers to the contribution of comprehensive developments.</p> <p>Policy FRP5 aim to provide for comprehensive developments within or partially within a 400-600m radius of an existing or proposed public transport bus-stop, public park or open space reserve, and commercial zone. However, due to the lack of clarity surrounding exactly where this policy will apply it is unclear where and how much development will result from this provision and is likely to result in varied interpretations at time of consent.</p> <p>Waka Kotahi notes that additional “comprehensive residential development” is restricted to what can occur only with existing infrastructure capacity (not including planned or funded infrastructure), there is no analysis provided as to if this approach will provide enough housing to satisfy demand or a clear definition as to what sufficient infrastructure is. These requirements place increased responsibility on the developer (rather than Council providing a plan-enabled development capacity) to prove that sufficient infrastructure is available prior to making any application.</p>	
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34. Section 9.2 – Objectives and Policies

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
050.80	Support in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRO1	Kāinga Ora support the intention of this objective; however, in order to enable change this must be linked back to the planned built environment.	Amendments sought: Ensure that growth within the residential environment of Flaxmere is managed in a manner that enables efficient land use management and development where appropriate and suitable for the community in accordance with the planned built environment.
050.81	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRP1	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for 'relocatable homes' and seek all provisions relating to these be deleted.	Partial deletion sought: Explanation Flaxmere is an established suburb contained within well-defined boundaries. This Policy recognises the place based approach where the mix of characteristics that make up the Flaxmere settlement are managed in an integrated manner. While the development of Flaxmere is reflected in housing with construction depicting different eras since the 1960s-1970s, with some well-maintained and attractive streetscapes in particular parts, there are no particular areas where the existing character justifies protection via more restrictive Plan Rules and Standards. Given the era of Flaxmere's development, however, the relocation of older buildings out of character in style to the Flaxmere residential area does have the potential to adversely affect amenity, therefore such activities will require Restricted Discretionary activity Resource Consent assessment. It is acknowledged that the removal, re-positioning (within a site) and

					relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Flaxmere and contributes to achieving the goals of HPUDS. The provisions of the Flaxmere Residential Zone acknowledge the positive contribution of relocated buildings by providing for these where the building was constructed after or during 1970, as a permitted activity subject to compliance with specific performance standards.
050.82	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRP2	<p>Kāinga Ora oppose the use of density standards and controls specifically associated with infill development. Residential activities and development should be regulated through the performance standards of the zone in order to determine appropriateness for a location.</p> <p>Kāinga Ora oppose the inclusion of and reference to minimum lot sizes and consider it more appropriate to utilise performance standards of a zone to regulate the appropriate level of development for the setting. The proposed density standard is also considered to be of a scale that would not be enabling of more intensive residential development, including that which is sought through this plan change.</p>	<p>Amendments sought: Facilitate residential land use options that provide for family and whanau living by including suitable <u>performance standards for residential development</u> density standards and associated controls to manage infill development.</p> <p>This Policy supports Flaxmere being an attractive family friendly suburb by ensuring the built residential environment has ample space for a minimum household size. While the existing residential sites are compliant with the previous District Plan minimum density of 1 dwelling per 350 square metre of land space, the majority of sites in Flaxmere are more than 500 square metres. The housing issues relating to amenity, overcrowding and substandard accommodation have been a consequence of infill housing in parts of the suburb where the current densities do not match the preferences of people in need of being accommodated. The minimum site size for any future vacant lot subdivision is therefore</p>

					<p>raised to 500m² where any section with smaller areas than that would require Resource Consent. That is to ensure that the site layout, size and proposed residential development would be compatible with the <u>planned built environment surrounding properties</u> and also better contribute to the amenity of the area. It is acknowledged that some forms of residential development specifically targeting smaller household sizes such as retirement housing could be appropriate on smaller site sizes than 500m² and this need would be able to be assessed via the Resource Consent process. A 500m² minimum site size better reflects the status quo and, where appropriate, manages the effects of possible overcrowding on smaller site sizes created by infill development.</p>
050.83	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRP3	Whilst Kāinga Ora support the enhancement and promotion of the sustainability of the District's Urban form, the inclusion and reference to design guidance, being a non-statutory document, within a policy is opposed.	<p>Amendments sought: <i>Enhance and promote the sustainability of Flaxmere's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.</i></p>
050.84	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRP5	Whilst Kāinga Ora support the enhancement and promotion of the sustainability of the District's Urban form, the inclusion and reference to design guidance, being a non-statutory document, within a policy is opposed.	<p>Amendments sought: <i>Enable and provide for the development of a range of housing types through subdivision, <u>comprehensive residential development</u> provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles</i> Explanation This Policy recognises the need to attract a variety of housing types to Flaxmere to better</p>

					<p>cater for the differing household compositions of the community. Council can encourage developers and facilitate dialogue with community representatives to promote a variety of housing types that are appropriate and desired to meet community needs. The minimum site size is amended to better suit the family preferences of the residents which in Flaxmere tends to be a greater number of people per household than in other areas. Comprehensive Residential Development is provided for as a Restricted-Discretionary activity (non-notified). This would provide the opportunity, via the Consent process, for developers to provide housing at greater densities in a comprehensive and designed way. While, Comprehensive Residential Development has been specifically provided for in the Medium Density Residential Zone, it may also be appropriate in the Flaxmere Residential Zone provided that comprehensive residential developments are located within walking distance (400-600m) of amenities such as parks and playgrounds, shopping areas and public transport services and routes. Comprehensive Residential Development will be assessed in terms of the key design elements of the Hastings Medium-Density Design Framework and whether there is sufficient infrastructure available to service the development. Of particular concern is provision for a quality living environment and a positive contribution to the public streetscape and neighbourhood in general. Developments are subject to design requirements via assessment criteria to</p>
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					ensure visual surveillance and consideration of the facilities and public spaces in the proximity. Building design and layout for such development needs to consider connections to the street, relationships with adjoining sites, onsite access as well as landscaping and visual amenity. A number of strategic documents completed for Flaxmere, such as the Urban Design Framework and the Health Impact Assessments, can be the basis for dialogue with key developers regarding housing options and accommodation alternatives suitable for Flaxmere.
050.85	Support in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRO4	Consistent with the relief sought, the standard of residential amenity that is to be achieved should be consistent with the planned built environment. This ensures the ability for change to occur within the established urban environment.	Amendments sought: To ensure a high standard of residential amenity consistent with the planned built environment , for residents of and visitors to Flaxmere so that it is an enjoyable and attractive place to live and visit.
050.86	Support in Part	9.2 Flaxmere Residential Zone	9.2.3 Objectives and Policies – FRP9	Kāinga Ora support the management of adverse effects of development, particularly where these may impact on the outcomes sought for the zone, accordingly, this should be linked to the planned built environment.	Amendments sought: Achieving an improved quality of life in Flaxmere includes managing building scale, design and form to avoid adverse effects of overshadowing, creating unusable unsafe spaces and loss of privacy for the neighbours or affecting the very outcomes that are intended to be achieved <u>through the planned built environment</u> .

