

Andrea ELGIE

Submission 026

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#43]
Date: Thursday, 24 November 2022 10:15:00 PM

Full name * Andrea Elgie

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Hastings 4120
New Zealand

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Phone number * 02102758065

Do you want to be heard in support of your submission? Yes
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing? Yes

Could you gain an advantage in trade competition through this submission? * No

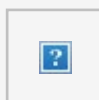
Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. Yes

My submission relates to the following proposed elements of Plan Change 5:

- The removal of the need for affected parties consents or neighbours approval
- Other (please specify)

Please see attached submission

Please feel free to upload submission if necessary.



[plan_change_5_submission_andrea_elgie.docx](#)
49.53 KB · DOCX

Submission on Plan Change 5 from Andrea Elgie

My Submission relates mainly to the new Medium Density Residential Zone section of the Plan Change and the Definitions.

My submission does not oppose the plan change but is seeking changes to some of the provisions and additional provisions to be included. The main concerns I have are;

- That some of the existing rights we currently have to develop our properties in the General Residential Zone have been removed from the Medium Density Residential Zone rules; and
- Remove the non-notification preclusion for Comprehensive Residential Development that does not meet the controlled activity standards.

1. I can see no clear rule in the MDRZ for a Minor Residential Unit. The plan change includes this as a new definition specific to this zone but there is no rule as it does not appear to fit under Rule MRZ-R1 or MRZ-R2. There are also no standards for a Minor Residential Unit.

A residential activity is only the use of land or buildings for living accommodation and does not seem to refer to new buildings. If classified as a residential unit, as the minor unit definition would suggest, then only one can be constructed and therefore would not meet the standards.

I think existing dwellings within the MDRZ should be able to have a minor unit as a permitted activity in accordance with what the existing rules allow, as there are a number of larger sites that might be retained and people may want to accommodate elderly within their sites in a minor unit. I consider it unjust to take this provision away from people on 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.

2. I do not agree with comprehensive residential developments not complying with the standards being non-notified. We want to encourage 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.

I think we need to use the rules appropriately to strongly encourage the developers to meet the permitted standards to ensure good design outcomes.

I suggest getting rid of the non-notification preclusion for rule MRZ-16 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.

3. In relation to rule MRZ-16 I also consider it completely unfair and unethical to allow the standards such as height, yards, coverage and HIRB to be encroached without the need to obtain neighbours approval. This is the opposite of the permitted development activities under the RMA which require written approvals for yard and height infringements.

Along with removing the non-notification provisions mentioned above, I also consider that a new matter of discretion should be added in relating to neighbouring amenity where the setback, height standards, coverage, stormwater etc aren't met.

4. 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 etc.

There doesn't seem to be a definition or activity that a pool would fall under and I am unsure if it is therefore Permitted or Non-Complying under MRZ-R23.

I also note that a pool does not seem to be classed as a building, yet MRZ-S6 for building coverage includes an exemption for pools.

I am seeking changes be made to provide more clarity around how pools are to be assessed in the MDRZ.

5. The MRZ-S5 Setbacks Outcome focuses on the front and public space and does not mention character and amenity towards neighbours which is also one of the reasons for the rules.

This outcome should be amended to include amenity towards neighbours.

6. MRZ-S7 Outdoor Living Space point (e) says 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.

7. 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 a living space.

I think it would be helpful to 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.

Thank you for reading my submission. I am happy to discuss these matters if further clarification is needed.

Kind Regards



Andrea Elgie

Richard ENTWISTLE

Submission 027

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#8]
Date: Wednesday, 9 November 2022 10:04:10 AM

Full name *	Richard Entwistle
Postal address *	<input type="checkbox"/> 1016A Waipuna Street Mahora Hastings Hastings New Zealand
Email address *	ent26@xtra.co.nz
Phone number *	277890009
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• 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
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	Oppose – as below.
I seek the following decision from Hastings District Council (Give precise details.)	Minimise the number of destiny housing and section size permitted to allow for environmental preservation, ability to allow space for residents to be outside, without being overshadowed or observed by said density homes. Allows space still for youth to play. ie. if section still has a home on it, no more than one new home can be built. If house removed so section is clear no more than 2 to 3 homes.

Since Kauri St has been devolved, to a greater housing density, theft in Mahora has increased, noise pollution has increased, and anti social behaviour has increased.

FIRE AND EMERGENCY NZ

Submission 028

Plan Change 5

From: [Fleur Rohleder](#)
To: [Policy Team](#)
Subject: Submission - Plan Change 5 - Fire and Emergency NZ
Date: Friday, 25 November 2022 11:21:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Submission - Plan Change 5 - Hastings District Council.pdf](#)

Kia ora,

Please see the attached submission regarding Plan Change 5 on behalf of Fire and Emergency New Zealand.

Ngā mihi,

Fleur Rohleder

Planner

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Sensitivity: General

Submission on notified Proposed Plan Change 5 to the Hastings District Plan

To: Hastings District Council

Submission from: Fire and Emergency New Zealand

This is a submission on behalf of Fire and Emergency New Zealand (Fire and Emergency) to Hastings District Council on Plan Change 5 (PC5) to the Hastings District Plan (HDP).

1.1 Context

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. Fire and Emergency seek to:

- protect and preserve life
- prevent or limit injury
- prevent or limit damage to property and land, and
- prevent or limit damage to the environment¹.

Fire and Emergency's main functions² are—

- a) to promote fire safety, including providing guidance on the safe use of fire as a land management tool; and
- b) to provide fire prevention, response, and suppression services; and
- c) to stabilise or render safe incidents that involve hazardous substances; and
- d) to provide for the safety of persons and property endangered by incidents involving hazardous substances; and
- e) to rescue persons who are trapped as a result of transport accidents or other incidents; and
- f) to provide urban search and rescue services.

Fire and Emergency also has secondary functions to assist in matters to the extent that Fire and Emergency has the capability and capacity to do so and the capability to perform their main functions efficiently and effectively. These secondary functions³ are:

- a) responding to medical emergencies; and
- b) responding to maritime incidents; and

¹ Fire and Emergency New Zealand Act 2017 section 10(a)(b)

² Fire and Emergency New Zealand Act 2017 section 11(2)

³ Fire and Emergency New Zealand Act 2017 section 12(3)

- c) performing rescues, including high angle line rescues, rescues from collapsed buildings, rescues from confined spaces, rescues from unrespirable and explosive atmospheres, swift water rescues, and animal rescues; and
- d) providing assistance at transport accidents (for example, crash scene cordoning and traffic control); and
- e) responding to severe weather-related events, natural hazard events, and disasters; and
- f) responding to incidents in which a substance other than a hazardous substance presents a risk to people, property, or the environment; and
- g) promoting safe handling, labelling, signage, storage, and transportation of hazardous substances; and
- h) responding to any other situation, if Fire and Emergency has the capability to assist; and
- i) any other function conferred on Fire and Emergency as an additional function by the Minister in accordance with section 112 of the Crown Entities Act 2004.

With the wider mandate and changing nature of Fire and Emergency response, the volume of incidents that Fire and Emergency responds to has grown, as has the range of incident types⁴.

Fire and Emergency also faces broad challenges, such as the increasing frequency and severity of extreme weather events, increasing intensification of urban areas, and competing access to resources such as water and transport infrastructure. These challenges make the environment Fire and Emergency operates in more complex and puts greater demands on Fire and Emergency as an organisation.

HDC has a role in ensuring that Fire and Emergency, as an emergency service provider, can continue to operate effectively and efficiently in a changing urban environment. This includes consideration and management of the actual and potential implications on emergency services when giving effect to the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Act 2021 (Enabling Act).

Fire and Emergency note that Policy 1 of the NPS-UD seeks planning decisions that contribute to well-functioning urban environments, which includes urban environments that, as a minimum, have good accessibility and are resilient to the likely current and future events of climate change.

This submission seeks to enable Fire and Emergency to carry out its requirements under the Fire and Emergency New Zealand Act 2017 more effectively in the protection of people, property, and the environment in the event of an emergency.

This submission addresses matters relating to activities required to be undertaken to enable an effective emergency response and to provide for the health and safety of people and communities in the district. Issues of particular interest and relevance to Fire and Emergency broadly include:

- ensuring emergency appliances and Fire and Emergency personnel can adequately access both built and natural environments across the city in the event of an emergency,
- ensuring new development, including infill development, is adequately serviced by firefighting water supply, and

⁴ There is an increasing need to respond to a wide range of non-fire emergencies, where Fire and Emergency often coordinate with and assist other emergency services. These include responding to motor vehicle accidents, medical call-outs, technical rescues, hazardous substance incidents such as gas or chemical leaks, and accidents and other incidents at sea. In 2016/17, Fire and Emergency attended more medical emergencies than structure and vegetation fires combined. (Source: NZ Fire Service Annual Report 2016/17)

- maintaining and developing Fire and Emergency's property estate (e.g. fire stations) in strategic locations and at appropriate times to enable Fire and Emergency to continue to meet the demands and expectations of communities as they grow and change.

1.2 Firefighting water supply

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. To achieve this objective Fire and Emergency requires adequate water supply be available for firefighting activities.

It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate capacity and pressures available to service the future developments. In the urban areas of the district, water is sourced from the reticulated water supply network, however where reticulation is not available, limited (i.e. trickle fed), or does not meet the level of service required by the New Zealand Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008), alternative water sources and/or additional supply will generally be required. This may be in the form of dedicated onsite water tanks or ponds for firefighting. Adequate physical access to this water supply for new development (whether reticulated or non-reticulated) is also essential.

Adequate capacity and pressure for each development can be determined through SNZ PAS 4509:2008. SNZ PAS 4509:2008 is a non-mandatory New Zealand Standard that sets out the minimum requirements for firefighting water and access in order for Fire and Emergency to operate effectively and efficiently in an emergency. Fire and Emergency notes the operative HDP does not currently require compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice NZS PAS 4509:2008 within the subdivision or zone chapters. PC5 does not propose any additional provisions that would ensure the provision of firefighting water supply, and access to that supply. The 'Urban Strategy' and 'Medium Density Housing Strategy' chapters set out a general strategic direction of aligning development with the provision of suitable infrastructure, however there is no specific reference to the provision of firefighting water supply or three waters generally. As such, there is a risk that new development in the district will not be suitably serviced and / or accessible for Fire and Emergency to appropriately respond in an emergency.

Fire and Emergency consider it essential that urban development does not occur out of sequence with the delivery of key strategic infrastructure (network extensions or upgrades), or development is not enabled where there is potential or known infrastructure capacity constraints in relation to the water supply network (unless the urban development itself includes necessary upgrades).

To manage the cumulative effects on the water supply network, Fire and Emergency considers that all subsequent subdivision and development should be subject to development standards within the district plan requiring all applicants to demonstrate by way of providing evidence (i.e. hydrant flow testing) that their development can be adequately serviced for firefighting water supply in accordance with the SNZ PAS 4509:2008 across all zones. If this does not become part of the consenting regime, there will likely be development with inadequate firefighting water supply with potentially serious consequences for life and property. Particular consideration should be given to high rise buildings and the network's capacity to maintain pressures. Fire and Emergency understand that the Three-Waters Connections Policy will go some way in addressing this outside of the district plan.

1.3 Emergency service access

Fire and Emergency requires adequate access to new developments, associated structures and the natural environment to ensure that they can respond in emergencies. This includes access in the event of fire, natural hazard, hazardous substances, medical or a rescue or assist.

Within the urban environment, the NPS-UD encourages higher residential densities, more varied housing typologies such as larger multi-unit development as well as a more compact urban form generally. Intensification and infill housing in the city are already challenging traditional access to properties for fire and other emergencies. This includes both vehicle access to the source as well as physical access by Fire and Emergency personnel to perform rescues and duties, where obstructions and site layout inhibit the use of lifesaving appliances such as ladders, hoses and stretchers.

The changes consequential to the NPS-UD and the Enabling Act will create new challenges for emergency services. Fire and Emergency consider it is vital for the health, safety and wellbeing of communities that the needs of emergency services are taken into account as new urban development is being planned. It is also important that future development areas are designed to be well-functioning and resilient to ensure that communities are able to evacuate in the event of an emergency. If emergency response cannot access people in the event of an emergency, this will not enable and provide for well-functioning and resilient communities and will not achieve Policy 1 of the NPS-UD.

Some of the implications of these aspects are set out in the following sections.

1.3.1 Pedestrian only developments

Fire and Emergency note that as a result of the NPS-UD, the requirement for onsite parking in all residential developments has been removed, increasing the number of developments that provide only pedestrian access on-site.

Fire and Emergency acknowledge that the New Zealand Building Code (NZBC) C5 specifies access and safety requirements for firefighting operations, where certain buildings must be designed and constructed so that there is a low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations and performing firefighting operations. Buildings must also be designed and constructed so that there is a low probability of illness or injury to firefighters or other emergency services personnel during rescue and firefighting operations.

