

# KĀINGA ORA

Submission 050

Plan Change 5

**From:** [Claire Moore](#)  
**To:** [Policy Team](#)  
**Cc:** [developmentplanning](#); [Lezel Botha](#)  
**Subject:** Kāinga Ora submission on Proposed District Plan Change 5  
**Date:** Friday, 25 November 2022 2:25:42 PM  
**Attachments:** [image001.jpg](#)  
[20221125 Kāinga Ora Submisson on PC5 Hastings ODP\\_incl\\_maps vSIGNED.pdf](#)

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Kia ora,

Please find attached a submission by Kāinga Ora – Homes and Communities on Proposed District Plan Change 5 – Right homes, Right place to the Operative Hastings District Plan.

**Please confirm receipt of receiving the submission.**

Please also let us know if you require any word versions of the submission.

Ngā mihi,

**Claire Moore**

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- (2) do not use, disclose or act on this email in any other way. Thank you.

**25 November 2022**

Attn: *Hastings District Council*  
*Private Bag 9002*  
*Hastings 4156*  
*Submission by email via: [policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)*

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A  
NOTIFIED PROPOSAL FOR PROPOSED DISTRICT PLAN CHANGE 5 ‘RIGHT HOMES; RIGHT PLACE’ TO  
THE OPERATIVE CITY DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE  
MANAGEMENT ACT 1991**

**This is a submission by Kāinga Ora - Homes and Communities on Proposed District Plan Change 5 – Right homes, Right place (“PC5”) to the Operative Hastings District Plan (“the Plan” or “District Plan”) from Hastings District Council (“the Council” or “HDC”):**

Kāinga Ora does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

**The specific provisions of the proposal that this submission relates to:**

PC5 to the District Plan in its entirety.

**This document and the Appendices attached is Kainga Ora submission on PC5.**

**The Kāinga Ora submission is:**

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
  - b) Support good access to jobs, amenities and services; and
  - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Hawkes Bay region.
3. Kāinga Ora therefore has an interest in PC5 and how it:
  - a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”);
  - b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental and market housing; and
  - c) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. Kāinga Ora acknowledge the direction that Hastings District Council are taking with PC5; appreciating that PC5 is taking steps towards providing a more enabling planning framework for the region in order to partially give effect to the NPS-UD. Specifically, the measures that have been taken are limited in their extent and as acknowledged through the section 32 analysis, only go part of the way to address the requirements of the NPS-UD, including policy 5.
5. Overall, Kāinga Ora consider the proposed provisions to be overly complex and lacking in transparency of application, particularly through the use of Comprehensive Residential Development (“**CRD**”) across the General Residential Zone.



6. The Kāinga Ora submission seeks amendments to PC5 in the following chapters:

### **7. Medium Density Residential Zone (MDRZ)**

- a. Kāinga Ora generally supports the inclusion of a Medium Density Residential Zone within the Hastings District Plan; however, consider the spatial application of this is too limited. Whilst the proposed provisions create a more enabling consenting pathway for CRD, this is restricted only to the replacement of the existing 'City Living Zone' and 'Sites Identified for Comprehensive Residential Development'. Kāinga Ora is concerned that this application will not deliver the increase in housing supply that has been identified for the district in the short, medium and long term through the Housing Development Capacity Assessment ("HBA<sup>1</sup>"). Moreover, whilst the provisions appear to be more enabling, particularly in regards to less restrictive activity statuses, PC5 does not result in an increase of the permitted level of development for these existing zones.
- b. The up-zoning of the existing sites identified for CRD in Appendix 27, 28 and 29 results in 'spot zoning' of the Medium Density Zone amongst the General Residential Zone Environments of Hastings, Havelock North and Flaxmere. Kāinga Ora oppose this methodology and spatial application as this will compromise the ability of the District Plan to deliver a clear and logical zoning outcome across the urban environment.
- c. It is acknowledged that the section 32 analysis indicates that the Medium Density Zone as proposed has been selected partly based on infrastructure capacity availability; however, the same level of intensification has been provided for through the use of 'Comprehensive Residential Development' within the General Residential Zone. Therefore, whilst Kāinga Ora agree that it is necessary to consider and assess infrastructure capacity (and where necessary, the associated adverse effects) as part of residential intensification, this should be done as part of the consenting process rather than being a limiting factor for intensification enabled through the plan change.
- d. The section 32 analysis for the proposed application of the MDRZ explores three key options;
  - i. Option 1 - Status quo – retention of existing zoning pattern.