35. Section 9.2 – Rules

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
050.87	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.4 Rules	Consistent with the relief sought, Kāinga Ora seek all provisions relating to Comprehensive Residential Development be deleted.	Amendments sought: Any activity must comply with the District Wide provisions, before applying the following rules of the Residential Environment. With regard to the rules of the activities tables, all activities are subject to General and Specific Performance Standards and Terms in Sections 9.2.5 and 9.2.6 and where relevant assessment criteria in Sections 9.2.7 and 9.2.8. Except that comprehensive residential developments need only comply with the specific performance standards in 9.2.6J and assessment criteria 9.2.8I
050.88	Support in Part	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR1	Kāinga Ora support the provision of residential activities as a permitted activity; however, consistent with the relief sought, Kāinga Ora seek the deletion of reference to Comprehensive Residential Development.	Amendment sought: Residential Activities (except Comprehensive Residential Development)
050.89	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR13, FR18, and FR21	Kāinga Ora oppose the inclusion of specific provisions relating to relocatable buildings and consider it appropriate to assess such buildings through the rules and standards for residential buildings within the General Residential Zone. The inclusion of specific provisions results in a form of character standard and protection for the residential setting without going through the required section 6 or 7 assessment process under the Resource Management Act.	Delete rule.
050.90	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR22	Kāinga Ora oppose the retention of a specific rule for density infringements and supplementary dwellings. An assessment as a	Amendment sought: Any Permitted or Controlled activity not meeting one or more of the General

				Restricted Discretionary Activity under Rule FR22 would be sufficient.	Performance Standards and Terms in section 9.2.5 EXCEPT activities not complying with General Performance Standard 9.2.5A Density and activities not complying with Specific Performance Standard 9.2.6B.1 Supplementary Residential Buildings
050.91	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR24	<p>Whilst Kāinga Ora acknowledge the step that has been taken through the use of CRD to make a more enabling planning framework, particularly through the use of a non-notification clause, consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development and seek any provisions and reference to this be deleted.</p> <p>Rule FR22 is sufficient to assess a proposal for residential development that does not comply with permitted standards.</p>	Delete rule.
050.92	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR25	<p>Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development and seek any provisions and reference to this be deleted.</p> <p>Rule FR22 is sufficient to assess a proposal for residential development that does not comply with permitted standards.</p>	Delete rule.
050.93	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR26	Kāinga Ora oppose the use of the Discretionary activity status in this context, noting that an activity that is Restricted Discretionary should be a suitable pathway for Council to assess the proposal and a higher threshold for where standards are not met is not required and further complicates the district plan provisions.	Delete rule.

050.94	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR27	Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule FR22 where discretion is limited to the standards not met.	Delete rule.
050.95	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR28	<p>Kāinga Ora oppose the use of such a restrictive activity status for infringing the density standard of 1 dwelling per site, and especially a separate rule for such an infringement.</p> <p>Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule FR22 where discretion is limited to the standards not met.</p>	Delete rule.
050.96	Oppose	9.2 Flaxmere Residential Zone	9.2.4 Rules – FR29	Kāinga Ora oppose the use of the non-complying activity status as a ‘catch-all’ approach and consider it more appropriate to use the Discretionary activity status as a means of capturing activities that are not specifically mentioned.	Amendment sought: Reduce activity status from Non-Complying to Discretionary.

36. Section 9.2 – Performance Standards

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
028.32	Support in Part	9.2 Flaxmere Residential Zone	9.2.6J.2 – Height	<p>Fire and Emergency seek an exclusion for emergency service facilities from building height restricted of less than 9m, and for hose drying towers from building height restricted of less than 15m, in order to appropriately provide for the operational requirements of Fire and Emergency.</p> <p>Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally.</p> <p>Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications, and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Fire and Emergency considers that the inclusion of an exemption for hose drying towers provides for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p> <p>New fire stations and associated structure may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and</p>	<p>Amend as follows:</p> <p><u>Exemption: emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u></p>

				<p>populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations.</p>	
028.33	Support in Part	9.2 Flaxmere Residential Zone	9.2.6J.8 – Outdoor Living Spaces	<p>Fire and Emergency support the provision of an outdoor living spaces on the premise that while not directly intended, may provide access for emergency services and space for emergency egress.</p> <p>Fire and Emergency acknowledge that firefighting access requirements are managed through the NZBC however consider it important that these controls are brought to the attention of plan users (i.e. developers) in the resource consent process so that they can incorporate the NZBC requirements early on in their building design.</p> <p>The NZBC requirements will have an influence over how a site is designed and consequential site layout therefore Fire and Emergency consider it important that developers incorporate these requirements into their site layout at resource consent stage so that Council are able to assess this design to ensure compliance with the RMA. Fire and Emergency therefore request that, as a minimum, an advice note is included for all outdoor living space standards directing users to the requirements of the NZBC.</p>	<p>Amend as follows:</p> <p><u>Advice note:</u> <u>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></p>

028.34	Support in Part	9.2 Flaxmere Residential Zone	9.2.6J.3 – Fences and Walls	<p>It is important to Fire and Emergency that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.</p> <p>Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Fire and Emergency therefore seeks an amendment to provide for this.</p>	<p>Amend as follows:</p> <p><u>All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p>
028.35	Support with Amendment	9.2 Flaxmere Residential Zone	Noise	<p>Due to urban growth, population changes and commitments to response times, FENZ may need to locate anywhere within the urban environment.</p> <p>Noise will be produced on site by operational activities such as cleaning and maintaining equipment, training activities and noise produced by emergency sirens. Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, FENZ has assessed that a fire station will be capable of meeting the maximum noise levels for sites in residential zones, with the exemption of noise created by emergency sirens (discussed later).</p> <p>In order to ensure that fire stations and associated training activities can take place in residential areas in compliance with the District Plan, it is necessary that a new or amended rule makes an allowance for such essential activities</p>	<p>Amend as follows:</p> <p><i>Where the locational, functional or operational needs are such that activities of importance to the community cannot meet residential noise standard, enable these activities by allowing a whole or partial exemption, or relaxation, from the provisions of Section 25.1.</i></p>

				<p>within both urban environments, within reasonable limits.</p> <p>Notwithstanding the above, it is not possible for emergency sirens to comply with the provisions of Section 25.1. Sirens play a crucial role in facilitating a prompt emergency response and can be the most effect means of communication in alerting volunteers who generally live and work in close proximity to fire stations. Sirens also provide assurance to the people who have made the call and the general public that help is on its way. Allowing noise associated with the operation of emergency services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a manner that provides for the ongoing health and safety of people and communities.</p> <p>As such, Fire and Emergency has a locational, functional, and operational need to be exempt from noise generated from activities such as emergency sirens.</p>	
039.1	Support with Amendment	9.2.6J	New standard suggested for Minimum gross floor area	<p>As notified PC5 does not include any controls of the minimum size of residential units. There is a need to ensure sufficient space is provided for residents' wellbeing.</p>	<p>Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones</p> <p>Consider using the existing minimums in the Havelock North Village Centre or Central Commercial Zone to inform such a rule as outlined below:</p> <p>Minimum gross floor area:</p> <p>Studio / 1 bedroom 50m²</p> <p>2 bedroom - -70m²</p> <p>3 or more bedrooms 90m².</p>