Of particular note, a performance requirement of C5 is that buildings must be provided with access for fire service vehicles to a hard-standing from which there is an unobstructed path to the building within 20m of the firefighter access into the building and the inlets to automatic fire sprinkler systems or fire hydrant systems, where these are installed (among other requirements). These performance requirements however do not apply to detached dwellings, within household units in multi-unit dwellings, or to outbuildings and ancillary buildings, therefore there is a significant regulatory gap in the NZBC. Consequently, Fire and Emergency vehicular access requirements and firefighter access is not provided for within many types of developments of which HDC are likely to expect.

While it is unclear how HDC intend to manage such developments that intend to be pedestrian only, Fire and Emergency are concerned that where pedestrian only access developments are sought, these will not be adequate for responders to efficiently access properties in event of a fire or emergency or to use tools and equipment effectively if required. This has the potential to significantly increase the risk to life and property.

Fire and Emergency consider that the Resource Management Act 1991 (RMA) needs to address this matter up front in order to manage the use, development and protection of natural and physical resources which enables people and communities to provide for their social, economic, and cultural well-being, and for their health and safety in accordance with Section 5 of the RMA.

To support effective and efficient access and manoeuvring of crew and equipment for firefighting, medical, rescue and other emergency response to pedestrian only access developments across the Hastings district (should such developments be provided for), Fire and Emergency seek:

- pedestrian accessways are designed to be clear and unobstructed,

- pedestrian accessways have a minimum width of:
 - 3m on a straight accessway.
 - 6.2m on a curved or cornered accessway,
 - 4.5m space to position the ladder and perform operational tasks.
- wayfinding for different properties on a development are clear in day and night,
- developments give effect to the guidance provided in Fire and Emergency's 'Designer's Guide' to Firefighting Operations Emergency Vehicle Access' (December 2021) (Firefighting Operations Emergency Vehicle Access Guide)⁵.

Where resource consent is required for sites with no on-site vehicle access, matters of discretion should include consideration of the extent to which emergency service vehicle access is provided for. The design guide should also consider and reflect good practice examples that, where no vehicle access is provided to a lot/site, that an unobstructed path must be provided either, between buildings on the same site or between buildings and the property boundary to provide for sufficient firefighter access to the site/buildings. This can then be assessed on a case-by-case basis and the district plan design guide could assist in the regard.

1.3.2 Emergency vehicle access

Adequate fire appliance access to both the source of a fire (or other emergency) and a firefighting water supply is essential to the efficient operation of Fire and Emergency. The requirements for firefighting access are set out in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008)⁶, are further detailed in Firefighting Operations Emergency Vehicle Access Guide and prescribed in Acceptable Solutions Part 6 of C/AS1 and C/AS2.

These requirements are necessary for Fire and Emergency to be able to operate pumping appliances from a hard standing. Often, this can be done from the public road, and this is how Fire and Emergency prefers to operate where possible. Pumping appliances are vehicles used to pump water for firefighting (refer Appendix A of the Firefighting Operations Emergency Vehicle Access Guide). They carry a relatively small amount of water (1,350–2,000 litres) and have a limited length of hose. Accordingly, Fire and Emergency must have access to a water supply and must also be able to base operations near the building, so firefighters can reach the fire with water.

There are however a number of limitations and subsequent concerns Fire and Emergency have in relation to the requirements of the NZBC:

- Performance requirements in clauses C5.3 to C5.8 do not apply to detached dwellings, within household units in multi-unit dwellings, or to outbuildings and ancillary buildings and therefore there is a significant shortfall in access requirements for firefighter access to these particular buildings in the urban environment.
- For buildings to which C5 vehicle access requirements apply, Fire and Emergency observe developments that have obtained building consent (either via an "Acceptable Solution" or alternative solution developed if better suited to the particular building design and use) however the firefighting

⁵ The Fire and Emergency Designers Guide to Firefighting Operations for emergency vehicle access provides help to ensure building designs comply with the NZBC C5 and can be found here: <https://www.fireandemergency.nz/assets/Documents/Business-and-Landlords/Building-and-designing-for-fire-safety/F5-02-GD-FFO-emergency-vehicle-access.pdf>

⁶ The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 can be found here: <https://fireandemergency.nz/assets/Documents/Files/N5a-SNZPAS-4509-2008-NZFS-Firefighting-water-supplies-Code-of-practice.pdf>

access provided for does not enable Fire and Emergency to effectively access a site in a fire or other emergency.

Fire and Emergency has strong concerns that even in situations where the NZBC applies, many recent developments are not compliant with the performance criteria of C5 and therefore do not comply with the NZBC (in particular 20m access to the building for firefighting or 75m hose length to the furthest point).

For this reason, HDC need to carefully consider how emergency vehicle access will be provided for within new residential developments to ensure safe and resilient communities.

Given the statutory gap in the NZBC, significant consideration needs to be given to new district plan rules and a related policy framework to require adequate access to buildings including detached residential dwellings by emergency vehicles and personnel (i.e. SH risk group buildings not covered by the NZBC). It is requested that these requirements align with those of the NZBC so as to not be inconsistent.

For all other developments to which C5 applies, Fire and Emergency request that, where not already provided for, the district plan introduce rules that 'duplicate' the appropriate requirements of the Part 6: firefighting of C/AS1 and C/AS2. Fire and Emergency consider that this approach would prevent resource consents being issued that could not be implemented because the layout does not demonstrate compliance with the performance requirements and need to be redesigned to provide sufficient firefighter access. This could mitigate some risks, especially when activities that currently require resource consent move to permitted.

Adequate provision for emergency access will enable Fire and Emergency to:

- Get into the building and to move freely around their vehicles.
- Gain access to rear dwellings on long sites where hose run lengths become an issue.
- Ensure the safety of firefighters and enable firefighters to deal quickly to smaller undeveloped fires before they develop and endanger members of the public and the firefighters who may need to assist them in either rescues and/or firefighting.

1.3.3 Carparking

Fire and Emergency is already encountering new development where emergency vehicle access along the roading corridor has been challenging. Issues with emergency vehicle access in these locations can be caused by narrow roads / laneways, higher density typologies and a lack of off-street parking available resulting in cars parking along both sides of already narrow residential streets. Implications for emergency services include on-road obstructions, meaning emergency vehicles have difficulty or are unable to manoeuvre, as well as an inability to access buildings and locate fire hydrants in an emergency. Inadequate parking lengths along frontages also have been encountered generally from vehicles parking over footpaths in driveways, blocking access.

Fire and Emergency acknowledges that, where no off-street parking is required, there may also be no requirement to provide for vehicular access to a property. In these situations, emergency service staff would need to enter a property on foot and/or remove fences and other structures to provide access. Regardless, there needs to be sufficient clearance to access properties with heavy emergency equipment.

Despite Policy 11 and clause 3.38 of the NPS-UD, consent authorities can continue to consider the wider effects of car parking supply and demand in resource consent applications. This includes where on-site car parking is provided voluntarily, that any such car parking is provided with dimensions that the spaces do not protrude onto footpaths or otherwise create obstructions. Given that section 104(1) requires a consent authority to have regard to 'any actual and potential effects on the environment of allowing [an] activity', an adverse effect of a particular activity could include adverse traffic effects on the local or wider road network.

Section 108AA of the RMA relates to requirements for conditions of resource consents. Section 108AA(1)(b) provides that a condition must not be included in a resource consent for an activity unless the condition is directly connected to one or both of: an adverse effect of the activity on the environment and/or an applicable district or regional rule, or a national environmental standard.

Fire and Emergency request that HDC retain a policy framework that would enable such conditions to be imposed on a case-by-case basis, having regard to the effects of a particular activity. This could include, for example, matters of discretion relating to the safety of pedestrians and cyclists, surrounding car parking supply, and on and off-street amenity effects.

This will see that HDC and the community are still able to consider any positive or adverse effects, and ensure any adverse effects can be avoided, remedied and mitigated. This would likely be most appropriate for large development applications with a significant under-provision of parking for the type and location of the activity. Consideration should also be given to the requirements of a transportation assessment to determine the impact of development of the roading network. It could also be necessary to use a condition of consent to tie a development application to preparing or updating a comprehensive parking management plan.

1.3.4 Reduced setbacks

The minimum building setbacks from boundaries and between buildings in the Medium Density Residential Standards to 1m on side boundaries from buildings on all sides increase the risk of fire spreading and can inhibit Fire and Emergency personnel from getting to the fire source. The difficulty of access may also increase the time for fire to burn, thereby increasing the heat radiation in a confined area.

Clause C3 of the NZBC is relevant here whereby buildings must be designed and constructed so that there is a low probability of fire spread to other property vertically or horizontally across a relevant boundary. Achieving this functional requirement is however limited by the mechanisms by which this is achieved (i.e. Acceptable Solutions) and buildings of which such requirements apply.

It is therefore vital that the NZBC is enforced and complied with to reduce the risk of fire spread in the intensified urban areas. This includes careful consideration of requirements to use non-combustible building materials to slow the vertical and horizontal spread of fire.

Fire and Emergency encourage HDC to consider integrating these considerations into relevant urban design guidelines to align with the NZBC and prompt developments to consider fire risk mitigations early on in design. This should also be included as an advice note with the relevant side and rear boundary setback rules within PC5.

1.4 Demand on emergency services

Fire and Emergency has a Statement of Performance Expectations⁷ which sets out targets to delivering timely and effective fire response and suppression services as well as other services⁸. Community need for Fire and Emergency services has been increasing, thereby increasing Fire and Emergency's presence on the roads and need for fast and efficient access to incidents across the city. Urban growth and intensification coupled with the increasing rate of extreme weather events and risk from natural hazards as a result of climate change and other environmental and demographic changes across communities is likely to result in a greater demand on emergency services and consequently can affect response times if not managed.

⁷ <https://www.fireandemergency.nz/assets/Documents/About-FENZ/Key-documents/FENZ-Statement-of-Performance-Expectations-2021-2022.pdf>

⁸ Fire and Emergency Act 2017 sections 10-12

Fire and Emergency’s response time commitments to the government and community are key determinants for the location of new, or expansion of existing fire stations. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and maintain appropriate response times and efficiently provide for the health and safety of people and communities.

As urban areas develop and intensify, the ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is critical for the health, safety and wellbeing of people in the community. 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.

Provisions within the rules of the district plan therefore may be the best way to facilitate the development of any new emergency service facilities as the city grows. Ongoing, and more frequent engagement with Fire and Emergency in terms of growth projections and demographic changes will assist Fire and Emergency in understanding where there is a need for new emergency service facilities in the future. This will be particularly important during plan review and plan changes that seek to re-zone large portions of land to facilitate development.

Fire and Emergency seek the following decision from the local authority:

Appendix A sets out the details of Fire and Emergency’s submission, including amendments sought by Fire and Emergency to specific provisions in PC5, and the reasons for the amendments.

Fire and Emergency would welcome any further questions or further engagement on matters raised in the submission within.

Fire and Emergency may wish to be heard in support of its submission depending upon the proposed amendments recommended to the Plan Change provisions as notified.

If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at a hearing.

Fire and Emergency could not gain an advantage in trade competition through this submission.



Signature of person authorised to sign on behalf of
Fire and Emergency

Date:	25/11/2022
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Telephone:	+64 4-460 1792
Postal address:	85 Molesworth Street PO Box 3942, Wellington
Contact person:	Fleur Rohleder

Appendix A: Fire and Emergency New Zealand specific feedback

The following table provides Fire and Emergency's feedback and sets out the decisions sought by Fire and Emergency, including specific amendments to provisions of HDC's Proposed PC5. These amendments are shown in **red** (for new text sought) and ~~striketrough~~ (for deletion).

ID	Provision	Position	Feedback	Decision Sought
2.4 Urban Strategy				
1	New objective and policy	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</p> <p><i>Enable subdivision, use, or development where:</i></p> <ol style="list-style-type: none"> <i>sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> <i>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</p> <p><i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i></p>
2.6 Medium Density Housing Strategy				
2	<p>Policy MDP2</p> <p>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</p>	Support	Fire and Emergency supports Policy MDP2 insofar as the policy seeks to provide for comprehensive residential development in areas with the	Retain as drafted.

ID	Provision	Position	Feedback	Decision Sought
	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.		infrastructure capacity for high densities.	
3	New objective and policy	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:</p> <p>Objective MDOX</p> <p><i>Enable subdivision, use, or development where:</i></p> <ol style="list-style-type: none"> <i>sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> <i>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>MPDX</p> <p><i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i></p>
RESZ – Residential Overview				
4	<p>RESZ-O1 Purpose of the Residential Zone</p> <p>Primary purpose: To provide for residential activities and land use</p> <p>Secondary purpose: To allow activities that support the health and wellbeing of people and communities,</p>	Support	Fire and Emergency supports REZS-O1 insofar as the objective seeks to allow activities in the residential zone that support the health and wellbeing of people and	Retain as drafted.