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<sup>1</sup> Housing Development Capacity Assessment 2021, prepared by Market Economics for Napier City, Hastings District Council and Hawke's Bay Regional Council.

- ii. Option 2 – Application of MDRS within the existing areas zoned as Hastings City Living and Sites Identified for Comprehensive Residential Development, in addition to provision for Comprehensive Residential Development within the General Residential Zones based on a 400-600m catchment.
  - iii. Option 3 – Application of the MDRS across the entire urban environment of Hastings.
- e. In reviewing these options, Kāinga Ora considers that the s32 did not explore a further option, being the application of a Medium Density Zone within a specified walkable catchment of Town Centres. This option would better cater to the housing need identified within the HBA for Hastings and would not exclude the ability to assess infrastructure capacity for developments. This option forms the basis of changes requested by Kāinga Ora.
- f. Kāinga Ora seek that the MDRZ should be extended across the existing Hastings General Residential Zone, as a more transparent application of what Council has proposed through the notified provisions. Kāinga Ora further seeks that within a walkable catchment of 800m from the centres of Flaxmere and Havelock North, the MDRZ is applied. These spatial changes are shown in the maps prepared by Kāinga Ora within **Appendix 2**. In addition to this, Kāinga Ora seeks changes to the provisions to provide a more enabling Medium Density Zone, including a permitted threshold of 3 dwellings per site.

#### **8. General Residential Zone – Hastings, Havelock North and Flaxmere**

- a. Kāinga Ora supports the intention to create a more enabling planning framework within the General Residential Zones of Havelock North and Flaxmere; however, oppose the means of which it has been proposed through this plan change. Kāinga Ora consider that the proposed use of CRD and its spatial application conflict with the outcomes generally sought within a General Residential Zone.
- b. The methodology proposed by PC5 to allow for CRD on residential sites within 400-600m of a bus stop, open space and/or a commercial zone, is opposed by Kāinga Ora. Kāinga Ora considers that this methodology ultimately puts the onus of demonstrating compliance for qualification of a CRD onto the resource consent process and the individual landowner. In addition, the value range of 400-600m creates uncertainty for the landowner and community as to whether or not the site would qualify to undertake a CRD and does not provide transparency for neighbouring properties.

- c. In addition to amendments sought to the application of the GRZ and the MDRZ, to reflect the direction of more enabling and transparent provisions, Kāinga Ora have suggested amendments to the permitted level of development for the General Residential Zones.

## **9. Subdivision**

- a. Kāinga Ora support the more enabling and appropriate activity statuses that have been proposed for subdivision associated with CRD, however, consistent with the relief sought throughout this submission, request that these provisions be applied more broadly to residential development within the Medium Density and General Residential Zones.
- b. Kāinga Ora request that minimum lot sizes be associated with vacant allotments only, and specific provisions be included relating to developments where land use consent is sought in conjunction with subdivision. Kāinga Ora request that the minimum lot sizes proposed are replaced with minimum shape factors to ensure the delivery of vacant allotments that are able to facilitate a permitted level of development, without restricting development to site size.

## **10. Definitions**

- a. Kāinga Ora support the inclusion of National Planning Standard definitions throughout PC5; however, do not consider that these should be restricted in their application to the MDRZ. Kāinga Ora seek that where there are now duplicate definitions proposed, that the National Planning Standard definitions simply replace the existing definitions in full.
- b. Consistent with relief sought elsewhere, Kāinga Ora request the deletion of references to Comprehensive Residential Development within the definitions.

## **11. Other – Consequential changes throughout the plan**

- a. Reflective of the relief sought through this plan change, Kāinga Ora have requested consequential changes to the following chapters and appendices:
  - i. Chapter 2.4 – Urban Strategy
  - ii. Chapter 2.6 – Medium Density Housing Strategy
  - iii. Residential Zones Overview
  - iv. Chapters 7.2, 8.2 and 9.2 (General Residential Zones)

- v. Medium Density Residential Zone
- vi. Chapter 30.1 – Subdivision
- vii. Chapter 33.1 – Definitions
- viii. Appendix 60 – Height in relation to boundary tool

## **12. Planning maps**

- a. As detailed above, Kāinga Ora request changes to the planning maps to amend the spatial application of the Medium Density Zone so that it applies across the full extent of the existing Hastings General Residential Zone and within an 800m walkable catchment from the Havelock North and Flaxmere centres.
- b. Kāinga Ora seek the deletion of the spot zoning of the Medium Density Zone throughout the General Residential Environment.