039.2	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6J.8 – Outdoor living space	<p>Ground floor outdoor living space should be linked to the number of bedrooms / potential occupants of a unit. Such a provision would ensure outdoor living space is appropriate and of sufficient size for the number of occupants therefore ensuring the wellbeing of people and communities.</p> <p>Where apartment type housing is proposed and there is no ground floor outdoor living space able to be provided then the current minimum standard of an 8m2 balcony should apply, irrespective of the number of bedrooms. However, a requirement to provide for a minimum amount of communal outdoor living space to offset the smaller private outdoor spaces should also be considered for this housing typology.</p>	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>The following is suggested for consideration: Minimum ground floor outdoor living space shall be provided per residential unit in accordance with the following table: Studio / 1 bedroom – 30m² 2 bedroom – 40m² 3 bedroom – 50m²</p> <p>Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.</p>
039.5	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6J.1 – Site Context Comprehensive Residential Development	<p>The context or location of sites is a key consideration in assessing whether a development site is suitable and appropriate for medium density housing. The standard as written is confusing. Amendments are suggested to amend the radius used to 500m to align with the reserve and open space distribution across the city, to remove the wording “proposed reserves or open space areas” and “proposed on site communal playground or open space area” given these are not a certainty. Proposed spaces whether public or private should be considered as matters of discretion in situations where the standard is not met. Amendments to clause C are proposed to specify larger scale commercial zones rather than any commercial zone (irrespective of size or number of activities) as</p>	<p>Amend this provision so that the standard reads as follows: Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m² net site area shall be located on sites in the General Residential zone that are within or partially within a 400-600m <u>500m</u> radius of the following:</p> <ul style="list-style-type: none">a. An existing public transport bus stop; andb. An existing public park or proposed open space reserve zone or a proposed on site communal playground or open space area; andc. A commercial zone <u>The Hastings Central Commercial Zone, Large Format Retail and Commercial Service Zones, the</u>

				<p>the intention was to ensure medium density development is located within a short walk of a range of commercial services and facilities.</p> <p>It is also submitted that if this standard is not met the status of the activity should either be raised to full Discretionary or alternatively amendments and additions to matters of discretion be considered to ensure all matters surrounding context and location are addressed.</p>	<p><u>Havelock North Village Centre Retail, Business and Mixed Use Zones or the Flaxmere Village Centre Commercial and Commercial Service Zones.</u></p> <p>Consider whether a Discretionary Activity status is more appropriate if this standard is not met. Alternatively consider amending the matters of discretion to include the following:</p> <ul style="list-style-type: none"> • The degree to which the development site does not meet the standard; • Consider the range of services and facilities within a 500m radius (to align with the suggested amendment to the standard) and whether these would offset concerns of accessibility and access to parks, public transport and commercial activities from the development site and thereby provide for sufficient amenities to anchor the medium density housing development • Consider whether the distance to these facilities and services is easily walkable (considering topography, footpaths, cycle lanes, pedestrian crossings etc) • The frequency and type of public transport services in the particular location and the distance of the site from transit stops and whether this is walkable (ie within a 5-10 minute timeframe); • The location, size, shape and maintenance requirements of private on-site communal open spaces and playgrounds that are proposed.
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050.97	Oppose	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5A	Kāinga Ora oppose the retention of the existing density standard of 1 dwelling per site. In light of the relief sought to have all provisions relating to CRD deleted, Kāinga Ora seek that this standard be amended to be a more enabling framework that is regulated through compliance with permitted performance standards, allowing a minimum of two dwellings per site as a permitted activity.	Delete existing standard and replace with: Number of Residential units per site 1. No more than two dwellings per site.
050.98	Support in Part	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5B	Kāinga Ora support the retention of the existing maximum permitted height of 8m, acknowledging that a lower intensity form of development is anticipated within the General Residential Zone. However, it is sought that the standard be amended to allow an additional 1 metre for a qualifying roof pitch.	The maximum height of any buildings or structures shall be 8 metres <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, were the entire roof slopes 15 °or more.</u>
050.99	Oppose	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5C	<p>Kāinga Ora opposes this standard, and seeks a comprehensive review in order to better provide for flexibility in built form/residential typologies while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support 35° recession planes to boundaries and considers 45° to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a 35° recession plane when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Kāinga Ora seeks that the control be replaced with a 3m + 45° control. Deletion sought.</p>	<p>Seek that the existing standard be replaced with:</p> <p><u>(1) Buildings must not project beyond a 45° recession plane measured from a point 3 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p><u>(2) This standard does not apply to—</u></p> <p><u>d. a boundary with a road:</u></p> <p><u>e. existing or proposed internal boundaries within a site:</u></p> <p><u>f. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>

050.100	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5E	Kāinga Ora consider the set back of 3m from a front boundary, irrespective of the road classification, to be a sufficient and appropriate setback for the GRZ.	Amendments sought: Front Yard Buildings fronting Access Roads– 3 metres Buildings fronting Collector or Arterial Roads– 5 metres (For Roading Hierarchy see refer to the Road Hierarchy Maps in Appendix 69 and Section 2.5 in the District Plan Text);
050.101	Support	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5F	Kāinga Ora support the retention of the existing standard for maximum building coverage.	Retain as notified.
050.102	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.5 General Performance Standards – 9.2.5G	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of provisions relating to Comprehensive Residential Development.</p> <p>Kāinga Ora consider the minimum requirement of 50m² of outdoor living space to be a sizeable area that is likely to constrain the ability to undertake increased residential development within the GRZ.</p> <p>Kāinga Ora seek this to be reduced to be more enabling of development whilst continuing to ensure the delivery of a high quality on-site amenity. It is noted that this reduction would not result in a greater level of building coverage or a reduction in ‘openness’ sought through this zone, as the permitted building coverage standard would continue to deliver this.</p> <p>Consistent with the relief sought, any reference to standards specific to CRD should be deleted.</p>	<p>Amendments sought:</p> <p>OUTDOOR LIVING SPACE (EXCEPT FOR COMPREHENSIVE RESIDENTIAL DEVELOPMENT)</p> <p>a. Have a minimum area of 5020m² with a dimension no less than 4m and include one area capable of containing a 6 metre diameter circle;</p> <p>b. Be directly accessible from the principal residential building;</p> <p>c. May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and</p> <p>d. May take the form of a deck, terrace or veranda, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages. Except that Standard 7.2.6E(5) applies when converting an existing residential building into 2 or more residential units.</p>
050.103	Oppose	9.2 Flaxmere Residential Zone	9.2.6 Specific Performance Standards – 9.2.6H	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable buildings and seek all associated provisions be deleted. Kāinga Ora consider the	Delete 9.2.6H

				performance standards under 7.2.5 to be appropriate for residential development within the GRZ, regardless of the construction methodology.	
050.104	Oppose	9.2 Flaxmere Residential Zone	9.2.6 Specific Performance Standards – 9.2.6J	Kāinga Ora acknowledge the measures taken to provide a more enabling framework for a greater intensity of residential development. However, Kāinga Ora oppose the use of CRD as a separate activity pathway and consider it appropriate to assess more intensive residential proposals under the performance standards within 8.2.5, as amended through the Kāinga Ora submission and via a RDA status where standards, including the number of dwellings per site, are not met.	Delete 9.2.6J
061.17	Oppose	9.2. Flaxmere Residential Zone	9.2.6J.4 – Height in relation to boundary	In the absence of a specified height recession plane, a building can be built 1m from a neighbour's boundary. The Medium density Residential Standards forming part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provide an appropriate height recession plane for use in Medium Density Residential Zones, being 4m + 60°.	Amend to specify a maximum height recession plane of 4m + 60°.
061.21	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.5K and 9.2.6J.13 – Stormwater Management	The permitted development standards provide for 50% building coverage and require at least 20% landscaped area within a site. It is reasonable to expect the Council's stormwater network has been designed to accommodate stormwater from permitted developments in residential areas. Site specific stormwater management should only be necessary where these standards are not met. The stormwater runoff allowed should also be consistent for all sites regardless of the type of development proposed.	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]