ID	Provision	Position	Feedback	Decision Sought
	where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone.		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.	
5	RESZ-O4 Infrastructure Residential intensification and development is supported by sufficient three waters and roading infrastructure.	Support	Fire and Emergency supports RESZ-O4 insofar as it seeks to ensure residential intensification and development is supported by sufficient three waters and roading infrastructure.	Retain as drafted.
6	RESZ-P5 Infrastructure Ensure that the three waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring.	Support	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.
7	RESZ-MAT1: Visitor Accommodation, Education Facility, Places of Assembly, Emergency Service Activities, Non-Residential Care Facilities, Rest Home Care	Support with amendment	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> ...
9	RESZ-MAT4: Relocated Buildings	Support with amendment	Fire and Emergency seeks for RESZ-MAT4 to include the provision of adequate	Amend as follows: ...

ID	Provision	Position	Feedback	Decision Sought
			infrastructure, including a firefighting water supply, for relocated buildings.	<i>x. Adequate infrastructure (water supply, firefighting water supply, wastewater and stormwater) to service the relocated building.</i>
MRZ – Medium Density Residential Zone				
10	MRZ-O1 Purpose of the Zone The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the planned built environment of the zone while controlling other activities that support the health and well-being of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.	Support	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.	Retain as drafted.
11	MRZ-O3 Sustainable Design and Infrastructure Public health and environmental well-being is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.	Support	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.	Retain as drafted.
12	MRZ-P1 Comprehensive Residential Development Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development.	Support	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.
13	MR-P6 Sustainable Design and Infrastructure	Support	Fire and Emergency supports MR-P6 insofar as the policy seeks to	Retain as drafted.

ID	Provision	Position	Feedback	Decision Sought
	<p>Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by:</p> <ul style="list-style-type: none"> a. Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated; b. requiring low impact stormwater management, including the retention and re-use of water, where practicable; c. encouraging sustainable design in development including optimising solar orientation and passive ventilation; d. requiring sufficient infrastructure provision and/or mitigation measures to accommodate demand. 		ensure sufficient infrastructure is provided to accommodate demand.	
14	<p>MRZ-R1 Residential Activity including additions and alterations to an existing building</p> <p>MRZ-R2 Residential unit</p> <p>MRZ-R3 Seasonal Workers Accommodation</p> <p>MRZ-R4 Show Home</p> <p>MRZ-R5 Home Business (excluding catteries, kennels and industrial activities)</p> <p>MRZ-R6 Schedule Activities – any activity listed in Appendix 26 in respect to the stated site</p> <p>MRZ-R9 Home-Based Education and Care Services</p> <p>MRZ-R11 Any building ancillary to a Recreation Activity on Reserves vested under the Reserves Act 1977.</p> <p>MRZ-R12 Existing Recreation Activity including Extensions or Alterations</p> <p>MRZ-R13 Relocated Buildings</p>	Support with amendment	<p>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</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</p> <ol style="list-style-type: none"> 1. <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> 2. <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</i>

ID	Provision	Position	Feedback	Decision Sought
	<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>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 in a manner that does not hinder Fire and Emergency's ability to operate and function effectively.</p>	<p><i>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</p> <p><i>Any access to a site where;</i></p> <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><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 gradient of no more than 16%; and</i> <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> <i>A minimum formed carriageway width of 4 metres; and</i> <i>A height clearance of at least 4 metres; and</i>

ID	Provision	Position	Feedback	Decision Sought
				<p><i>e. A design that is free of obstacles that could hinder access for emergency services vehicles</i></p> <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>
15	MRZ-R19 Emergency Service Facility	Support with amendment	<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 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</p>	<p>Amend as follows:</p> <p>MRZ-R19 Emergency Service Facility</p> <p>Activity status: Discretionary Restricted Discretionary</p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	
16	MRZ-S1 Height – Buildings and Structures (excluding fences and standalone walls) MRZ-S3 Height in relation to boundary	Support with amendment	<p>Fire and Emergency seek an exclusion for hose drying towers from MRZ-S1 and MRZ-S3 in order to appropriately provide for the operational requirements of Fire and Emergency.</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</p>	<p>Amend as follows:</p> <p><i>Exemption: hose drying towers up to 15m in height.</i></p>

ID	Provision	Position	Feedback	Decision Sought
			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.	
17	MRZ-S2 Fences and standalone walls	Support with amendment	<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 seek an amendment to provide for this.</p>	<p>Amend as follows:</p> <p><i>All fences and standalones walls must not ...</i></p> <p><i>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</i></p>
18	MRZ-S7 Outdoor living space	Support with amendment	<p>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.</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</p>	<p>Amend as follows:</p> <p>Advice note:</p> <p><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 consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	
7.2 Hastings Residential Environment				
19	7.2 Hastings Residential Environment	Support with amendment	<p>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 land use activities in the Hastings Residential Environment.</p> <p>The Partially Operative Hastings District Plan and Plan Change 5 do</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</p> <p>1. <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>

ID	Provision	Position	Feedback	Decision Sought
			<p>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</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>Firefighting access</p> <p><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 gradient of no more than 16%; and</i> <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>

ID	Provision	Position	Feedback	Decision Sought
			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 Emergency ability to operate and function effectively.	<p>c. <i>A minimum formed carriageway width of 4 metres; and</i></p> <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>
20	7.2 Hastings Residential Environment (Height Rules)	Support with amendment	<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</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>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	

ID	Provision	Position	Feedback	Decision Sought
21	7.2 Hastings Residential Environment (Outdoor living space)	Support with amendment	<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 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></p> <p><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>

ID	Provision	Position	Feedback	Decision Sought
22	7.2 Hastings Residential Environment (Fences and standalone walls)	Support with amendment	<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 seek an amendment to provide for this.</p>	<p>Amend as follows:</p> <p><u><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></u></p>
23	7.2 Hastings Residential Environment	Support with amendment	<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</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>

ID	Provision	Position	Feedback	Decision Sought
			<p>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 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</p>	

ID	Provision	Position	Feedback	Decision Sought
			and safety of people and communities. As such, Fire and Emergency has a locational, functional and operational need to be exempt from noise generated from activities such as emergency sirens.	
24	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	Oppose	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> <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>
8.2 Havelock North Residential Environment				

ID	Provision	Position	Feedback	Decision Sought
25	8.2 Havelock North Residential Environment	Support with amendment	<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</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</p> <p><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</p> <p><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</i></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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 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>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>

ID	Provision	Position	Feedback	Decision Sought
26	8.2 Havelock North Residential Environment	Support with amendment	<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</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>

ID	Provision	Position	Feedback	Decision Sought
			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.	
27	8.2 Havelock North Residential Environment	Support with amendment	<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>Amend as follows:</p> <p><u>Advice note:</u></p> <p><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>

ID	Provision	Position	Feedback	Decision Sought
			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.	
28	8.2 Havelock North Residential Environment	Support with amendment	<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><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>
29	8.2 Havelock North Residential Environment	Support with amendment	Due to urban growth, population changes and commitments to response times, FENZ may need to	<p>Amend as follows:</p> <p><u><i>Where the locational, functional or operational needs are such that</i></u></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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.</p> <p>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 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</p>	<p><i>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>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	
30	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	Oppose	<p>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</p>	<p>Add a new rule as follows:</p> <p><i>Emergency service facilities</i> <i>Activity status: Restricted Discretionary</i> <i>Council's discretion shall be restricted to the following matters:</i></p> <p>a. <i>The extent to which it is necessary to locate the activity in the Rural Lifestyle Zone.</i></p>

ID	Provision	Position	Feedback	Decision Sought
			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.	<p><i>b. Reverse sensitivity effects of adjacent activities.</i></p> <p><i>c. The extent to which the activity may adversely impact on the transport network.</i></p> <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>
9.2 Flaxmere Residential Zone				
31	9.2 Flaxmere Residential Zone	Support with amendment	<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</p>	<p>Amend as follows:</p> <p><i>Require all land use activities to comply with the following standards:</i></p> <p><i>Firefighting water supply</i></p> <p><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</i></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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 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</p>	<p><i>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</p> <p><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 gradient of no more than 16%; and</i> <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> <i>A minimum formed carriageway width of 4 metres; and</i> <i>A height clearance of at least 4 metres; and</i>

ID	Provision	Position	Feedback	Decision Sought
			ability to operate and function effectively.	<p><i>e. 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>
32	9.2 Flaxmere Residential Zone (Heights)	Support with amendment	<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</p>	<p>Amend as follows:</p> <p><u><i>Exemption: emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</i></u></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	
33	9.2 Flaxmere Residential Zone (Outdoor Living Spaces)	Support with amendment	Fire and Emergency support the provision of an outdoor living spaces on the premise that while not directly intended, may provide	Amend as follows: <u>Advice note:</u>

ID	Provision	Position	Feedback	Decision Sought
			<p>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><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>
34	9.2 Flaxmere Residential Zone (Fences and walls)	Support with amendment	<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</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</u></p>

ID	Provision	Position	Feedback	Decision Sought
			<p>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>	<u>valves, or other emergency response facilities.</u>
35	9.2 Flaxmere Residential Zone (Noise)	Support with amendment	<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>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>

ID	Provision	Position	Feedback	Decision Sought
			<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 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</p>	

ID	Provision	Position	Feedback	Decision Sought
			from noise generated from activities such as emergency sirens.	
30.1 Subdivision and Land Development				
36	30.1 Subdivision and Land Development	Support with amendment	<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>he 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</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</p> <p><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</p> <p><i>Any access to a new allotment 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</i>

ID	Provision	Position	Feedback	Decision Sought
			<p>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 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>	<p><i>a road that has a fully reticulated water supply system including hydrants</i></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 allotment</i> <i>• The ability to service the allotment with a firefighting water supply in</i>

ID	Provision	Position	Feedback	Decision Sought
				<i>accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</i>

FIRST GAS LTD

Submission 029

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#48]
Date: Friday, 25 November 2022 12:49:53 PM

Full name *	Pam Unkovich
Company name (if applicable)	First Gas Ltd
Postal address *	<input type="checkbox"/> Private Bag 2020 42 Connett Road, Bell Block New Plymouth, Taranaki 4340 New Zealand
Email address *	pam.unkovich@firstgas.co.nz
Phone number *	0272370944
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• Other (please specify)
	Safety of gas transmission pipeline in relation to increased residential activity and development.
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Entire plan changes with specific reference to Angus Inn area which is in proximity to gas transmission pipelines.
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have	Please see attached.

amendments made, giving reasons.)

I seek the following decision from
Hastings District Council (Give
precise details.)

Please see attached.

Please feel free to upload
submission if necessary.



[firstgas ltd submission on pc5november 2022.pdf](#)

705.96 KB • PDF



SUBMISSION

Right Homes: Right Place Plan Change 5 (PC5)

First Gas Limited
24 November 2022



Proposed Plan Change 5: Right Homes: Right Place

First Gas Limited (Firstgas) welcomes the opportunity to comment on PC5, which responds to the National Policy Statement on Urban Development 2020 and requirements of the Resource Management Act.

Background to Firstgas

Firstgas owns and operates more than 2,500 kilometres of high-pressure 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. We are the only natural gas transmission company in New Zealand. In addition, Firstgas also owns and operates more than 4,900 kilometres of gas distribution pipelines, serving approximately 66,000 consumers across the motu.

In the context of the Resource Management Act 1991, Firstgas assets and operations deliver significant benefits to Hastings and the wider North Island and enables people and communities to provide for their economic, social and cultural well-being, and for their health and safety. The gas transmission network is recognised as both regionally and nationally significant infrastructure, and as a 'qualifying matter' under the National Policy Statement – Urban Development (NPS-UD).

The gas transmission network is also defined as a lifeline utility within Schedule 1, Part B of the Civil Defence Emergency Management Act 2002, with the assets and operations regulated and controlled by both the Gas Act 1992 and AS2885: The Standard for Gas and Liquid Petroleum pipelines.

Firstgas interest in PC5

Our transmission pipeline traverses the southern extent of the Hastings District with transmission pipeline 700 terminating within a delivery point (DP) station southwest of Hastings central, opposite the Hawkes Bay Racecourse, see Figure 1, below, which shows the gas transmission line in blue.