### **13. The changes sought are made to:**

- i. Ensure that Kāinga Ora can carry out its statutory obligations;
  - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction and regional alignment;
  - iii. Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
  - iv. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
  - v. Provide clarity for all plan users; and
  - vi. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
14. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.

15. Mapping changes sought are included in **Appendix 2**.
16. In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of the existing commercial zones, large format retail zone, the General Residential Character Zones, including the spatial extent and provisions be undertaken. Following this assessment, a subsequent plan change be prepared and notified to ensure the outcomes of the NPS-UD are able to be achieved.

**Kāinga Ora seeks the following decision from HDC:**

That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1 and 2**, are accepted and adopted into Proposed Plan Change 5, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

**Kāinga Ora wishes to be heard in support of their submission.**

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PC5 to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora are happy to consider presenting a joint case at a hearing.



**Brendon Liggett**  
**Manager - Development Planning**  
**Kāinga Ora – Homes and Communities**

**ADDRESS FOR SERVICE:** Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: [developmentplanning@kaingaora.govt.nz](mailto:developmentplanning@kaingaora.govt.nz)

## **Appendix 1: Decisions sought Proposed Plan Change 5**

The following table sets out the amendments sought to Proposed Plan Change 5 to the Operative Hastings District Plan and also identifies those provisions that Kāinga Ora supports.

**Kāinga Ora** proposed changes in Proposed Plan Change 5 are shown as ~~striketrough~~ for deletion and underlined for proposed additional text.

Table 1

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>					
<b>General / All of Plan Change</b>					
1.	Spatial application - Medium Density Zone		Support in part	Kāinga Ora support the introduction of a Medium Density Zone within Hastings District in principle. It is acknowledged that these provisions will result in a framework that is more enabling of residential intensification; however, in order to facilitate the creation of a well-functioning urban environment, the spatial application and consenting pathways proposed within the provisions should be amended to be more transparent and encompass a regular zoning pattern.	<ol style="list-style-type: none"> <li>1. Kāinga Ora seek the Medium Density Zone be applied to the full extent of the Hastings General Residential Zone and City Living Zone, reflective of principles of intensification around main centres and what has been enabled through PC5 through provisions relating to CRD across the Medium and General Residential Environments.</li> <li>2. Kāinga Ora seek the Medium Density Zone be applied to a walkable catchment of 800m from the Flaxmere and Havelock North town centres.</li> <li>3. Kāinga Ora seek that the spatial application of the Medium Density Zone as shown in the planning maps in <b>Appendix 2</b> is adopted.</li> </ol>
2.	Comprehensive Residential Development ("CRD")		Oppose	<p>Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development.</p> <p>Kāinga Ora consider that all residential activities should be considered under the same pathway; i.e. residential activities and buildings, and that a simplified rule framework is constructed to enable housing in the respective zone, with appropriate performance standards and rules to regulate the extent of development within the urban environment.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seek the deletion of the mechanism of CRD in its entirety throughout the Hastings District Plan</li> </ol>
3.	Spatial application - General Residential Zone – CRD		Oppose in part	<p>Kāinga Ora generally support the amendment of provisions within the General Residential Zones of Havelock North and Flaxmere; however, as above, the mechanism of CRD that has been applied with associated medium density standards, is not supported.</p> <p>The application of CRD as a mechanism has not been spatially mapped across qualifying areas of Hastings, and the provisions of how this should be mapped lack clarity. The range of 400-600m creates uncertainty of compliance. The absence of the spatial application of this mechanism within the planning maps places the onus of whether a medium density level of development is appropriate onto the resource consenting process and the individual land owner rather than what should be identified through the zoning process of a plan change.</p> <p>Kāinga Ora have undertaken a mapping exercise of the proposed CRD provisions. Based on the application of the 600m walkable catchment, the vast majority of the Hastings General Residential Environment would qualify for assessment through the CRD activity pathway. As a result, Kāinga Ora request the deletion of the Hastings GRZ and the replacement with the MDRZ to create a more simplified planning framework.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seek the deletion of the mechanism of CRD in its entirety within the General Residential Zone, and instead, the existing General Residential provisions be amended to be a transparent and include a logical zoning framework that sets clear expectations for what level of development is appropriate within the zone.</li> <li>2. Kāinga Ora see that the tracked changes throughout this submission are adopted. It is specifically noted that the provisions of the Hastings General Residential Zone are requested to be deleted in their entirety.</li> <li>3. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review the Hastings General Residential provisions.</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
				There is also concern regarding the impact of introducing a separate activity for medium density residential development within the General Residential Zone, which is characterised by lower density development. The disconnect between delivering the performance standards of the General Residential Zone and delivering a CRD development will dilute and compromise the planned built environment and character for each zone.	
4.	Hastings Medium Density Design Guidance		Oppose in part	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guidelines and in any requirement to meet or follow the Design Guidelines in the provisions of the Plan.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in policies and matters of discretion. Specific examples are illustrated and sought in this submission.</li> <li>4. If the relief sought in this submission point is not granted, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified, and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</li> <li>5. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</li> <li>6. Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</li> </ol>
5.	Commercial land			In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of existing commercial land zoning patterns be undertaken and a subsequent plan change be prepared and notified to optimise the use of commercial land within the urban environment. Such an assessment should explore the options of introducing mixed-use and high-density land uses into the urban environment of Hastings.	
6.	Commercial centres			In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that a separate plan change be prepared and notified to ensure provisions relating to commercial centres are appropriate for the role and function of the centre within the District. Through this plan change, and the adoption of the MDRS height standard, the planned built environment for the Medium Density Zone is greater than the height enabled for the commercial zones. Whilst the increased height enabled within the Medium Density Zone is supported, this outcome does not support the role and function of a commercial zone within the urban environment. This is not supported and should be resolved as soon as possible.	
7.	General Residential Character Zones			In the absence of scope within this plan change, consistent with the NPS-UD, Kāinga Ora seek that an assessment of the existing General Residential Character Zones be undertaken, specifically in light of policy 5a of the NPS-UD to determine the appropriateness of the existing zoning. It is suggested that a plan change should be prepared and notified to ensure the outcomes of the NPS-UD are able to be achieved within these existing locations.	



ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
<b>Residential Overview Chapter</b>					
8.	Introduction		Support	Kāinga Ora support the general intent stated through this introduction, particularly the identification of the need to provide a range of housing options in locations that meet the demand as well as the needs of the community.	Retain as notified.
9.	Objectives	RESZ-O2	Support	Kāinga Ora support the inclusion of an objective that seeks the creation of and contribution to well-functioning urban environments, in accordance with Objective 1 and Policy 1 of the NPS-UD.	Retain as notified.
10.	Objectives	RESZ-O3	Support	Kāinga Ora support the inclusion of an objective that requires development to be undertaken in accordance with the 'planned built environment' and the character anticipated for each zone. Relating character and amenity of an urban setting back to the planned built environment rather than the existing character, ensures that the District Plan is enabling of change in both character and amenity values over time.	Retain as notified.
11.	Policies	RESZ-P2	Oppose in part	Kāinga Ora support the management of effects associated with residential activities and development; however, oppose the inclusion of reference to the Hastings Medium Density Design Framework 2022 as a non-statutory document, within the statutory document of the District Plan.	Amendments sought:  Manage the effects of residential activities and development to ensure a <u>level of amenity quality living environment</u> that is consistent with the Hastings Medium Density Design Framework 2022 relative to the particular planned built form environment sought for the zone.
12.	Policies	RESZ-P4	Oppose in part	Kāinga Ora support the provision for and intention to deliver compact urban development in order to help safeguard productive land; however, consider that the connection made within this policy to the characteristics of the particular residential environment is inappropriate and rather this should refer to the character of the planned built environment.	Amendments sought:  Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the <u>particular residential planned built</u> environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.
13.	Policies	RESZ-P6	Oppose in part	Kāinga Ora support the management of effects associated with activities that support the health and wellbeing of people and communities; however, rather than referring the assessment back to the character of the particular zone, the policy should refer to the planned built environment.	Amendments sought:  Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment in accordance with the <u>and planned built form character</u> of the particular zone.
14.	Standards	General Standards for Relocated Buildings Applicable in all Residential Zones	Oppose	Kāinga Ora oppose the use of a separate activity pathway for relocatable homes and consider that provisions for residential activities and buildings within the respective zone chapters are sufficient to regulate the potential effects of such buildings and to ensure that such buildings are consistent with the character and amenity of the planned built environment.	Kāinga Ora seek all provisions relating specifically to relocatable buildings be deleted from the plan.
15.	Standards	RESZ-MAT4	Oppose	Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable homes.	Delete all provisions relating to relocatable homes.