061.25	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.5M and 9.2.6.J.14 – Roading Infrastructure and Vehicle Access	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid the absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.	Amend to: <u>Where on-site parking is proposed to be provided on a site,</u> activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.
106.4	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6J.1 – Site Context Comprehensive Residential Development	For clarity we suggest that the standard should be amended to remove reference to the 400m radius.	Amend as follows: “Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m ² net site area shall be located on sites in the General Residential Zone that are within or partially within a 400 to 600m radius of:....”
106.8	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6J.5 – Garages	This rule states that garages, carports and accessory buildings shall occupy no more than 50% of the width of the front elevation of the building. This has the potential to be restricted particularly in a terraced house setting where it wouldn't be possible to include a garage on a unit unless the lot was a minimum of approximately 7m wide – which is reasonably inefficient.	While we agree with the rule for single story dwellings, we suggest this standard should not apply to 2 or 3 story buildings where the dominance of the garage on the ground floor can be offset by the first or second floor.
106.12	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6J.9 – Landscaped areas	This standard states that a residential unit at ground floor level must have a landscaped area of a minimum of 20% of the “exclusive use area: of the unit. It is not clear what the exclusive use area is. There are several references to “exclusive use” within the Section 33.1 Definitions however there is no specific definition for exclusive use area.	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.
106.16	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.6.J.10 – Windows and connection to the street /road	This standard states that any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the

					neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.
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37. Section 9.2 – Matters of Control / Discretion

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
008.14	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.8I(1)(b) Comprehensive Residential Development Site Context	To support the uptake of active and public transport, proximity to these types of travel routes should be given particular consideration.	Amend to: “Whether the site is located in proximity to places of employment or close to accessible travel routes, <u>particularly active and / or public transport routes</u> that link to areas of employment.”
008.17	Support with Amendment	9.2 Flaxmere Residential Environment	9.2.8I(2)(h) – Access, Carparking and Manoeuvring	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is well stated in the Design Framework and should be repeated here.	Amend to: “2.8 – Access, carparking and manoeuvring – Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located <u>near away from the street further within the site and accessed from, the rear of the site</u> . Minimise use of vehicle crossings, <u>use rear lanes and combine vehicle accessways when possible to and provide a safer pedestrian environment. by combining vehicle accessways or using rear lanes.</u> ”
050.105	Oppose	9.2 Flaxmere Residential Zone	9.2.7 Assessment Criteria – 9.2.7A	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating specifically to relocatable homes and seek that these be managed through the performance standards under 9.2.5 and the relevant assessment criteria.	Delete 9.2.7A.
050.106	Support in Part	9.2 Flaxmere Residential Zone	9.2.8 – Assessment Criteria – 9.2.8A(b)	Kāinga Ora support the consideration of how a proposed development could impact upon the character and amenity of the surrounding environment; however, in order to enable change to be realised, this should be linked back to the planned built environment and not the existing built form.	Amendments sought: (i) The extent to which the proposed building will provide reasonable access to daylight and sunlight <u>in accordance with the planned built environment.</u> ...

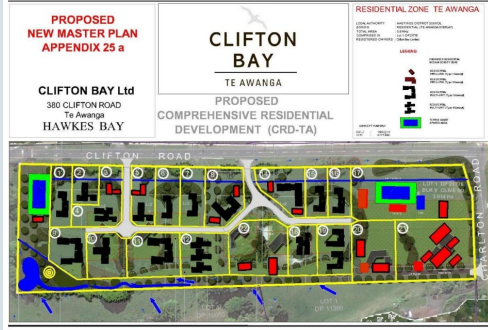
					(iii) The degree to which the building height, location and scale harmonises with the planned built environment. adjoining property at the boundary where the infringement occurs.
050.107	Support in Part	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8A(c)	Kāinga Ora support the consideration of how a proposed development could impact upon the character and amenity of the surrounding environment; however, in order to enable change to be realised, this should be linked back to the planned built environment and not the existing built form.	Amendment sought: Whether the infringement will compromise amenity values and neighbourhood character <u>of the planned built environment</u>
050.108	Oppose	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8A(d)	Kāinga Ora oppose this assessment criteria as the presence of adequate outdoor living space on a site has no relevance to a side/rear yard infringement.	Partial deletion sought: (iv) The extent to which adequate outdoor living space is provided for on the site.
050.109	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8A(e)	Kāinga Ora oppose the retention of the inclusion of hardstand areas when assessing the impact of site coverage as there is no corresponding standard or rule relating to impervious surfaces. Likewise, the assessment of amenity and character values should be linked back to the planned built environment.	Amendments sought: (e) Site Coverage (including hardstand) (i) Whether the building coverage will create adverse effects on amenity values and neighbourhood character <u>of the planned built environment.</u>
050.110	Oppose in Part	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8A(g)(ii)	Kāinga Ora oppose the inclusion of assessment criteria relating to the retention of existing trees; unless specifically protected, the District Plan should not provide a provision relating to general tree protection within a development. Kāinga Ora oppose the connection between landscaping and softening/screening the built form. Within the urban environment it is appropriate to construct buildings and landscaping should not be seen as a means of	Amendment sought: (i) The extent to which existing vegetation is retained (ii) The extent to which new tree plantings are proposed. and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees. (iii) The configuration of the site and whether enforcement of the Standard would place an

				<p>softening or mitigating this when it is inherently appropriate to construct buildings within this zone.</p> <p>Kāinga Ora oppose the consideration of how landscaping may impact neighbouring properties with regards to lead drop.</p> <p>Kāinga Ora oppose the criteria of landscaping to aid the maintenance of the existing character and amenity of the neighbourhood. Such a link back to the existing environment will reduce the ability to deliver the change intended through this plan change.</p>	<p>unreasonable burden on neighbouring properties due to shading or leaf drop.</p> <p>(iv) Where appropriate, a A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained</p>
050.111	Oppose	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8B	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating specifically to relocatable homes and seek that these be managed through the performance standards under 9.2.5 and the relevant assessment criteria.</p>	Delete 9.2.8B.
050.112	Oppose	9.2 Flaxmere Residential Zone	9.2.8 Assessment Criteria – 9.2.8I	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development.</p> <p>Notwithstanding the relief sought, Kāinga Ora oppose the inclusion of design guide standards, as a non-statutory document, within the statutory document of the district plan.</p>	Delete 9.2.8I.