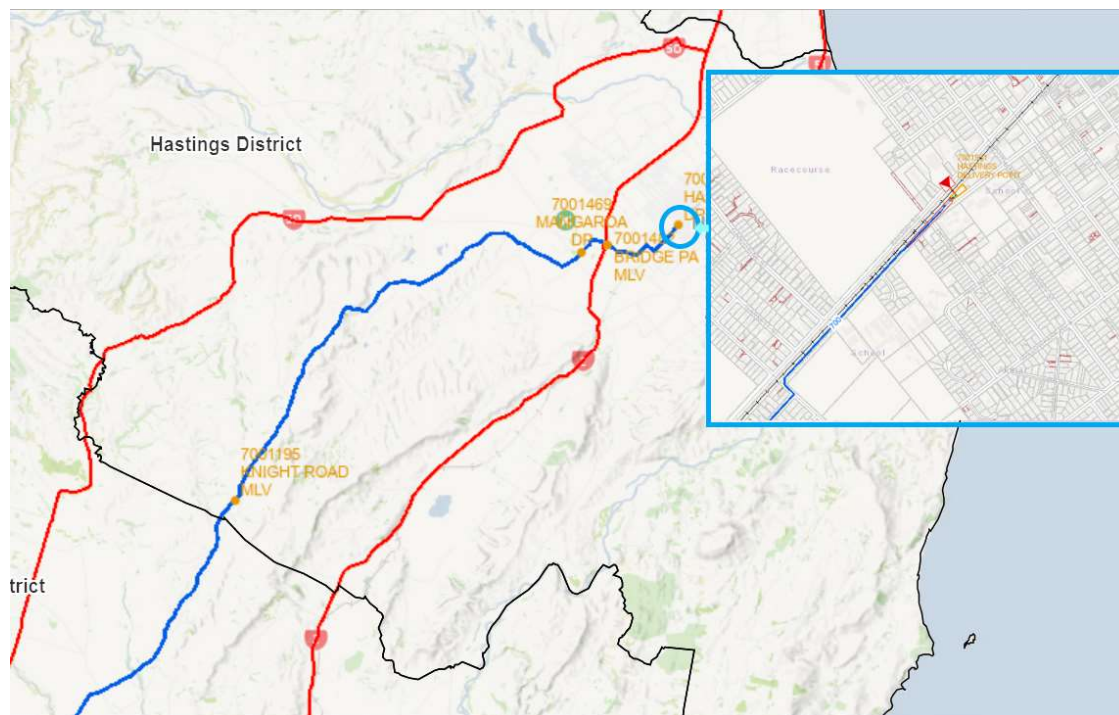


Figure 1: Location of gas transmission line (700L) within Hastings District. Source FGL GiS

You can view the extent of our network in the form of geospatial data, which is available on our website: <https://firstgas.co.nz/safety-work-home/gis-geospatial-data> .

Focus of our submission

The primary focus in Firstgas operations is safety – safety of people, communities and the pipeline. The greatest risk to pipelines is through damage by third parties, most commonly occurring through the land disturbance and use of excavation and thrust boring equipment.

Increased residential intensification within proximity to Firstgas pipelines and assets increases these risks to the pipeline, and increase the population exposed to risk, should an event occur.

This submission seeks to ensure that residential intensification occurs in a manner that enables Firstgas, as an infrastructure provider, to continue to safely operate, maintain, upgrade, develop, protect, relocate and / or remove its assets and operations in a timely and safe manner. This includes ensuring 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.

The submission, overall, seeks to ensure that the increased residential density enabled by PC5, 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.

Submission

Relief sought

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 that this corridor have dimensions of 120 metres (60m either side) of the transmission gas pipeline.

In order to ensure clarity around this pipeline corridor, Firstgas seeks that the following definitions be included within *Section 18 Definitions* of the District Plan;

- *Transmission gas pipeline – Main high-pressure pipelines with a nominal operating pressure 2000kPa and above.*

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 in the enabling of greater residential intensity within the Hastings district.

Justification for relief sought

Increased residential intensification and development within proximity to the gas pipelines also increases the potential for reverse sensitivity effects and may make accessing our assets for maintenance, upgrade and operational requirements more challenging.

The provisions sought would ensure that Firstgas is consulted when works are proposed within proximity to strategic pipelines within the gas transmission network to manage effects on the network and from the network. Such consultation, provided 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.

Firstgas accepts the need to adopt a pragmatic approach and will look to adopt other means to try to manage the encroachment of sensitive activities within the residual area. It should be noted Firstgas is not intending to prohibit development within the proposed pipeline corridor, and there 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 minimize any identified risk – the pipeline corridor is a trigger to begin discussions with the party to ensure practicable steps are taken early to minimize risk.

There may be some circumstances where development within 60m of the transmission pipeline may be acceptable. Firstgas is simply seeking the ability to review development details and ensure that safety and pipeline integrity is recognised and provided for in residential intensification and other developments.

Further information on regulatory operational requirements for Firstgas transmission pipelines and managing risk is attached as **Appendix 1** to this submission.

Firstgas welcome the opportunity to discuss this further with Hastings District Council, should the Council have any queries. We wish to speak to our presentation at any hearings of the Proposed Plan Change 5 and associated submissions.

Submitter details

Submitter	First Gas Limited
Address for service of submitter:	Private Bag 2020, New Plymouth 4312
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Contact Person:	Pam Unkovich, Land and Planning Advisor

APPENDIX 1

Firstgas Limited Operational Requirements - Pipeline Regulatory Framework:

The majority of the high-pressure pipelines within New Zealand were designed and constructed between 1968 and 1975 in accordance with the relevant standards applicable at the time – including the American Society of Mechanical Engineers (ASME) B31.8 circa 1965.

Currently, the Health and Safety in Employment (Pipeline) Regulations 1999 regulates the design, construction, operation, maintenance and suspension or abandonment of the Firstgas transmission pipeline network. Regulation 9 mandates that these activities must, as far as is reasonable practicable, be carried out in accordance with specified standards, the most relevant of which is NZS.AS2885 Pipeline-Gas and Liquid Petroleum, comprising (i) AS2885.0 Part 0: General Requirements, 2018; (ii) AS2885.1 Part 1: Design and Construction, 2018; (iii) AS2885.2: Welding, 2016; (iv) AS2885.3 Part 3: Operation and Maintenance, 2022, and (v) AS2885.6 Part 6 Pipeline Safety Management.

Section 5 of AS 2885.3 2022 relates to Pipeline Integrity Management. It states that pipeline structure integrity is achieved when the pipeline is leak-tight, operating within design parameters and able to withstand all identifiable forces to which it may be subjected during operation. Pipeline owners are required to prepare safety management studies, which requires the pipeline route to be divided into safety management sections depending on land use and population density, and to prepare and implement a pipeline integrity management plan (PIMP), which among other things must consider external interference threats to the pipeline.

Section 7 of AS 2885.3 2022 relates to External Interference Management and states that regular communication with the community and stakeholders and the relevant authorities is required to raise and reinforce awareness of the presence of a pipeline and the constraints with respect to the use of the land on and near the pipeline. Pipeline owners are to identify groups such as land use planners, developers, property and service designers, owners and operators, drillers and excavators, blasting companies and borers and liaise with these groups to identify as early as possible any changes in planning, development or other activities that pose a threat to the pipeline.

Managing Risk to Pipeline Integrity, Network Operations and Other Activities:

When the transmission pipelines were originally designed and constructed between 1968 and 1975, they were designed for the environment within which they were placed at the time. The pipelines placed in urban areas with denser populations and more intense land uses had different specifications from those used in rural areas with low population and rural land uses. Over time however, large areas of rural land around the Te-Ika-a-Māui have become more urbanised. Urbanisation carries a number of threats to pipelines designed for rural land, including (as a result of excavation/disturbance on or near the pipelines) unacceptable soil loading, vibrations from heavy machinery, as well as electromagnetic interference, buildings being placed too close to pipelines, restricted access to pipelines, the presence of hazardous facilities and substances and so on. Urbanisation also changes the risk profile of the pipelines in the event of an incident. The pipelines were not originally designed to mitigate against these risks.

Changes in land use from those for which the pipeline was designed may introduce the need for design and/or operational changes to ensure any ongoing safety obligations can be achieved. As discussed above, this is because the design of the pipelines is influenced by location classifications that are attributed to different sections of the pipeline to determine risks and their associated management.

AS2885.0:2018 defines “Location Class” as the classification of an area according to its general geographic and demographic characteristics, reflecting both the threats to the pipeline from land usage and the consequences for population should the pipeline suffer a loss of containment. Primary location classes include rural, rural residential, residential, and high density. Secondary location classes include sensitive use, industrial and heavy industrial.

“Sensitive Use” is described within AS2885.6:2018 as land where the consequences of a failure may be increased because it is developed for use by sectors of the community who may be unable to protect themselves (or more vulnerable to) from the consequences of a pipeline failure and includes schools, hospitals, aged care facilities and prisons. Sensitive use location class shall be assigned to any portion of pipeline where there is a sensitive development within a measurement length. It shall also include locations of high environmental sensitivity to pipeline failure.

Part 6 of the standard defines how a measurement length is calculated, based off pipeline diameter, operating pressure etc. Based on an average pipe size for a Firstgas network (DN200) and typical Design Pressure of 8.6MPa_g, using the AS2885.1 Appendix Y method for radiation contours – a radiation intensity of 12.6kW/m² coincides with a 60m radius from the affected pipe. Referring to 09049.6 Appendix B3 “A thermal radiation level of 12.6 kW/m² represents the threshold of fatality, for normally clothed people, resulting in third degree burns after 30 seconds of exposure.”

The Major Industrial Accidents Council of Canada (MIACC) published a document titled ‘Land use planning with respect to pipelines: A guide for local authorities, developers and pipeline operators (1999)’ where recommendations for local authorities to establish a ‘Consultation Zone’ that extends for 200 meters either side of a pipeline. This distance is based on the immediate area affected should a pipeline incident occur. Developments within this zone are required to demonstrate that consultation with the pipeline operator had occurred before any approvals are given. The MIACC do not go as far as to recommend prohibiting specific land use types within the Consultation Zone, however certain land uses are encouraged, and others discouraged. Lower density housing is encouraged due to ease of evacuation in the event of an emergency. Critical services, such as hospitals, police and fire departments that would need to function in the event of a pipeline emergency are encouraged to be located outside of the ‘Consultation Zone’. The MIACC concludes that any type of development should provide unobstructed access to the pipeline corridor to allow for operation and maintenance activities and in the event of an emergency.

Recent Australian Examples:

The transmission gas network within New Zealand is of similar design and importance to those operated in Australia, with operators in both countries required to comply with AS 2885. While their legislation structure differs to that of New Zealand in some respects, their statewide rules and regulations are examples of how activities could be managed in the national context within New Zealand. Over the last few years South Australia and New South Wales have reviewed pipeline (and infrastructure) operations in the context of land development, with a view to provide statewide direction.

In South Australia, the Department for Energy and Mining are a referral agency under the Planning, Development and Infrastructure (General) Regulations 2017. The gas and liquid petroleum pipelines are mapped within the ‘Planning and Design Code’ with an overlay. If land development falls within that overlay area it will be referred to the Department for Energy and Mining for review unless it meets the ‘Deemed-to-Satisfy Criteria’. You can view the criteria and overlay information on their Planning and Design Code website: <https://code.plan.sa.gov.au/> (select either the Gas and Liquid Petroleum Pipelines Overlay of Gas and Liquid Petroleum Pipelines (Facilities) overlay).

The New South Wales (NSW) Planning Department are currently working through statewide recommendations to manage land development outcomes which may occur around their integral pipeline infrastructure. You may wish to review the 'Draft Guidelines for Planning proposals near High Pressure Dangerous Goods pipelines' dated April 2022, published by the Department of Planning and Environment, located on the NSW Planning Portal: [Changes to protect fuel pipelines | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.nsw.gov.au/planning-portal/changes-to-protect-fuel-pipelines). Consultation on this document closed in May 2022, and the Department is currently assessing the feedback received.

Alison FOY

Submission 030

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#37]
Date: Wednesday, 23 November 2022 7:59:27 PM

Full name *	Alison Foy
Postal address *	<input type="checkbox"/> 11 Russell Robertson drive. havelock North Hastings 4130 New Zealand
Email address *	foy.stratford@xtra.co.nz
Phone number *	027 4620813
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The removal of the need for affected parties consents or neighbours approval
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ–O1 or Rule MRZ–R16)	MRZ– 01,02. B. Building height , visual dominance, and sunlight The Consent process for affected parties as it is outlined in the article MRZ – Medium Density Residential Zone.
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	I 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 Consent procedures – all neighbours in affected area should be told of future proposals as it impacts their home value , and well being

I seek the following decision from Hastings District Council (Give precise details.)

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. With this proposal they have no voice.

Maximum 2 storey builds , not 3 storey.

Amanda FYFE

Submission 031

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#40]
Date: Thursday, 24 November 2022 3:23:50 PM

Full name *	Amanda Fyfe
Company name (if applicable)	Pro-Structure Ltd
Postal address *	<input type="checkbox"/> PO Box 11065, Hastings 4158 1245 Howard St 1245 Howard St Parkvale HASTINGS 4122 New Zealand
Email address *	admin@pro-structure.co.nz
Phone number *	0212282905
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• 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
	Policy GRP2
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	My submission relates specifically to oppose any provision to change any current law about high density housing. Our city already is getting ruined, with many properties getting crammed up with very standard/low class housing with next to no section left and i also strongly oppose top stories to be allowed in any new subdivisions.
My submission is that: (State in summary the nature of your	I seek the HDC make a sensible decision to not allow high density housing or anything other than a single storey

submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.) house, especially in Howard St, Hastings.