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				Notwithstanding the relief sought, Kāinga Ora oppose the matter of discretion requiring the assessment of how a relocatable building will maintain the amenity of the streetscape. The assessment of the impact of the building should be against the intentions of the planned built environment.	
<b>Section 2.4 Urban Strategy</b>					
16.	2.4.2 – Anticipated Outcomes	UDAO2	Support in part	Kāinga Ora support increased intensification of the existing urban environment whilst maintaining acceptable levels of residential amenity; however ‘acceptable’ should be linked back to the planned built environment to be enabling of change within the urban context.	Amendments sought:  Increased intensification of the existing urban environments, while maintaining acceptable levels of residential amenity <u>in accordance with the planned built environment</u> .
17.		AOUD5	Support	Kāinga Ora support the provision for papakāinga housing; however, this should not be limited to Maori land and should be able to be delivered on general title land within the urban environment.	In the absence of this plan change proposing amendments to the existing papakāinga provisions within chapter 21, Kāinga Ora request that a separate plan change is prepared and notified. The plan change should create a more enabling framework for papakāinga developments, particularly to accommodate papakāinga housing on general title land and provide the activity a lower risk consenting pathway within the urban environment, similar to other residential activities.
18.	2.4.3 Objectives and policies	Objective UD08	Support	Kāinga Ora support the strategic location of development in close proximity to amenities and services. This objective then directs the introduction of the proposed Medium Density Zone of which Kāinga Ora generally support in principle with amendments as sought within this submission.	1. Retain objective as notified. 2. Increase the spatial application of the Medium Density Zone to reflect accessibility and connectivity of this zone to the key centres of Hastings, Havelock North and Flaxmere as shown in <b>Appendix 2</b> .
19.	Policy	Policy UDP14	Support	Kāinga Ora support the provision for greater building heights and density of development that is commensurate with the areas’ accessibility to commercial activities, community services and the relative demand for housing and business use in that location.	1. Retain policy as notified. 2. In the absence of scope within this plan change, Kāinga Ora request that a separate plan change be prepared and notified to ensure provisions relating to commercial centres are reflective of the surrounding zoning. Through this plan change, and the adoption of the MDRS height standard, the planned built environment for the Medium Density Zone is greater than the height enabled for the centre zones. Whilst the increased height enabled within the Medium Density Zone is supported, the step down to a permitted height of 9m in the centre zones is not supported and should be resolved as soon as possible.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
Section 2.6 Medium Density Housing Strategy					
20.	Introduction		Support in part	Kāinga Ora support the intent to deliver an urban environment with good access to amenity; however, this should link to the planned built environment to enable the delivery of an altered urban form to address the need to consolidate the existing urban environment and reduce further urban sprawl.	<p>Amendment sought.</p> <p>In achieving compact development, the Council recognises that it must carefully manage the existing residential environment to ensure that there is a sustainable supply and range of housing typologies and that urban amenity levels are <del>delivered in accordance with the planned built environment. not decreased.</del></p>
21.	2.6.2.2 Hastings Urban Design Framework 2010		Oppose in part	<p>Kāinga Ora oppose the inclusion of design guidance, as a non-statutory document, within the District Plan. Accordingly, Kāinga Ora requests that any reference to the design guide within the District Plan be deleted.</p> <p>Kāinga Ora oppose the inclusion of a separate activity pathway through the use of Comprehensive Residential Development. Kāinga Ora considers it appropriate to rely on the standards of the relevant zone to regulate the level of activity appropriate for a site as opposed to two pathways that could be used.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seek the deletion of and reference to design guidelines within the District Plan.</li> <li>2. Kāinga Ora seek the deletion of all references and provisions relating to Comprehensive Residential Development.</li> </ol> <p>Amendments sought:</p> <p>The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public transport are most accessible and available. These areas are <del>be</del> zoned the Medium Density Residential Zone. Within this zone, the District Plan provisions <del>along with the Hastings Residential Intensification Design Guide therefore</del> establishes key design parameters and principles for the construction of medium density development. <del>and promotes it in the form of Comprehensive Residential Development. This is a form of development that requires an integrated approach to medium density housing. The purpose of establishing parameters to promote Comprehensive Residential Development is to produce high quality medium density housing that is suited to Hastings residential environment. Comprehensive Residential Development means a residential development that comprises 3-2 or more additional residential buildings on a site at a density of 20-40 residential buildings per hectare of land and that incorporates an overall integrated design of buildings, infrastructure and landscaping. Comprehensive Residential Development can occur separately as a land use application or concurrently with a subdivision application. include subdivision of the proposed residential buildings, though it is not a requirement. However, subdivision prior to a Comprehensive Residential Development cannot occur, except for the creation of superlots for the purposes of comprehensive residential development (most likely in greenfield locations).</del></p>
22.	2.6.3 Anticipated Outcomes	MDSAO1	Support in part	Kāinga Ora support the desired outcome of high levels of amenity, however, this is subjective and should be referred back to the planned built environment	Amendments sought:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
				to enable the change in the urban form that is anticipated through this plan change.	Medium density development that provides high levels of environmental amenity <u>in accordance with the planned built environment</u> .