38. Section 30.1 Subdivision and Land Development

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.31	Support with Amendment	30.1 Subdivision and Land Development	30.1.5 Rules SLD7A and SLD14	<p>The rules state that the relevant activity status applies for a subdivision of a CRD “<i>applied for concurrently with, or following the approval of a current, land use Resource Consent for Comprehensive Residential Development</i>”.</p> <p>When applied for after the land use has been approved, how will the Council manage land use infringements of performance standards that arise from the subdivision? For example:</p> <ol style="list-style-type: none"> 1. Height in relation to boundary (HIRB) infringements that arise due to the subdivision, the bulk and design of the buildings do not change, but an infringement of this standard may now be identified. Is a land use consent also required at this time? 2. Building coverage infringements – what is the Council’s position if at the time of subdivision the building coverage for each new lot exceeds 50%? <p>How will conditions be applied for engineering matters (infrastructure / access)? Will full subdivision level conditions be applied at the land use stage even if no subdivision is proposed? How is the risk managed for those applications that apply for subdivision after they have been constructed and upgrading to subdivision / engineering code of practice levels are required?</p>	Clarification and discussion on these points welcomed.
007.32	Oppose	30.1 Subdivision	30.1.6A General Site Standards	A Hastings General Residential Zone: minimum net site area: 350m ²	Amend by considering removing the minimum density requirement.

		and Land Development	Table 30.1.6A Minimum Site Sizes	We do not support the retention of this minimum net site area. We understand that the Council has kept this net site area provision due to concerns about a lack of suitable design controls, and infrastructure capacity. However, the change to the definition of CRD to provide for two or more dwellings has effectively done away with this minimum site area provision, and provides for relevant design controls and infrastructure assessment to meet CRD provisions. We do not consider this minimum site area to be necessary.	
007.33	Support	30.1 Subdivision and Land Development	Table 30.1.6A Minimum Site Sizes	E Medium Density Residential Zone We support the removal of a minimum net site area	Support
016.3	Support with Amendment	30.1 Subdivision and Land Development	SLD7A SLD14 SLD16 30.1.5 30.1.6 30.1.7 30.1.8.2	Clifton Bay Ltd are owners of a 3.914ha property at 380 Clifton Road which is currently zoned for residential lifestyle block development. This land is a greenfields site and has not yet been developed for housing. It is located on class 7 soils and the land resource should be used more efficiently than the current zoning allows for. A more compact urban design for the site has been investigated while still providing lots of amenity through common facilities and open space. Building more houses on land already zoned for residential development is a way to increase efficiency and housing without moving into more rural and plains land.	Amend Rule Table 30.1.5 - SLD7A and SLD14 to include Te Awanga Residential Zone Amend SLD16 to refer to new Appendix 25A Master Plan as outlined in the full submission and below: Amend Table 30.1.6A Minimum Site Sizes to provide a minimum site size of 500m ² for the site at 380 Clifton Road (currently zoned Te Awanga Lifestyle Overlay and subject to Appendix 25A). Amend sections 30.1.5, 30.1.6, 30.1.7S.2, 30.1.8.2 to allow for the new Master Plan as outlined below:

					<p>The proposed New Master Plan seeks to optimise yield from scarce greenfield land while also providing for a range of community facilities as shown below in Figure 3.</p>  <p>Figure 3 Proposed New Master Plan - Overlaying Existing Master Plan</p>
028.36	Support in Part	30.1 Subdivision and Land Development		<p>It is not clear how the rules, standards, and provisions in the Subdivision and Land Development chapter interact and how they can be practically implemented. As such, Fire and Emergency's comments relate to the general rules and performance standards for subdivision and land development.</p> <p>The Partially Operative Hastings District Plan and Plan Change 5 do not include standards / provisions that ensure all land use activities are provided with an appropriate firefighting water supply and are accessible to Fire and Emergency personnel. This is particularly concerning for Fire and Emergency as increased densities are being enabled, due to the unintended consequences they can pose for Fire and Emergency's operations. Intensification and infill housing can be challenging to access for Fire and Emergency and other emergency services. Furthermore, it is vital that a firefighting water supply, with sufficient flows, pressure, and accessibility, are provided for all</p>	<p>Amend as follows:</p> <p><i>Require all land use activities to comply with the following standards:</i></p> <p>Firefighting water supply <i>Where a connection to reticulated water supply system is available, all new allotments must be capable of being provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p><i>Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></p> <p>Firefighting access <i>Any access to a new allotment where</i></p>

				<p>land use activities. Where activities / developments establish in locations with inadequate access and firefighting water supplies, there can be serious consequences for life and property.</p> <p>Plan Change 5 seeks to enable the development and intensification of urban areas across the Hastings district, which has the ability to compromise the timely and effective response of Fire and Emergency in the event of an emergency. As such, Fire and Emergency considers it vital that consequential amendments are made to the plan, either in the Subdivision and Land Development chapter, or infrastructure / transport chapters, to ensure that development and activities are undertaken in a manner that does not hinder Fire and Emergency ability to operate and function effectively.</p>	<ul style="list-style-type: none"> • <i>no reticulated firefighting water supply is available</i> • <i>or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants</i> <p><i>must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</i></p> <ul style="list-style-type: none"> <i>a. A gradient of no more than 16%; and</i> <i>b. A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</i> <i>c. A minimum formed carriageway width of 4 metres; and</i> <i>d. A height clearance of at least 4 metres; and</i> <i>e. A design that is free of obstacles that could hinder access for emergency services vehicles</i> <p><i>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</i></p> <ul style="list-style-type: none"> • <i>The ability for fire appliances to access the allotment</i> • <i>The ability to service the allotment with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>
039.4	Support with Amendment	Density	Minimum site size and density provisions in the	Council have been undertaking on-going modelling, investigation and assessment work with respect to infrastructure capacity across	Include density limits [for comprehensive residential developments] in the General Residential Zones in order to manage

			General Residential Zones (Sections 7.2, 8.2 and 9.2) and Section 30.1 Subdivision	the City over the past few months. As a result of this work there is concern that the proposal to remove minimum site size controls for developments in the General Residential Zones of Hastings, Flaxmere and Havelock North could undermine infrastructure capacity and could potentially exhaust any capacity available in the Medium Density Residential Zone through more intensive residential development of the General Residential Zone.	infrastructure capacity and ensure capacity is prioritised and available within the Medium Density Residential Zone. 1. Land use provisions – the inclusion of a density provision of 1 residential unit per 200m ² ; and 2. Subdivision provisions: An average subdivision site size of 200m ² in the General Residential Zones of Hastings, Havelock North and Flaxmere.
050.142	Support in Part	30.1 Subdivision and Land Development	30.1.3 Objectives and policies –SLDP1	Whilst Kāinga Ora support the regulation of subdivision of land via lot size to ensure that a permitted level of development could occur on site, this should only be applicable to vacant lot subdivision.	Amendments sought: <i>That standards for minimum and maximum site sizes <u>associated with vacant allotments</u>, be established for each SMA/Zone in the District.</i>
050.143	Support in Part	30.1 Subdivision and Land Development	30.1.3 Objectives and Policies – SLDP7	Whilst Kāinga Ora support the reference made to the Council's Engineering Code of Practice and the relevance of this to the consenting process, the retention of reference to the subdivision design guide is opposed. Consistent with relief sought, the inclusion of and reference to a non-statutory document within the district plan is opposed.	Amendments sought: <i>Recognise the role of the Hastings District Council's <u>Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide and</u> Engineering Code of Practice design standards as a means of compliance for the servicing of sites.</i> Explanation As a means of achieving compliance with the Rules of the District Plan for subdivision and land development, the Council may refer to the design standards contained in the Hastings District Council's <u>Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide and/or</u> Engineering Code of Practice and may apply them as conditions of subdivision consent.
050.144	Oppose in Part	30.1 Subdivision	30.1.5 Rules – Rule SLD7A	Consistent with the relief sought, Kāinga Ora oppose the reference to Comprehensive	Replace Rule SLD7A:

		and Land Development		<p>Residential Development. Kāinga Ora acknowledge the proposed measures taken through this plan change to create a more enabling consenting pathway for subdivisions. Kāinga Ora seek that the basis of Rule SLD7A, which currently relates to CRD, is amended to relate to residential development across the Medium Density Zone as well as the GRZs.</p> <p>Given that this rule relates to a subdivision where standards and terms are met, or a land use consent is either granted or sought in conjunction with the subdivision, Kāinga Ora submit that this rule have a Controlled Activity status.</p>	<p><u>Subdivision of a residential development, that complies with General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent</u></p> <p>C</p>
050.145	Oppose in Part	30.1 Subdivision and Land Development	30.1.5 Rules – SLD14	<p>Consistent with the relief sought, Kāinga Ora oppose the reference to Comprehensive Residential Development. Kāinga Ora acknowledge the proposed measures taken through this plan change to create a more enabling consenting pathway for subdivisions. Kāinga Ora seek that the basis of Rule SLD14, which currently relates to CRD where standards are not met, is amended to relate to residential development across the Medium Density Zone as well as the GRZs.</p>	<p><u>Subdivision of a residential development, not meeting General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.</u></p> <p><u>Subdivision of a residential development within the Medium Density Zone, Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential, that is applied for concurrently with, or following the approval of a current, land use Resource Consent and does not comply with one or more of the relevant subdivision site and general site performance standards and terms specified in 30.1.6 or 30.1.7.</u></p> <p>RD</p>
050.146	Support in Part	30.1 Subdivision and Land Development	30.1.5 Rules – SLD15	<p>Consistent with relief sought through this plan change, reference to the City Living Zone should be deleted.</p>	<p>Amendments sought: Residential Character Areas, <u>City Living Zone</u>, Flaxmere Area 1</p>
050.147	Oppose	30.1 Subdivision and Land Development	30.1.6 General Site Standards – 30.1.6A	<p>Consistent with the relief sought, Kāinga Ora opposes the inclusion of minimum net site areas, and seeks that a minimum shape factor as amended, be relied upon instead for vacant allotments created within the General and Medium Density Residential Zones. This would</p>	<p>Amendments sought:</p>

				<p>sufficiently ensure that smaller vacant lot sizes are not created which might otherwise foreclose the ability for a compliant development to be undertaken on the resultant lot.</p> <p>Kāinga Ora oppose the variation of subdivision standards across areas within the same zone. Such variations should be deleted and the standard shape factor for a vacant allotment should be relied upon.</p> <p>Consistent with the relief sought, Kāinga Ora oppose the inclusion of CRD as a separate activity pathway and therefore seek that any provision relating to this be deleted.</p>	<table><tr><td>1.</td><td>Hastings</td><td></td></tr><tr><td>A</td><td>Vacant lot - General Residential Medium Density</td><td>350m² Accommodate a rectangle of 8m x 15m</td></tr><tr><td></td><td>i. Comprehensive Residential Development (on-land-identified in Appendices 27) and 80</td><td></td></tr><tr><td>B</td><td>General Residential (Urban Development Areas)</td><td>400m² with a minimum average site size of 700m²</td></tr><tr><td></td><td>(1) Howard Street Urban Development Area</td><td>400m² with a minimum average site size of 600m² (except where Comprehensive Residential Development is proposed)</td></tr><tr><td></td><td>(2) i. Comprehensive Residential Development (on-land-identified in Appendix 27)</td><td></td></tr><tr><td colspan="3">....</td></tr><tr><td></td><td>(6) i. Comprehensive Residential Development (on-land-identified in Appendix 27)</td><td>250m² minimum average site size, an average site size of 350m², and 800m² maximum site size</td></tr><tr><td></td><td>(7) Cornwall Road</td><td>700m²</td></tr><tr><td></td><td>(7) i. Comprehensive Residential Development (on-land-identified in Appendix 27)</td><td>250m² minimum average site size, an average site size of 350m², and 700m² maximum site size</td></tr><tr><td colspan="3">....</td></tr><tr><td>2.</td><td>Havelock North</td><td></td></tr><tr><td>A</td><td>Vacant lot - General Residential and Medium Density</td><td>350m² Accommodate a rectangle of 8m x 15m</td></tr><tr><td></td><td>i. Comprehensive Residential Development</td><td>250m² minimum site size, 350m² maximum site size</td></tr></table>	1.	Hastings		A	Vacant lot - General Residential Medium Density	350m ² Accommodate a rectangle of 8m x 15m		i. Comprehensive Residential Development (on-land-identified in Appendices 27) and 80		B	General Residential (Urban Development Areas)	400m ² with a minimum average site size of 700m ²		(1) Howard Street Urban Development Area	400m ² with a minimum average site size of 600m ² (except where Comprehensive Residential Development is proposed)		(2) i. Comprehensive Residential Development (on-land-identified in Appendix 27)					(6) i. Comprehensive Residential Development (on-land-identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size		(7) Cornwall Road	700m ²		(7) i. Comprehensive Residential Development (on-land-identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 700m ² maximum site size			2.	Havelock North		A	Vacant lot - General Residential and Medium Density	350m ² Accommodate a rectangle of 8m x 15m		i. Comprehensive Residential Development	250m ² minimum site size, 350m ² maximum site size
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050.148	Oppose in Part	30.1 Subdivision	30.1.8 Assessment Criteria – 30.1.8.16	Consistent with relief sought, Kāinga Ora oppose the inclusion of CRD as an activity and	Amendments sought:																																				

		and Land Development		therefore seek that the reference to this and associated provisions be deleted. The specific rule for medium density should be replaced to refer to the zone.	City Living, Comprehensive Residential Development, Residential Character Subdivisions Assessment shall be made with the corresponding land use assessment matters in the relevant SMA in Sections 7.2, 8.2 and 9.2 or in Rule MRZ R16 for subdivisions of comprehensive residential developments in the Medium Density Residential Zone.
061.28	Oppose in Part	30.1 Subdivision and Land Development	Rule SLD7A Comprehensive Residential Development	No activity status has been specified. This rule also doesn't anticipate subdivision of a CRD after the development has been completed. In both cases, subdivision should be a controlled activity.	Amend to: Subdivision of a complying CRD applied for at the same time as the land use consent or subdivision of a completed CRD development – CONTROLLED.
061.29	Support in Part	30.1 Subdivision and Land Development	Rule SLD15 and 30.1.6A General Site Standards	This rule provides for subdivision within the City Living Zone (to be renamed Medium Density Residential Zone) as restricted discretionary activity. Table 30.1.6A however proposed to remove the minimum lot size for this zone.	Amend Rule SLD15 to refer to the Medium Density Residential Zone and retain the specified density within Table 30.1.6A (250m ² average with a maximum site size of 350m ²) to encourage infill developments consistent with the expected density for this zone.
061.30	Oppose in Part	30.1 Subdivision and Land Development	30.1.7E Property Access	The vehicle access standards are only relevant on residential sites where on-site parking is provided. This standard should be amended to reflect this, to avoid absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.	Amend to: <u>Where on-site parking is proposed to be provided on a site</u> , activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking

39. Section 33.1 Definitions

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
007.2	Support with Amendment	Definitions	Definition of Home Business	Does the definition include: i. Food and beverage production and sales? ie – a coffee cart? ii. A manufacturing operation, such as the manufacturing of trailers, using materials that are delivered to the site, but the trailer is “produced” on the site.	Amend / clarify definition of home business
007.34	Support	Definitions	Definition of Comprehensive Residential Development	We support the changes made to this definition	Support
007.35	Support with Amendment	Definitions	Outlook Space	We suggest a definition of Outlook Space to aid in the implementation of this performance standard	Provide a definition of outlook space
026.8	Support with Amendment	Definitions	Main living area / space	Include a definition to assist interpretation of MRZ-S7 Outdoor Living Space and need for outdoor spaces to be accessible from a main (internal) living area.	Provide a definition of main living area or space
029.2	Support with Amendment	Definitions	Transmission gas pipeline	In order to ensure clarity around the proposed gas pipeline corridor sought by Firstgas in submission point 029.1, a definition of “Transmission gas pipeline” should be included in the Definitions Section of the District Plan	Amend to include the following definition in the District Plan: <u>Transmission Gas Pipeline: main high-pressure pipelines with a nominal operating pressure 2000kPa and above.</u>
050.149	Support in Part	Definitions	Accessory building And Accessory Building (in the Medium Density Residential Zone)	Kāinga Ora support the inclusion of the definition of ‘accessory building’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Delete and replace existing definition with National Planning Standards definition: Accessory Building (in the Medium Density Residential Zone): means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site , but does not include any minor residential unit.

				Kāinga Ora seek the deletion of the existing definition of 'accessory building' to be consistent with the national planning standards.	
050.150	Support in Part	Definitions	Allotment	Kāinga Ora seek the removal of reference to the medium density zone within this definition, acknowledging that the definition remains the same for all allotments across all zones.	Amendment sought: Allotment (in the Medium Density Residential Zone) : has the same meaning as in section 128 of the RMA (as set out below)...
050.151	Support in Part	Definitions	Ancillary Activity	Kāinga Ora support the inclusion of the definition of 'ancillary activity' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone. Kāinga Ora seek the deletion of the existing definition of 'ancillary activity' to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition: Ancillary Activity (in the Medium Density Residential Zone) : means an activity that supports and is subsidiary to a primary activity.
050.152	Support in Part	Definitions	Building And Building (in the Medium Density Zone)	Kāinga Ora support the inclusion of the definition of 'building' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone. Kāinga Ora seek the deletion of the existing definition of 'building' to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition: Building (in the Medium Density Residential Zone) : means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> (i) partially or fully roofed, and (ii) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
050.153	Support in Part	Definitions	Building Coverage And Building Coverage (in the Medium Density Zone)	Kāinga Ora support the inclusion of the definition of 'building coverage' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Delete and replace existing definition with National Planning Standards definition: Building Coverage (in the Medium Density Residential Zone) : means the percentage of the net site area covered by the building footprint.

				Kāinga Ora seek the deletion of the existing definition of 'building coverage' to be consistent with the national planning standards.	
050.154	Support in Part	Definitions	Building Footprint And Building Footprint (in the Medium Density Zone)	<p>Kāinga Ora support the inclusion of the definition of 'building footprint' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'building footprint' to be consistent with the national planning standards.</p>	Delete and replace existing definition with National Planning Standards definition: Building Footprint (in the Medium Density Residential Zone) : means in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
050.155	Support in Part	Definitions	Commercial Activity And Commercial activity (in the Medium Density Zone)	<p>Kāinga Ora support the inclusion of the definition of 'commercial activity' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'commercial activity' to be consistent with the national planning standards.</p>	Delete and replace existing definition with National Planning Standards definition: Commercial Activity (in the Medium Density Residential Zone) : means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
050.156	Oppose	Definitions	Comprehensive Residential Development	Consistent with the relief sought, Kāinga Ora seek that all provisions relating to Comprehensive Residential Development be deleted.	Delete definition.
050.157	Support in Part	Definitions	Educational Facility And Educational Facility (in the Medium Density Zone)	Kāinga Ora support the inclusion of the definition of 'educational facility' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Delete and replace existing definition with National Planning Standards definition: Educational Facility (in the Medium Density Residential Zone) : means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.

				Kāinga Ora seek the deletion of the existing definition of 'educational facility' to be consistent with the national planning standards.	
050.158	Support in Part	Definitions	Ground level and Ground level (in the Medium Density Zone)	<p>Kāinga Ora support the inclusion of the definition of 'ground level' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'ground level' to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Ground Level (in the Medium Density Residential Zone): means –</p> <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
050.159	Support in Part	Definitions	Habitable Space And Habitable Room	Kāinga Ora support the inclusion of the definition of 'habitable room' in accordance with the National Planning Standards; however, this should supersede the existing definition of 'habitable space' as the retention results in unnecessary duplication and confusion.	Delete definition for Habitable Space.
050.160	Support in Part	Definitions	Height	Kāinga Ora support the inclusion of the definition of 'height' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	<p>Amendment sought:</p> <p>Height (in the Medium Density Residential Zone): means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p>
050.161	Support in Part	Definitions	Height in relation to boundary	Kāinga Ora support the inclusion of the definition of 'height in relation to boundary' in	Amendment sought:

				accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Height in Relation to Boundary (in the Medium Density Residential Zone) ; means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> a. site; or b. another specified reference point.
050.162	Oppose	Definitions	Height of a building	Kāinga Ora oppose the retention of this definition; given the inclusion of the definition of 'height' in accordance with the national planning standards, the retention of this definition results in unnecessary duplication and confusion.	Delete definition.
050.163	Support in Part	Definitions	Home Business (in the Medium Density Residential Zone)	Kāinga Ora support the inclusion of the definition of 'Home Business' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought: Home Business (in the Medium Density Residential Zone) ; means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
050.164	Oppose	Definitions	Infill Residential Development	Consistent with the relief sought, Kāinga Ora oppose the retention of this definition and the differentiation of infill housing from any other residential development.	Delete definition.
050.165	Oppose	Definitions	Infill Residential Subdivision	Consistent with the relief sought, Kāinga Ora oppose the retention of this definition and the differentiation of infill housing from any other residential development.	Delete definition.
050.166	Support in Part	Definitions	Minor Residential Unit (in the Medium Density Zone)	Kāinga Ora support the inclusion of the definition of 'minor residential unit' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought: Minor Residential Unit (in the Medium Density Residential Zone) ; means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.