Boris FYFE

Submission 032

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#33]
Date: Wednesday, 23 November 2022 12:09:46 PM

Full name *	Boris Fyfe
Postal address *	<input type="checkbox"/> 1245 Howard Street Hastings 4122 New Zealand
Email address *	boris@pro-structure.co.nz
Phone number *	021814199
Details for Service of Person Making the Submission (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)	
Full name	Richard Fyfe
Postal address	<input type="checkbox"/> 1245 Howard Street Hastings New Zealand
Email address	richard@pro-structure.co.nz
Phone number	0272208460
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
My submission relates to the following proposed elements of Plan	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise

Change 5:	<p>apartments.</p> <ul style="list-style-type: none"> • The number of houses that can be built on a site • The removal of the need for affected parties consents or neighbours approval
<p>The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)</p>	GRP3, GRP4,
<p>My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)</p>	<p>The Nature of my submission is that I entirely oppose the provision of potentially having 3 Storey dwellings / High density residential down Howard St. As a property owner at 1245 Howard Street, we entirely oppose having 3 Storey Dwellings on our boundary as this will have the clear potential to invade privacy and ruin the feel of this area. Whilst it is important to have good residential dwellings in good areas, to provide housing for our awesome community I'm strongly opposed to this taking place in the Parkvale Area.</p>
<p>I seek the following decision from Hastings District Council (Give precise details.)</p>	<p>I seek that the HDC decides to not allow Multi story buildings down howard street in the newly rezoned residential area, as this will be right on our boundary if this proceeds and this is very not preferred. We greatly value the work that is currently underway in Howard St and the upgrades to the infrastructure, however high density housing and the potential for multi story dwellings is completely opposed.</p>

Richard GADDUM
on behalf of Save the
Plains Group

Submission 033

Plan Change 5

SHAR KINGI

TE WHAKAHAERE TAITUARĀ - EXECUTIVE ASSISTANT TO THE MAYOR



Wāea / Phone (06) 871 5110 ext 5401 **Wāea Pūkoro / Mobile** 027 235 4307

Īmēra / Email shark@hdc.govt.nz **Pae Tukutuku / Web** hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga / Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

From: Richard Gaddum [<mailto:harryapple53@gmail.com>]

Sent: Thursday, 15 December 2022 5:59 PM

To: Sandra Hazlehurst <Sandra.Hazlehurst@hdc.govt.nz>; Nigel Bickle <nigelb@hdc.govt.nz>;

Councillors <councillors@hdc.govt.nz>

Subject: Plan Change 5.

Dear Sandra

How are you?

Sick of the rain like the rest of us are?

I realise that submissions for "Plan Change 5" have closed off and I know that perhaps I should have made an effort and written something as we as the "Save the Plains" group have no objection to this initiative.

That being said I will voice the opinion from our collective group.

As you know the National Policy Statement on Highly Productive Land is a document that although, in our opinion, didn't go far enough, it most certainly is better than what we had before, which in our opinion was "nothing"..!

The reason the document isn't as tight as we would have liked it is because there are some exemptions which we feel are distasteful:

1. The legislation can potentially allow local councils to permit urban and industrial expansion over fertile soils, if there is no alternative.
2. The legislation allows for urban growth to creep over areas already designated, or reserved, for Greenfield development. On the Heretaunga Plains these areas include:
 1. Kaiapo Rd. 73ha.
 2. Lyndhurst Extension. 34ha.
 3. Murdock and Copeland Rd areas. 23ha.
 4. Arataki Extension. 16ha.
 5. Total: 146ha. A huge area of our Golden Goose land..!!
 6. We as a group, as you know, are vehemently opposed to any of these areas being destroyed forever by concrete and asphalt and we will fight and do everything in our power to retain them as food producing land and/or areas of a buffer between urban and rural. We most definitely don't want a scrap with the HDC but we won't stand by and let these areas go into housing and be destroyed forever!
3. The legislation allows for Maori land to be developed for urban development regardless of soil type. I have asked this question before and I haven't got an answer. What constitutes "Maori Land"? Is it: (a) land that has always been in Maori ownership since the 1800's or is it (b) any land that Maori own, whether it has been in Maori ownership for a week, or a month, or a year or 5 years? Here's a hypothetical example: Red Gaddum is a Maori (or identifies as a Maori) and suddenly decides to buy an orchard on prime fertile soils. Can Red then apply for an urban development the next week because the legislation says that Maori have the right to build houses on fertile land if they choose to do so? I think this needs clarification as we object to the ambiguity.

As you well know there have been some awful decisions made by successive previous councils that should never have been allowed to happen.

Examples are these areas of highly productive land that has been vandalised forever are:

- The Tomoana Food Hub. 10.5ha has been zoned industrial. It bounds Elwood Rd, Richmond Rd and Tomoana Warehousing. Some of the best soil on the Plains. This is a travesty and should never have been allowed to happen.
- The expansion of the industrial area on the northeastern side of Omahu Rd which stretches about 200m off Omahu Rd into the amazing Twyford soils and follows the Omahu Rd to almost Fernhill.
- The Rhyman James Wattie Rest Home on Te Aute Rd now sitting on beautiful soils next to the Karamu Stream
- Howard St development. 18ha.
- Lyndhurst. 28ha.
- Brookvale Rd / Romanes Dr. 36ha.
- Northwood. 4ha.
- The expansion of the industrial area at Whakatu. Whakatu sits on beautiful fertile soils; some of the best we have.
- Others include the Delegat Winery beside the expressway and opposite the Sports Park and pack houses that were built contravening the District Plan.

Sadly the HDC at the time had little or no regard for preserving our fertile soils on the Heretaunga Plains.

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 precious soils for future generations. The HDC is doing incredible work in line with the NPS-UD; and I must congratulate you Sandra, Nigel Bickle and your council as you are being really proactive in creating a lot of new urban expansion within the city boundaries, both in Flaxmere and Hastings; your work in this area is very impressive indeed.

Another success story is in Napier with the development of 207ha of land in the western hills for a residential development of an excess of 600 homes with a retail hub which will include a small supermarket and medical centre, environmental parkland and a reserve, and a network of walking and cycling paths. A fantastic project being developed by a consortium of property developers. This is a fantastic initiative.

These are the types of solutions we have got to do to prevent this crisis of destruction of our "Golden Goose" soils.

Adding to success stories is the initiative by the HDC, along with the HBRC, was to create a "Soil Symposium" 2022 Friday 15th July.

This was a fantastic all day event which highlighted the importance of our fertile soils on the Heretaunga Plains with speakers including Iwi, soil scientists, growers and a planner. We all came away with a much more appreciation of the amazing asset we have right here in Hawkes Bay and a directive to do much much more in its preservation.

Moving forward, we need to move our mindset away from the past approvals by the HDC of "carte blanche" applications to develop urban and industrial developments on Class 1, 2 and 3 LUC land and focus on building new residential and industrial communities on unproductive land and save what precious fertile soils we have left for future generations. This is our ONLY sustainable option.

It is natural that people don't and won't like change, but this is now the "new normal"; we all have to now accept it and we have to accept that the activities of past councils have got to stop and stop now....! Enough is Enough.

I know this is beyond the cut off date of the 25th November for submissions to be in for Plan Change 5, but perhaps you could sneak this in as a late entry?

Kind regards
Richard (Red) Gaddum
021997097
Spokesperson for the Save the Plains Group.

Ann GALLOWAY

Submission 034

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#39]
Date: Wednesday, 23 November 2022 10:11:48 PM

Full name *	Ann Galloway
Postal address *	<input type="checkbox"/> 5 Goldsmith Terrace Mataruahou Napier 4110 New Zealand
Email address *	ann@gallowayarchitect.co.nz
Phone number *	0272838973
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• 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• Other (please specify)
	Other: 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.
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-01 or Rule MRZ-R16)	Objectives: MRZ-01-03: SUPPORT Policies: MRZ-P1-P6: SUPPORT in principle but have doubts about the efficacy of some of the rules. Rules: MRZ-R1-R2, R4, R5, R6, R20-R22 ; SUPPORT Standards: MRZ-S1, MRZ-S3, MRZ-S5: OPPOSE –see below. MRZ-S2, MRZ-S4, MRZ-S6-MRZ-S12, MRZ-S14: SUPPORT

MRZ-S13, MRZ-S15: clarification sought
MRZ-R16: Medium Density framework: SUPPORT in principle
Appendix 38, Appendix 60, Planning map amendments.

My submission is that:

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I support the principles in general, with the following exceptions:

MRZ-P4 c) access to sunlight and MRZ-S3: not clear how this will be achieved. Appendix 60 Recession Planes does not show a height at boundary for MRZ. Is this a mistake? More appropriate to use minimum sunshine hours (eg in New South Wales), where designs must ensure a minimum of four hours sunshine in winter, to neighbouring sites as well as the subject properties.

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)

MRZ-S5: OPPOSE 2m front yard setback in Character Areas. Front yard should be consistent with existing, to preserve the character of the area.

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 onstreet parking

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.

MRZ-S16: SUPPORT but as well as visual screening of services (gas bottles, aircon units, plant, extracts etc) I would like to see location controlled to minimise noise disturbance to neighbours.
Planning map amendments: SUPPORT location of MRZ close to amenities (public open space, transport, work, local shops)

I seek the following decision from Hastings District Council (Give precise details.)

Further rules to ensure protection of transition zones, ie properties immediately adjacent to MRZ. This includes overlooking, sunlight, shading, visual impact (eg avoiding a sudden transition from single to 3-storey dwellings), impact of onstreet parking.
Reduction of maximum height limit.
Clarification and strengthening of rules to minimise shading/overlook and ensure daylight penetration into dwellings.
Establishment of a Design Panel to review all proposals before consent is granted, AND before sign off as part of CCC.

Bronwyn GARDNER

Submission 035

Plan Change 5

Submission on Hastings District Plan

Proposed Plan Change 5 'Right Homes, Right Place – Medium Density Housing'

Submissions can be:

Posted to:
 Plan Change 5
 Environmental Policy
 Manager
 Hastings District Council
 Private Bag 9002
 Hastings 4156

Delivered to:
 Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:
 Via
www.myvoicemychoice.co.nz
 Or Email:
policyteam@hdc.govt.nz



Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and any supporting documents will be published on Council's website. Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Full Name (required)

Bronwyn Gardner.

Company Name (if applicable)

Postal Address (required)

706A Charles Street Hastings.

Email Address (required)

blongardnernz@gmail.com

Phone Number (required)

027 6775241

**Contact Name, Address, Email
 Address and Phone Number
 for Service of Person Making
 the Submission***

as above.

* (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)

Do you want to be heard in support of your submission?

(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

☐ Yes

☒ No

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

☒ Yes

☐ No

I ~~could~~ could not* gain an advantage in trade competition through this submission. (* select one)

I am/am not** directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(** If trade competition applies, select one of these).

Please feel free to use additional sheets if necessary.

1. **MY SUBMISSION RELATES TO THE FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:**

(Tick all that apply).

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The 3 storey height limit for houses
- ☒ 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
- ☐ Other, please specify

2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

all

3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose the change to a 3 storey height limit as it reduces the privacy of surrounding residents / housing.

I oppose the removal of the need to gain approval from affected parties and neighbours.

Provide suitable parking (off street) with a minimum of 1 car park per house. Provide suitable playing space for kids.

4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.)

- keep housing to 2 stories (maximum)
- provide suitable parking (off street) minimum of 1 per house.
- provide suitable green space for children.
- affected parties and neighbours to still provide approval.

Your signature or that of the person authorised to sign on behalf of the person making this submission:

Signature:

Rylander

Date:

25.11.2022.

REMINDER: Submissions must reach Council by 5pm Friday 25th November 2022

Cherie HAMES

Submission 036

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#10]
Date: Thursday, 10 November 2022 9:22:37 PM

Full name * Cherie Hames

Postal address * ☐ 104B Lumsden Road Akina
Hastings, 1064 4122
New Zealand

Email address * cherie.mark@xtra.co.nz

Phone number * +6468783555

Do you want to be heard in support of your submission? No
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing? Yes

Could you gain an advantage in trade competition through this submission? * No

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. Yes

My submission relates to the following proposed elements of Plan Change 5:

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- 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

The specific chapter and provisions of the proposed plan change my submission relates to: Objectives MRZ-O1 and MRZ-O2 Rule MRZ-R1, MRZ-R16, Policies MRZ-R1, MRZ-P2, MRZ-P3.

(Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16) Performance Standards Table MRZ-S1

My submission is that:
(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose the Proposed District Plan Change 5. I do not think it is right that anyone can build 3

stories high with no consent from the neighbours. what this could mean to each property owner is 2 or 3 properties right next to their property could build 3 stories high, effectively all blocking sun, breeze and directly taking away the privacy each person should be able to have in their own home. I don't mind being able to have more than one dwelling, but instead of just building upwards, the council should be opening up areas on the fringe of the General Residential Zone for housing. I would truly hate to see our pretty town taken over by 3 storey houses/apartments, we do NOT need to build that high at all. Let's not forget we are also on a fault line and going too high will only create more damage with the number of earthquakes we get in the Bay.

I don't believe our infrastructure can cope with 3 story houses/apartments, our hospital is under pressure, it's very hard to get a doctor let alone get an appointment and our schools already have zoning due to too many wanting placement and not enough places available. It may not be a problem right now but as more builds occur, the problems start and it's then too late to try to stop, band aid mentality won't fix major infrastructural problems

I seek the following decision from Hastings District Council (Give precise details.)

1) DO NOT ALLOW 3 story housing/Apartments in the residential zones.

2) 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 2nd story.

Bridget Ellen HARRISON

Submission 037

Plan Change 5



Submission on Proposed District Plan Plan Change 5 'Right Homes, Right Place – Medium Density Housing'



Submissions can be:

Posted to:

Plan Change 5
 Environmental Policy
 Manager
 Hastings District Council
 Private Bag 9002
 Hastings 4156

Delivered to:

Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:

Via
www.myvoicemychoice.co.nz
 Or Email:
policyteam@hdc.govt.nz

Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and any supporting documents will be published on Council's website. Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Full Name (required)

Bridget Ellen Harrison

Company Name (if applicable)

Postal Address (required)

521 Fenwick St, Mayfair, Hastings

Email Address (required)

bridgetharrison521@gmail.com

Phone Number (required)

021 1805 415

Contact Name, Address, Email
 Address and Phone Number
 for Service of Person Making
 the Submission*

* (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)

Do you want to be heard in support of your submission?

(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

☒ Yes

☐ No

If other make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

☐ Yes

☐ No

I ~~could~~/could not* gain an advantage in trade competition through this submission. (* select one)

I am/~~am not~~** directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(** If trade competition applies, select one of these).

Please feel free to use additional sheets if necessary.

1. **MY SUBMISSION RELATES TO FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:** (Tick all that apply).

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- * ☒ 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
- ☐ Other, please specify

2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

MRZ-O1 MRZ-O2 MRZ-P1, P2, P3, P4, P5, P6,
MRZ-S1, S2, S3, S4, S5, S6a, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15
MRZ-S16.
MRZ-R1 - R22
~~REZ02 REZ02-02C,~~

- * I cannot find a reference to the removal of consent but am firmly against this. The front desk team cant help either.
3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose low rise apartments blocks and duplexes such as proposed on the Stead site in Fenwick St. and the corner of Karamu Rd. The proposed rezoning of current motel sites on Karamu Rd to medium density means that the existing Mayfair area will change. Removing property owners consents, will negate the choices people have made to buy homes in Mayfair. We chose to buy our homes because of the lack of apartments and eventually social housing. Homes in Apartment blocks do not allow chn to have outside space to play regularly.

I believe the medium Density Design Framework negates current

4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.) How are we That apartment blocks and all new housing choices. not exceed a 2 story limit so maintaining the current and integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of Plan change 5 will change and Mayfair in a drastic and detrimental way.

Your signature or that of the person authorised to sign on behalf of the person making this submission:

Signature: B Harrison Date: 25/11/22

REMINDER: Submissions must reach Council by 5pm Friday 25th November 2022

Ralph Richard HARRISON

Submission 038

Plan Change 5

Submission on Proposed District Plan Plan Change 5 'Right Homes, Right Place – Medium Density Housing'



Submissions can be:

Posted to:
Plan Change 5
 Environmental Policy
 Manager
 Hastings District Council
 Private Bag 9002
 Hastings 4156

Delivered to:
 Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:
 Via
www.myvoicemychoice.co.nz
 Or Email:
policyteam@hdc.govt.nz

Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and any supporting documents will be published on Council's website. Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Full Name (required)

Ralph Richard Harrison

Company Name (if applicable)

Postal Address (required)

1111 Karam Rd Mayfair

Email Address (required)

levels @ beachhouse.co.nz

Phone Number (required)

06 8 750 499

Contact Name, Address, Email
 Address and Phone Number
 for Service of Person Making
 the Submission*

* (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)

Do you want to be heard in support of your submission?

(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

☐ Yes

☒ No

If other make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

☐ Yes

☒ No

I could/could not* gain an advantage in trade competition through this submission. (* select one)

I am/am not** directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(** If trade competition applies, select one of these).

Please feel free to use additional sheets if necessary.

1. **MY SUBMISSION RELATES TO FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:** (Tick all that apply).

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☐ The 3 storey height limit for houses
- ☒ 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
- ☐ Other, please specify

2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

All

3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I am opposed to all changes to the old plan
Against plan change 5

4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.)

~~Get rid of~~ Abolish completely all parts of the proposal

Your signature or that of the person authorised to sign on behalf of the person making this submission:

Signature:

RR Harrison

Date:

25/ Nov/ 2022

REMINDER: Submissions must reach Council by 5pm Friday 25th November 2022

Hastings District Council – ENVIRONMENTAL POLICY TEAM

Submission 039

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#61]
Date: Friday, 25 November 2022 4:55:06 PM

Full name *	Anna Summerfield
Company name (if applicable)	Hastings District Council, Environmental Policy Team
Postal address *	<input type="checkbox"/> Private Bag 9002 Hastings 4156 New Zealand
Email address *	policyteam@hdc.govt.nz
Phone number *	871-5000
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• Other (please specify)
	See attached submission document
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Refer attached submission document
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	Refer attached document

I seek the following decision from
Hastings District Council (Give
precise details.)

Refer attached document

Please feel free to upload
submission if necessary.



[environmental_policy_submission_final.pdf](#)

526.66 KB • PDF

25 November 2022

Rowan Wallis – Environmental Policy Manager
Hastings District Council
Private Bag 9002
Hastings 4156

Submission by the Environmental Policy Team in respect of Plan Change 5 – Right Homes, Right Place.

The Environmental Policy Team make the following submission in respect of Plan Change 5 – Right Homes Right Place:

District Plan Provision Reference	Support or Oppose	Submission	Relief Sought						
MRZ- Standards 7.2.6E 8.2.6F 9.2.6J	Support with amendment	Minimum Gross Floor Area As notified, Plan Change 5 does not include any controls over the minimum size of residential units. There is a need to ensure sufficient space is provided for residents’ wellbeing and to ensure that sufficient indoor living space is provided depending on the number of bedrooms / occupants proposed. Currently the District Plan includes minimum gross floor areas for residential units in its Central Commercial Zone in the Hastings CBD and for comprehensive residential development within the Havelock North Village.	<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 and Central Commercial Zone to inform such a rule for comprehensive residential developments within the Medium Density and General Residential Zones as outlined below:</p> <p>Minimum Gross Floor Area:</p> <table><tr><td>Studio / 1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 or more bedrooms</td><td>90m²</td></tr></table>	Studio / 1 bedroom	50m ²	2 bedroom	70m ²	3 or more bedrooms	90m ²
Studio / 1 bedroom	50m ²								
2 bedroom	70m ²								
3 or more bedrooms	90m ²								

District Plan Provision Reference	Support or Oppose	Submission	Relief Sought						
MRZ-S7 7.2.6E.8 8.2.6F.8 9.2.6J.8	Support with amendment	<p>Outdoor Living Space areas</p> <p>It is submitted that ground floor outdoor living space should perhaps be linked to the number of bedrooms / potential occupants of a unit. Such a provision would ensure that ground floor outdoor living space is appropriate and of sufficient size for the number occupants. As notified, plan change 5 requires a 30m² area irrespective of the number of bedrooms or potential occupants of a unit. This approach is unlikely to be sufficient for larger 3 bedroom dwellings, particularly if the housing occupants have young children. Therefore, in order to ensure a more appropriate level of outdoor living space is provided (and therefore ensuring the wellbeing of people and communities), it is considered appropriate to link this requirement to bedroom numbers.</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 individual 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>Outdoor living space provided as a balcony would not be subject to such a rule and would remain as a separate standard.</p> <p>The following standard is suggested for consideration:</p> <p>Minimum ground floor outdoor living Space shall be provided per residential unit in accordance with the following table:</p> <table><tr><td>Studio / 1 bedroom</td><td>30m²</td></tr><tr><td>2 bedroom</td><td>40m²</td></tr><tr><td>3 bedroom</td><td>50m²</td></tr></table> <p>Consider including a minimum requirement for communal outdoor open space areas for apartment complexes.</p>	Studio / 1 bedroom	30m ²	2 bedroom	40m ²	3 bedroom	50m ²
Studio / 1 bedroom	30m ²								
2 bedroom	40m ²								
3 bedroom	50m ²								
MRZ-Standards 7.2.6E, 8.2.6F, 9.2.6J	Support with amendment	<p>Internal Noise Environment</p> <p>There is concern regarding noise in circumstances where house 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.</p>	<p>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 and General Residential Zones of Hastings, Havelock North and Flaxmere.</p>						

District Plan Provision Reference	Support or Oppose	Submission	Relief Sought
<p>Minimum Site Size and Density Provisions in the General Residential Zones</p> <p>30.1 Subdivision Hastings, Flaxmere and Havelock North</p> <p>General Residential Zones 7.2, 8.2 & 9.2</p>	<p>Support with amendment</p>	<p>Infrastructure Capacity</p> <p>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> <p>Current development inquiries and some resource consent applications in the General Residential Zones have included site sizes as low as 112m². This level of density has the potential to exhaust available infrastructure capacity and potentially impact or reduce development potential within the medium density residential zone and any future medium density areas identified through Local Area Plans, which encompass the best locations to accommodate more intensive housing. It is Council's intention to encourage more intensification within the Medium Density Residential Zone as these areas have much greater accessibility to public transport, commercial services, employment & educational opportunities as well as premier public open spaces and playgrounds. Removing minimum site sizes in the General Residential zone promotes unrestrained development in these locations, that has the potential to undermine the proposed Medium Density Residential Zone and its future development.</p>	<p><u>Density limits to manage infrastructure capacity in General Residential zones</u></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 <p>Reason: to ensure that three waters infrastructure capacity is available and prioritised for the Medium Density Residential Zone.</p> <p>Note - Final wording of the provisions to be confirmed subject to decision at hearing</p>

District Plan Provision Reference	Support or Oppose	Submission	Relief Sought
<p>Context / location standard within the General Residential Zones of Hastings, Havelock North and Flaxmere Standard References:</p> <p>7.2.6E.1 8.2.6F.1 9.2.6J.1</p>	<p>Support with amendment</p>	<p>Context / Location of Sites for Comprehensive Residential Development in the General Residential Zone</p> <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.</p> <p>The use of a 400-600m radius is not well expressed in the standard. Using a range is confusing. A 400m radius is generally considered to be a 5 minute walk. A 500m radius is used by the Council's Parks team to assess reserve and public open space distribution across the City. This 500m radius is also part of Councils level of service objectives and goals in the Long Term Plan. Currently 86% of urban properties are located within 500m of a park, with 60% of urban properties located within 500m of a playground. The goal over the next 2-7 years is to increase the number of urban properties located within 500m of a park to 90%.</p> <p>In addition the New Zealand Recreation Association Parks Categories and Guidelines document August 2017 refers to neighbourhood parks needing to be easily accessible and located within a 500m radius of urban residential properties.</p> <p>Amendments to clause b of this standard are suggested to remove proposed reserves or open space areas given these are not a certainty. In the same vein it is also suggested that a proposed private on-site communal open space area or playground should be removed because of a lack of certainty. Proposed open space areas whether public or private are better considered as matters of discretion in situations where the standard is not met.</p> <p>Amendments to clause (c) of the standard are also suggested. This clause as notified, currently states that sites need to be within a 400m-600m radius of a commercial zone. In Hastings because there are many smaller suburban commercial zones dotted around the urban area, this provision enables development on a significant scale across this urban area. It could also enable</p>	<p>Amend the 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 communal playground or open space area; c. <u>A commercial zone. The Hastings Central Commercial, 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>Given the significant importance of location and proximity of surrounding amenities to medium density housing development, consider whether a Discretionary Activity status is more appropriate if this standard is not met.</p> <p>Alternatively consider amending the matters of discretion to consider the following:</p>

		<p>development within 600m of a commercial zone that is limited to one property or one commercial activity. This doesn't reflect the intention which is to ensure that medium density development is located within a short walk of a range of commercial services and facilities. Smaller suburban commercial zonings do not provide the range of facilities and services that are needed to anchor greater housing density. Therefore in order to ensure there are a range of commercial services and facilities within walking distance of such developments in the General Residential Zone, an amendment is proposed to this standard to specify the particular commercial zones that have a sufficient range of services and facilities including the Hastings Central Commercial Zone, the Large Format Retail Zone, the Hastings Commercial Service Zone and the Havelock North and Flaxmere Village Centres.</p> <p>Currently under the notified version of Plan Change 5, the activity status of a development proposal that does not meet this context standard would be a Restricted Discretionary Activity with discretion and consideration limited to the following aspects:</p> <ul style="list-style-type: none"> • Consideration of affected persons; • Whether the site for the proposed development is suitable for medium density housing. Consider whether the site is located within a walking distance (400-600m) of: <ul style="list-style-type: none"> ○ Public parks, community or recreational facilities and opportunities, or an on-site communal open space or playground; ○ Commercial centres that provide a range of services and facilities ○ Public transport services, stops and routes • Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment; • Whether the site is located in proximity to places of employment or close to accessible travel routes or public transport routes that link to areas of employment; • Consider whether the development will integrate into the planned built environment context of the Zone in this location. 	<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.
--	--	--	--

		<p>The location and context in which medium density housing developments occur is of significant importance. It is suggested that either a higher activity status be considered for developments that do not meet this standard or alternatively, amendments and additions to the matters of discretion be considered to ensure that all matters surrounding context and location are addressed. This may include the frequency, destinations /routes and type of public transport services available, the range of services, facilities and amenities available within a 500m radius of the site along with the degree to which the standard is not met.</p>	
District Plan Provision Reference	Support or Oppose	Submission	Relief Sought
MRZ – R16 7.2.4 8.2.4 9.2.4	Support with amendment	<p>Development Intensity</p> <p>There is concern that as the number of units on a site increases the potential effects of a development will likely increase. A concentration of more people living on a site needs careful consideration as the intensity of residential activity increases so do the intensity of effects on the environment and surrounding neighbours.</p> <p>While this plan change is all 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 housing numbers in these existing residential areas. While 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 existing 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 be able to be considered through the consenting process.</p>	Make provision for third party involvement over a certain scale of development.