050.167	Support in Part	Definitions	Net Site Area And Net Site Area (in the Medium Density Residential Zone)	<p>Kāinga Ora support the inclusion of the definition of 'net site area' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'net site area' to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Net Site Area (in the Medium Density Residential Zone): means the total area of the site but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; <p>any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</p>
050.168	Support in Part	Definitions	Outdoor Living Space And Outdoor Living Space (In the Medium Density Residential Zone)	<p>Kāinga Ora support the inclusion of the definition of 'outdoor living space' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'outdoor living space' to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Outdoor Living Space (In the Medium Density Residential Zone): means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>
050.169	Support in Part	Definitions	Residential Activity And Residential Activity (In the Medium Density Residential Zones)	<p>Kāinga Ora support the inclusion of the definition of 'Residential activity' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'residential activity' to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Residential Activity (in the Medium Density Residential Zone): means the use of land and building(s) for people's living accommodation.</p>
050.170	Support in Part	Definitions	Residential Building And Residential Building (in the Medium	<p>Kāinga Ora support the inclusion of the definition of 'residential unit' in accordance with the National Planning Standards; however, this</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Residential Unit (in the Medium Density Residential Zone): means a building(s) or part</p>

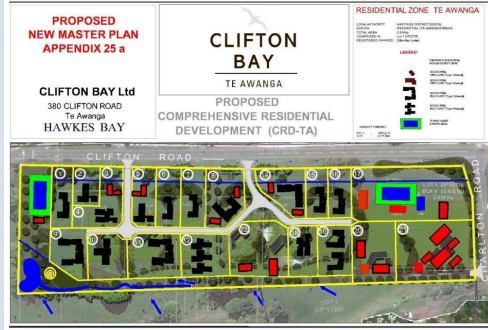
			Density Residential Zones)	<p>should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'residential building' to be consistent with the national planning standards and to reduce unnecessary duplication and confusion.</p>	of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
050.171	Support	Definitions	Residential Zones	Kāinga Ora support the replacement of reference to the Hastings City Living Zone with the Medium Density Zone, consistent with the plan change.	Retain as notified.
050.172	Support in Part	Definitions	Retirement Village And Retirement Village (in the Medium Density Residential Zone)	<p>Kāinga Ora support the inclusion of the definition of 'retirement village' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'retirement village' to be consistent with the national planning standards and to reduce unnecessary duplication and confusion.</p>	Delete and replace existing definition with National Planning Standards definition: Retirement Village (in the Medium Density Residential Zone): means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
050.173	Support in Part	Definitions	Site And Site (In the Medium Density Residential Zone)	<p>Kāinga Ora support the inclusion of the definition of 'Site' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'Site' to be consistent with the national planning standards.</p>	Delete and replace existing definition with National Planning Standards definition: Site (in the Medium Density Residential Zone): means <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot

					<p>be dealt with separately within the prior consent of the council; or</p> <p>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</p> <p>despite paragraphs a to c, in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>
050.174	Support in Part	Definitions	Visitor Accommodation And Visitor Accommodation (In the Medium Density Zone)	<p>Kāinga Ora support the inclusion of the definition of 'Visitor Accommodation' in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of 'Visitor Accommodation' to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Visitor Accommodation (in the Medium Density Residential Zone): means land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.</p>
065.1	Support in Part	Definitions	Section 33.1.1 – Educational Facility Educational Facility (in the Medium Density Residential Zone)	<p>The Ministry request that the current definition in the Hastings District plan to be removed. In addition, the proposed definition should be amended through the removal of <i>"in the Medium Density Residential Zone"</i>, so that it applies to all zones as shown in the <i>relief sought</i> column.</p> <p>Section 58I(3)(d) of the RMA requires councils to make any consequential amendments to their plans to avoid duplication or conflict with the amendments made to implement the National Planning Standards. The Ministry</p>	<p>Educational Facility: means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes schools, technical institutes, teacher's colleges and universities, kura kaupapa (primary school) and kura Māori (secondary school) and their ancillary administrative, cultural, health, retail and communal facilities, but does not include Early Childhood Centres.</p>

				<p>considers that having two definitions for the same activity is a duplication and conflict and that the District Plan should be amended to remove this duplication.</p> <p>This will provide consistency with the NPS definition and will reduce the potential for misinterpretation of the District Plan or any need to change the definition in future.</p>	<p>Educational Facility (in the Medium Density Residential Zone): means land or buildings used for teaching or training by childcare services, schools, and tertiary education services, including any ancillary activities.</p>
081.1	Support in Part	Definition for Comprehensive Residential Development		Opposes the inclusion of retirement villages in the definition of Comprehensive Residential Development, which fails to recognise the positive effects of retirement Villages.	Remove retirement villages from the definition of comprehensive residential development.
081.2	Support in Part	Definition of Retirement Village		Supports PC5 introduction of the National Planning Standard definition of retirement village but opposes the definition only applying to the MDRZ.	Remove the reference to the Medium Density Residential Zone from the National Planning standard for Retirement Village.
085.2	Support in Part	Definition for Comprehensive Residential Development		Opposes the inclusion of retirement villages in the definition of Comprehensive Residential Development, which fails to recognise the positive effects of retirement Villages.	Remove retirement villages from the definition of comprehensive residential development.
085.3	Support in Part	Definition of Retirement Village		Supports PC5 introduction of the National Planning Standard definition of retirement village but opposes the definition only applying to the MDRZ.	Remove the reference to the Medium Density Residential Zone from the National Planning standard for Retirement Village.
107.2	Support in Part	Definitions	All	To successfully implement NPS-UD the key terms used in PC5 need to be consistent with the NPS-UD definitions. This needs to include key terms that are defined in the NPS-UD such as “well-functioning urban environment”, “active transport”, “public transport”, “development infrastructure”, “additional infrastructure” etc.	<p>Support subject to various amendments to the definitions section to be consistent with the NPS-UD definitions including (but not limited to) the following NPS-UD definitions:</p> <ul style="list-style-type: none"> - well-functioning urban environment - active transport - additional infrastructure - community services - development capacity - development infrastructure - infrastructure ready

					<ul style="list-style-type: none"> - plan-enabled - public transport
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40. Appendices

Submission Point	Support / Oppose / Support in Part	Topic	Plan Change Reference/District Plan Provision	Submission Summary	Decision Requested
016.6	Support with Amendment	Appendices	Appendix 25A	Clifton Bay Ltd are owners of a 3.914ha property at 380 Clifton Road which is currently zoned for residential lifestyle block development. This land is a greenfields site and has not yet been developed for housing. It is located on class 7 soils and the land resource should be used more efficiently than the current zoning allows for. A more compact urban design for the site has been investigated while still providing lots of amenity through common facilities and open space. A revised master plan has also been prepared. Building more houses on land already zoned for residential development is a way to increase efficiency and housing without moving into more rural and plains land.	<p>Amend Appendix 25A by inserting new master plan (shown below) to allow for medium density housing development</p> <p>The proposed New Master Plan seeks to optimise yield from scarce greenfield land while also providing for a range of community facilities as shown below in Figure 3.</p>  <p>Figure 3 Proposed New Master Plan - Overlaying Existing Master Plan</p>
050.175	Oppose	Appendices	Appendix 60	Consistent with the relief sought across the General Residential Environments, Kāinga Ora oppose the retention of this height in relation to boundary tool.	Delete Appendix 60.
100.3	Support	Appendices	Appendix 38	Support the identified character areas that are protected from intensification. The Appendix 38 Character Area maps are greyed out and it is unclear whether they show existing or proposed areas. More clarity is needed.	Not stated
100.7	Support with Amendment	Appendices	Appendix 60	Currently shows no height limit at the boundary for Medium Density Residential Zone. Is this an omission?	Include the height limit at the boundary for the Medium Density Residential Zone.