Lois HERBERT

Submission 040

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#12]
Date: Monday, 14 November 2022 8:13:13 PM

Full name *	Lois Herbert
Postal address *	<input type="checkbox"/> 809 Rangiora Street Mahora Hastings 4120 New Zealand
Email address *	hbcurtis@hotmail.com
Phone number *	068762976
Details for Service of Person Making the Submission (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)	
Full name	Anita Curtis
Postal address	<input type="checkbox"/> 15 Ferry Road Clive 4102 New Zealand
Email address	hbcurtis@hotmail.com
Phone number	0275351486
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise

Change 5:

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

The specific chapter and provisions of the proposed plan change my submission relates to:
(Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

Rule MRZ

My submission is that:

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

An absolute NO

Lois Herbert
809 Rangiora Street
Mahora
Hastings 4120

As a rate payer at this property for over 40 years I would like to submit a definitive NO to the proposed Plan 5 change.

I feel that if Kainga Ora or a developer were allowed to come into our beautifully established suburb and erect the new condensed housing it would change the suburbs dynamic for the worst forever.

I have a family member who works in an industry that maintains Kainga Ora houses and they see how these homes and the surrounding streets are treated (even the brand new ones) and I do not want this in my suburb.

Crime rates will rise, the amount of vandalism and tagging will increase not to mention the anti social behaviour (gangs). What will this do to our current and future property values.

I feel that the proposal sent out is all fluffy/rainbows and unicorns. In reality the properties do not look like the illustrations and definitely would not stay that way for more than a month. My question is, why is land not being set aside in the current and new subdivisions in Havelock North, Hastings and Flaxmere to build the homes? Why should we be asked to sell our family homes to solve the housing problem? This is not solving a problem, it is creating a new one. Where do the families who were forced to sell their homes either by a developer, Kainga Ora or by feeling unsafe due to the changes now go??

Once again middle working class and the older generation suffer for the governments and councils short comings.

I seek the following decision from Hastings District Council (Give precise details.)

Not to go ahead with the proposed district plan change 5

HERETAUNGA TAMATEA SETTLEMENT TRUST

Submission 041

Plan Change 5

From: [Werner Murray](#)
To: [Policy Team](#)
Subject: RE: Plan Change 5
Date: Wednesday, 30 November 2022 11:05:43 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[1. PC5 submission - HTST Final.pdf](#)

Good Morning,
Please find attached a late submission on behalf of Heretaunga Tamatea Settlement Trust.
Thanks
Werner

Werner Murray

Senior Planner



Mobile: 027 445 6845

Reception: 03 363 5901

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371

PO Box 2130, Queenstown 9371

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From: Policy Team

Sent: Tuesday, 29 November 2022 11:42 AM

To: Werner Murray

Subject: RE: Plan Change 5

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Werner,

Thanks for your email. You can still make a submission – it will be classed as a late submission and considered on that basis. If you can get it to us as soon as you can we would appreciate it. The submission period is a statutory requirement under the Resource Management Act and is set at 20 working days. Plan Change 5 was publicly notified on the 29 October and submissions closed on 25 November and therefore met this requirement. This submission period will not be extended any further.

If you have any further queries please feel free to contact me

Kind regards,

Anna

ANNA E. SUMMERFIELD

SENIOR ENVIRONMENTAL PLANNER - POLICY



Wāaea / Phone (06) 871 5000

Īmēra / Email annaes@hdc.govt.nz Pae Tukutuku / Web hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga / Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

From: Werner Murray [<mailto:wmurray@propertygroup.co.nz>]

Sent: Tuesday, 29 November 2022 11:27 AM

To: Policy Team <policyteam@hdc.govt.nz>

Subject: Plan Change 5

Good Morning,

I was hoping to make a submission on plan change 5 but saw that submissions closed on Friday. Is there a way that I could still make a submission or was there a chance that the date would be extended?

Thanks

Werner

Werner Murray

Senior Planner



Mobile: 027 445 6845

Reception: 03 363 5901

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371

PO Box 2130, Queenstown 9371

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FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR PROPOSED HASTINGS DISTRICT PLAN

Clause 6 of First Schedule, Resource Management Act 1991

TO: Hastings District Council ("**Council**")

SUBMITTER: Heretaunga Tamatea Settlement Trust ("**Submitter**")

SUBMISSION ON: Plan Change 5 to the Hastings District Plan

This is a submission on the following Plan Change, as described by the Council in its public notice ("**PC5**" or "**Proposal**"):

Plan Change 5 introduces changes to the following sections of the Hastings District Plan to enable more housing including three storey houses and apartments to be built within existing residential areas.

PC5 proposes to make a complete and comprehensive suite of changes to the way the district's residential areas are managed to allow for medium density housing. This submission is on the entire Plan Change, specifically in respect of the areas where the plan change will allow medium density housing to occur (section 2.4, and 2.6, 7.2, and 9.2 of the plan), Sites identified as Suitable for Comprehensive Residential Development and subdivision (30.1, 33.1, Appendix 27); Consequential changes to the District Planning Maps, and Consequential changes to the Hastings Medium Density Design Framework (formerly Hastings Residential Intensification Design Guide 2020).

Background

1. The Submitter is the owner of the properties at 238 Stock Road, and 49a Dundee Drive, Flaxmere, legally described as within 3 titles with the legal descriptions:

Section 1 SO 454705 5.076 Ha, Section 22 SO 438108 6.848 Ha, Section 20 SO 438108 1.127 Ha and Section 18 SO 438108 14.480 Ha (“Site”).

2. The Site is currently zoned Plains Production as shown below. It is surrounded by Flaxmere Residential, to the northwest and industrial land to the southwest across State Highway 2. The site is included within Appendix 1 of the District Plan and classified as residential urban growth area.



3. The Submitter is currently seeking referral for entry into the fast track process, to develop the Site to subdivide it and construct a housing development, which will include:
 - (a) A small mixed-use area that will provide for community and business needs.
 - (b) A retirement village option, which, if progressed would include residential units, healthcare centre and other usual services that are associated with retirement village development.
 - (c) Between 425 and 475 dwellings



Trade Competition

4. The Submitter is not a trade competitor for the purposes of Section 308D of the RMA and could not gain an advantage in trade competition through this submission.

Submission

5. The Submitter is interested in the Proposal in its entirety, and, subject to amendments to address the Submitter's concerns with the proposal, supports the Proposal.

Specific concerns / amendments sought

6. Without limiting the generality of the above, the more particular concerns and/ or amendments sought are as follows:
 - (a) Section 2.4 of the District Plan outlines the urban strategy for Hastings. The plan aims to provide for future urban growth through compact development.

HPUDS establishes a goal of achieving an increase in the number of households being accommodated within a smaller land area. The Plan currently States:

The District Plan needs to provide a range of residential development opportunities and this will not be restricted through the adoption of the Medium Density Housing Strategy. Through the process of HPUDS it was identified that a range of housing opportunities can be maintained through the combination of greenfield, compact, coastal and rural residential development, although no provision will be made for further growth of the Rural Residential Zone through the period of this District Plan.

- (b) It is submitted that if urban development can meet the objectives and policies contained within section 2.4 then there should be a development pathway that includes medium density development through either a plan change process or resource consent process.
- (c) As it stands the Proposal fails to achieve its objectives, as well as the existing objectives (referred to above) of the District Plan, efficiently and effectively, which the s32 report itself found would occur with an “expanded zone” evaluated as Option 3, but rejected that Option because of the Council's own lack of information about infrastructure capacity.
- (d) Those concerns could have been addressed through appropriate objectives and policies, and reserving appropriate matters of discretion. The Council's Option 3 also only considered a limited expanded zone, comprising vacant land / sites around the Flaxmere Town Centre, when 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.
- (e) Objectives and Policies could have taken the following form to allow for orderly urban expansion but does not limit expansion to certain restricted areas.

Objective XXX - *Urban growth is managed in a strategic and integrated manner.*

Policy XXX - *Urban development occurs in a logical manner so as to:*

- (a) promote a compact, well designed and integrated urban form;*

- (b) Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment;*
- (c) build on historical urban settlement patterns;*
- (d) achieve a built environment that provides desirable, healthy and safe places to live, work and play;*
- (e) minimise the natural hazard risk, taking into account the predicted effects of climate change;*
- (f) protect the District's rural landscapes from sporadic and sprawling urban development;*
- (g) ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- (h) contain a high quality network of open spaces and community facilities; and*
- (i) be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure*

(f) Allowing for urban 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. This provides flexibility and the opportunity for land to be development where it might not always be obvious at the outset of a district plan change (or, even where it is obvious, but the Council does not want to open the floodgates for everyone to seek the inclusion of "their" site). It is often the case that existing zoned land is less efficient in providing Medium Density Residential development due to the lower feasibility rate in these zones. This is likely due to the area being already built up, so infill development (which is typically more profitable) is less practical. Including provisions that would allow for a wider supply of land would:

- (i) 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.

- (ii) If, in the case of the Submitter, the fast track consent is granted in advance of decisions on the Proposal, the zoning would then “catch up” with the fast track consent.
- (iii) Remedy the current anomalous zoning of the site as Rural Production Zone, as the site is within the Heretaunga Plains Urban Development Strategy (HPUDS), the site is within the urban boundary of Flaxmere and a logical extension of the existing residential development as it transitions to Industrial development across the State Highway.
- (iv) Meet the purpose of Plan Change 5.

(g) In addition to meeting the purpose of Plan Change 5, the Submitter wishes to ensure the Plan Change 5:

- (i) Provides a clear pathway to subdivision for development within Residential Urban Growth Areas (or alternatively changes the zoning to allow for medium density within an “existing residential area”), so as to give effect to the HDP’s Urban Strategy as:
 - The urban strategy seeks to avoid ad-hoc urban development in the urban periphery (and the consequent loss of productive rural land) by identifying appropriate areas for growth.
 - Being within the urban boundary of Flaxmere and contained within area earmarked for future urban development, the Site is an ideal location for residential growth.

Note that currently section 2.4 of the District Plan states that the density for new urban development areas should be 15 dwellings per hectare. If these areas are designed as comprehensive neighbourhoods, then a density of 20-25 dwellings per hectare could easily be achieved. Once green field developments are subdivided into lower densities it is impossible to come back from.

- (h) Providing a clear pathway to subdivision for development within Residential Urban Growth Areas (or alternatively changing the zoning to allow for medium density within an “existing residential area”) for the site will also give effect to the provisions of the NPSUD as this will:
 - (i) achieve Objective 1 & 2 and Policy 1 & 2 by directing primary production activities away from a sensitive urban environment and increasing housing supply, improving the functionality of the urban environment and supporting a competitive housing market;
 - (ii) achieve Objective 3 by enabling more people to live in Flaxmere, an important regional employment centre; and
 - (iii) achieve Objective 4 as it will allow for a change on the site that is responsive to the demands of the community (demand for housing).
- (i) While the National Policy Statement on Highly Productive Land (NPSHPL) directs that the urban rezoning of highly productive land is avoided, the rezoning would not be contrary to the NPSHPL as the site is located within a strategic planning document (HPUDS) as an area that is suitable for urban development.

7. If the above concerns are addressed, then the Proposal will:

- (a) Achieve the sustainable management purpose of the RMA.
- (b) Assist the Council in carrying out its functions in order to achieve the purpose of RMA.
- (c) Be “most appropriate” in achieving its objective, particularly in terms of efficiency and effectiveness.
- (d) Achieve the requirements of section 75 of the RMA.
- (e) In particular, will give effect to the NPS-UD enabling a well-functioning form, and by making development less unaffordable.

Decision Sought

8. The Submitter requests the following decision:

- (a) as primary relief:
 - (i) The provision of a planning pathway either via a plan change or for a resource consent for the subdivision of land to allow medium density development in appropriate and well suited areas, such as in respect of the Submitter's Site.
- (b) in the first alternative:
 - (i) The inclusion of its site as a limited "expansion zone" within the proposed Medium Density Residential Zone; and
- (c) in the second alternative:
 - (i) given the Council's signal that it intends to apply the proposed Medium Density Residential Zone to other sites in the future, appropriate modifications to the provisions of the Proposal to facilitate that outcome in the future.
- (d) In any event:
 - (i) 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.

Hearing of Submissions

- 9. The Submitter wishes to be heard in support of the submissions.
- 10. If others make a similar submission the Submitter would consider presenting a joint case with them at any hearing.

DATED 30 November 2022



Werner Murray

Planner for the Submitter

The Submitter's address for service is:

C/- Werner Murray
Level 3 / Five Mile Centre,
36 Grant Road, Frankton,
PO Box 2130, Queenstown 9371

Documents for service on the Submitter may be sent to that address for service or may be emailed to wmurray@propoertygroup.co.nz Service by email is preferred, with receipt confirmed by return email.

Stephen HERRIES

Submission 042

Plan Change 5

Submission on Proposed District Plan Plan Change 5 'Right Homes, Right Place – Medium Density Housing'

CUSTOMER SERVICES

24 NOV 2022

RECEIVED

Submissions can be:

Posted to:**Plan Change 5**

Environmental Policy

Manager

Hastings District Council

Private Bag 9002

Hastings 4156

Delivered to:

Civic Administration

Building

Hastings District Council

Lyndon Road East

Hastings

Electronically:

Via

www.myvoicemychoice.co.nz

Or Email:

policyteam@hdc.govt.nz

Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and any supporting documents will be published on Council's website. Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Full Name (required)

Stephen Herries

Company Name (if applicable)

Postal Address (required)

313 Fenwick Street

Email Address (required)

Phone Number (required)

0279469462.

Contact Name, Address, Email
Address and Phone Number
for Service of Person Making
the Submission*

* (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)

Do you want to be heard in support of your submission?

(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

☒ Yes☒ No

If other make a similar submission, would you be prepared to consider
presenting a joint case with them at any hearing?

☐ Yes☒ No

I could/could not* gain an advantage in trade competition through this submission. (*select one)

I am/am not** directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(** If trade competition applies, select one of these).

HASTINGS DISTRICT COUNCIL

207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone 06 871 5000 | www.hastingsdc.govt.nz

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

1. **MY SUBMISSION RELATES TO FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:** (Tick all that apply).

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ 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
- ☐ Other, please specify

2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

All

3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose all aspects of plan change 5.

4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.)

to abolish completely all parts of the proposal.

Your signature or that of the person authorised to sign on behalf of the person making this submission: .

Signature: _____ Date: _____

REMINDER: Submissions must reach Council by **5pm Friday 25th November 2022**

Germari HERSELMAN

Submission 043

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#65]
Date: Sunday, 27 November 2022 1:46:08 PM

Full name *	Germari Herselman
Postal address *	<input type="checkbox"/> 27 Sutton avenue Clive 4102 New Zealand
Email address *	mari_coetzee@hotmail.com
Phone number *	0226461951
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• 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
	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 story unit next door without consulting me and we loose all privacy.
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	I oppose that jo consultation with neighbours is required. 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 story unit next door without consulting me and we loose all privacy.
I seek the following decision from	Keep consultation with neighbours and notifying us as

Hastings District Council (Give
precise details.)

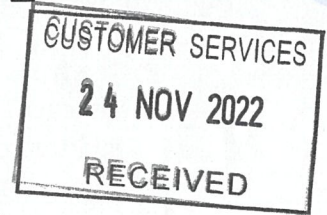
part of the process.

Dennis HIGHAM

Submission 044

Plan Change 5

Submission on Proposed District Plan Plan Change 5 'Right Homes, Right Place' Medium Density Housing'



Submissions can be:

Posted to:
Plan Change 5
 Environmental Policy
 Manager
 Hastings District Council
 Private Bag 9002
 Hastings 4156

Delivered to:
 Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:
 Via
www.myvoicemychoice.co.nz
 Or Email:
policyteam@hdc.govt.nz

Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. Your submission and any supporting documents will be published on Council's website. Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Full Name (required)

Dennis Higham

Company Name (if applicable)

Postal Address (required)

505 B Fenwick St, Mayfair, Hastings

Email Address (required)

dennis.higham2@gmail.com

Phone Number (required)

022 1938919

**Contact Name, Address, Email
Address and Phone Number
for Service of Person Making
the Submission***

Dennis Higham
 dennis.higham2@gmail.com
 022 1938919

* (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)

Do you want to be heard in support of your submission?

☐ Yes

☒ No

(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

If other make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

☒ Yes

☐ No

~~I could~~/could not* gain an advantage in trade competition through this submission. (* select one)

I am/am not** directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(** If trade competition applies, select one of these).

Please feel free to use additional sheets if necessary.

1. **MY SUBMISSION RELATES TO FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:** (Tick all that apply).

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ 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
- ☐ Other, please specify

2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

ALL

3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose all aspects of the
Plan change 5

4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.)

To abolish completely all parts
of the proposal

Your signature or that of the person authorised to sign on behalf of the person making this submission:

Signature:

Date:

23/11/2022

REMINDER: Submissions must reach Council by 5pm Friday 25th November 2022

Laura HOCQUARD

Submission 045

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#3]
Date: Thursday, 3 November 2022 7:18:36 PM

Full name * Laura Hocquard

Postal address * ☐ 614 Whitehead Road St Leonards
Hastings 4120
New Zealand

Email address * laws.quin@gmail.com

Phone number * 0274234012

Do you want to be heard in support of your submission? No
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing? No

Could you gain an advantage in trade competition through this submission? * No

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. Yes

My submission relates to the following proposed elements of Plan Change 5:

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The removal of the need for affected parties consents or neighbours approval

My submission is that:

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose three story apartments being built in Hastings residential areas that are outside of the city centre. That is because the height would have a significant impact on neighbours.
– However if these were built IN the city centre (or re-purposing existent vacant buildings into apartments) it would revitalize the city.

Similarly I 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 – and it would– the neighbours should have the opportunity to provide feedback.

While we need to protect arable land, we could still develop some of the land e.g. between Hastings and Havelock along the main roads etc.

I seek the following decision from Hastings District Council (Give precise details.)

Low rise apartments (over two story) ONLY INSIDE the city centre. Not in the existing suburbs. 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.

Resource consent remains notifiable if the buildings are over 2 storey; or if more than 4 dwellings are to be built on one section.

Add housing to land that is between the Hastings city centre and suburbs e.g. between Hastings and Havelock, Flaxmere, Waipatu.

Anthony Kane HODGES

Submission 046

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#62]
Date: Friday, 25 November 2022 4:55:51 PM

Full name * Anthony Kane Hodges

Postal address * ☐ 322 Frimley Road Frimley
Hastings 4120
New Zealand

Email address * akk.hodges@gmail.com

Phone number * 022 0903354 021 589145

Do you want to be heard in support of your submission? Yes
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing? No

Could you gain an advantage in trade competition through this submission? * No

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. Yes

My submission relates to the following proposed elements of Plan Change 5: • Other (please specify)

Protection of Native Totara in Frimley Residential area in respect to section 8 of the Resource Management Act 1992
Being Recognised Protected and Registered as Notable Tree on District Council Data Base

The specific chapter and provisions of the proposed plan change my submission relates to:
(Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16) SLD 22 30.1 Subdivision and Land Development

My submission is that:
(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

The nature of my submission is to challenge the council under urgency that my Totara tree situated on the boundary line of 322 Frimley Road and 313 Karaitiana Road is protected under Section 8 of the Resource Management Act 1992 and should duly be recorded as such.

My submission includes evidence my Father Wiremu Hodges submitted to the Crown during his time and fight for recognition of the principles of the Treaty of Waitangi under this Act. He was instrumental in preserving and protecting our Awa and Whenua encompassing all Indigenous Species, Vegetation, Trees, Birds, Animals and Marine life (Our Taonga Tapu) and intellectual rights of Ngati Kahungunu Iwi.

His founding concept and principles are the cornerstone of Tikanga Maori and hence the Maori Conservation Ethic as we know it today and duly written into law via the Waitangi Treaty agreement of the R.M.A. and are also the basis of fact for the formal recognition of our Taonga Tapu Totara tree.

I have also submitted a Stem report done on our Taonga Tapu by Arborist Consultant Mr Stephen Shaw dated 19/11/2022.

Our Native Totara presented in good health, safe and stable condition and stature of notable value.

From Tikanga Maori perspective our Taonga Tapu is invaluable from Pakeha comprehension or any form of measure formally imposed.

The Stem report does not take into account the Spiritual value of our Taonga Tapu in relation to Wairuatanga, Rangatiratanga, Whanaungatanga, Kotahitanga, Manaakitanga and in essence the encompassment of Tikanaga Maori as recognised by the Treaty of Waitangi section 8 of the Resource Management Act 1992.

Our Taonga Tapu is also an integral part of our Maori Custom, Tradition, Mythology, Karakia, Whakapapa through Waka, and our connection to Tipuna through the Mauri of Totara that has existed during and before their time.

Our Taonga Tapu is habitat for the many Tui and Kereru in our Frimley community and is an iconic feature of our property and landscape and totally embodies the preservation and protection of Tikanga Maori.

Wiremu Itereama Sylvester Hodges has shown through his submissions in the past that all Taonga Tapu and in essence all things of this earthly realm are protected by the natural law of our creator IO MATUAKORE.

As stated previously this is recognised formally through Section 8 of the Resource Management Act 1992.

Kawanatanga as ceded by Maori under Article I of the Treaty, guaranteed Tino Rangatiratanga to Maori under Article II in recognition of the partnership between Maori and the Crown when it came to policies and objectives affecting the management of natural and physical resources under a " Good Faith" Kaupapa.

Thus established an obligation to actively acknowledge, respect and protect Maori people in the sue of their lands, water and other Taonga Tapu.

In the context of resource management, the various elements which underlie and are fundamental to a spiritual association with the environment (including Mauri, Tapu, Mana,Tikanga, and Wairua) may all fairly be described as Taonga Tapu.

The principle of active protection must therefore extend to the spiritual values and beliefs of Maori, our Kaitiakitanga , our Maori Conservation Ethic.

I seek the following decision from Hastings District Council (Give precise details.)

The Totara Taonga Tapu at 322 Frimley Road be formally acknowledged, registered and protected on council record in accordance with Section 8 of the Resource Management Act 1992.

Given protection under the District Plan 30.1 Subdivision and Land Development Act and subsequent clauses 30.1.1

30.1.4 30.1.9

Added to the Notable Tree Register D.W.A and protected as per section 18.1

Fall under protection of SLD 22 of the Subdivision and Land Development Act.

I require your earliest attention to this urgent matter.

Shanan HOLM

Submission 047

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#36]
Date: Wednesday, 23 November 2022 6:53:24 PM

Full name * Shanana Holm

Postal address *

☐

Email address *

Phone number *

Do you want to be heard in support of your submission?
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)

No

If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

Yes

Could you gain an advantage in trade competition through this submission? *

No

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Yes

My submission relates to the following proposed elements of Plan Change 5:

- The removal of the need for affected parties consents or neighbours approval

The specific chapter and provisions of the proposed plan change my submission relates to:
(Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

POLICY UDP14

My submission is that:
(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

I oppose the removal of affected party consents where new multistorey buildings could impact on existing residential homes in the following ways:
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

I seek the following decision from Hastings District Council (Give precise details.)

I would like an amendment made so that the removal of affected party consents does not apply to existing residential properties impacted by multistorey high density housing and so only applies to new subdivisions where this requirement is known to all impacted property owners.

Sheryn HORROCKS

Submission 048

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#56]
Date: Friday, 25 November 2022 4:00:15 PM

Full name *	Sheryn Horrocks
Company name (if applicable)	Retired
Postal address *	<input type="checkbox"/> Flat 2 607 Roberts Street Hastings 4122 New Zealand
Email address *	sherynglenn@yahoo.co.uk
Phone number *	068788929
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• 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
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Mahora. Amendment to planning map
My submission is that: (State in summary the nature of your	I absolutely oppose the plan change 5 to medium density

submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

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 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 it's settled peaceful environs.

I seek the following decision from Hastings District Council (Give precise details.)

I seek a reversal of the proposal to change plan 5 , Mahora District, to a medium density residential zone, and leave it at its current status quo.

HYDRALADA

Submission 049

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#44]
Date: Friday, 25 November 2022 6:15:07 AM

Full name *	Jason Smith
Company name (if applicable)	Hydralada Co Ltdk
Postal address *	<input type="checkbox"/> 60 Morley Road Hastings 4120 New Zealand
Email address *	jason.smith@hydralada.co.nz
Phone number *	0212873008
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• 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
	Consideration needs to be given to the quality and standard of homes being constructed and a level set to maintain the area as desired place to live and work. I can see this program degrading Hastings real bad over the next 10 years. Sad days.