23.	2.6.3 Anticipated Outcomes	MDSAO3	Support	Kāinga Ora support enabling medium density development as a means of establishing a compact character and sustainable urban form.	Retain as notified.
24.	2.6.4 Objectives and policies	MDO1	Oppose in part	Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development. The deletion of this reference within the objective does not detract from the purpose and intent, with the objective continuing to seek to promote residential intensification in the appropriate and identified locations. It is the view of Kāinga Ora that these appropriate and identified locations should be an expanded Medium Density Zone.	Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development Amendments sought:  Promote residential intensification in <del>the form of comprehensive residential development in</del> suitable locations of Hastings, Flaxmere and Havelock North.
25.	2.6.4 Objectives and policies	MDP1	Support in part	Kāinga Ora support the purpose of this policy, however, consider it appropriate to link the policy back to the requirements of the NPS-UD through the use of ‘a well-functioning urban environment’ rather than a high quality living environment.	Amendments sought:  <i>Ensure that residential intensification occurs in close proximity to high amenity open spaces, urban centres and public transport routes, to contribute to a <u>high quality living well-functioning urban</u> environment for residents and the wider community.</i>
26.	2.6.4 Objectives and policies	MDP2	Oppose in part	Kāinga Ora oppose the use of a separate activity pathway for more intensive residential development. The performance standards of the relevant zone should be sufficient to regulate the scale of residential activity and development that is considered appropriate for the zone.	Consistent with the relief sought, Kāinga Ora request the deletion of all provisions and references to Comprehensive Residential Development. Amendments sought:  <i>Provide for <del>comprehensive residential development</del> <u>residential intensification</u> in areas with infrastructure capacity for higher housing yields by zoning the appropriate locations for such development ‘City Living’ Medium Density Residential Zone. <del>and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public transport. identifying in the Plan other urban areas that are also suitable for comprehensive residential development.</del></i>
27.	2.6.4 Objectives and policies	MDO2	Support in part	Kāinga Ora support the intent of this objective; however, high levels of environmental amenity is a subjective and vague statement. The objective should refer back to the planned built environment to enable the change in the urban form that is sought through this plan change.	Amendments sought:  Ensure that residential intensification provides high levels of environmental amenity <u>in accordance with the planned built environment</u> .
28.	2.6.4 Objectives and policies	MDP3	Oppose in part	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development. Kāinga Ora request that this policy be amended to relate to residential intensification with the same	Amendments sought:  <i>Promote residential intensification <del>in the form of comprehensive residential development to ensure that high yield residential development is designed in a</del></i>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				outcomes sought; however, these should then refer back to the planned built environment.	<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
					<i><del>highly integrated manner</del> that will provide high levels of amenity and liveability consistent with the planned built environment.</i>
29.	2.6.4 Objectives and policies	MDP4	Oppose in part	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development. Moreover, Kāinga Ora consider this policy to be applicable to all residential developments and therefore request its retention, as amended.	Amendments sought:  <i>Ensure that <del>comprehensive</del> residential developments have a strong interface with adjacent public spaces to create safe and interesting streets and parks which encourage people to walk, cycle and enjoy.</i>
30.	2.6.4 Objectives and policies	MDP5	Oppose in part	Kāinga Ora consider that this requirement, in accordance with policy 1 of the NPS-UD, should apply to all residential development. Moreover, consistent with the relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development.	Amendments sought:  <i>Encourage <del>comprehensive</del> residential development to offer a diverse range of housing typologies and sizes to provide for the housing needs of the Hastings community.</i>
31.	2.6.4 Objectives and policies	MDP6	Support in part	Kāinga Ora request that this policy be amended to link back to the planned built environment to enable the change in the urban form that is sought through this plan change.	<i>Ensure that infill subdivision and development is undertaken in a manner that provides a good level of amenity for future residents, neighbouring residents and the streetscape <u>in accordance with the planned built environment</u>.</i>
32.	2.6.5 – Methods	General	Support in part	Kāinga Ora support the differentiation between the General and Medium Density Zone environments; however, the provisions as drafted are contrary to this through the enablement of CRD within the General Residential Zone that will result in the delivery of housing at a density that is intended for the Medium Density Zone.	Consistent with the relief sought within this submission, Kāinga Ora seeks:  1. the removal of the CRD provisions in the District Plan;  2. more enabling provisions appropriate for a General Residential Zone; and  3. the increased spatial application (with amended provisions) of the Medium Density Zone  as shown through planning maps included within <b>Appendix 2</b> .
33.	2.6.5 – Methods	Hastings Residential Environment and Havelock North Residential Environment	Oppose in part	Kāinga Ora oppose the intent to retain existing character within the General Residential Zone as a general methodology and seeks this be deleted from the provisions and replaced with reference to the planned built environment. This will ensure that development within character areas is consistent with the surrounding environment as intended, whilst not stifling increased residential development within the General Residential Zone that are not identified as character zones.	Amendments sought:  The purpose of this section is to manage the residential environment to ensure quality urban development <del>that retains existing character and</del> that is undertaken in accordance with sustainable development practices <u>and the planned built environment</u> .
34.	2.6.5 – Methods	Hastings Medium Density Design Framework 2022	Oppose in part	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.	Delete reference to design guides within the plan:



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					<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p>
				<p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p><del>Hastings Medium Density Design Framework 2022</del></p> <p><del>This document provides a resource with practical guidance to achieve high quality, well-designed and sustainable compact housing developments. The framework helps to ensure that developments achieve the best outcomes for residents and neighbours when land is developed more intensively. Guidance within this document helps land owners and developers to meet the assessment matters in the Medium Density Residential and General Residential Zones for Comprehensive Residential Developments.</del></p>
Section 7.2 Hastings Residential Environment					
35.	Hastings General Residential Zone		Oppose	<p>Kāinga Ora have undertaken a mapping exercise of the proposed CRD provisions. Based on the application of the 600m walkable catchment, the vast majority of the Hastings General Residential Environment would qualify for assessment through the CRD activity pathway.</p> <p>Kāinga Ora consider this an ambiguous approach to enabling medium density within an urban environment. This is both in terms of the level of development that can be reasonably expected within a zone and the way in which the absence of spatial mapping places the onus of demonstrating that a site qualifies to undertake development in this manner, onto the individual landowner and into the consenting process.</p>	<p>Delete the Hastings GRZ and any reference to and provisions associated with Comprehensive Residential Development.</p>
Section 8.2 Havelock North Residential Environment					
36.	Introduction			<p>Reflective of the intent of the plan change, Kāinga Ora seek that this statement be amended to clearly refer to unplanned intensification rather than intensification as a broad concept.</p> <p>Kāinga Ora support the delivery of high quality design; however, as this is subjective it should be linked back to the planned built environment to enable scope for the changes that are required in the urban environment.</p> <p>Kāinga Ora do not support the consideration of location within the general residential zone to be a relevant consideration; this is consistent with the relief sought to delete all provisions relating to comprehensive residential development and instead create a more comprehensive Medium Density Zone that is aligned with what has been proposed as Comprehensive Residential Development across the GRZ.</p>	<p>Amendment sought:</p> <p>Havelock North's residential character is a result of its evolution over time and its community has a keen desire to maintain the village feel. There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it; at the same time, there is concern that <u>unplanned</u> intensification may undermine much of the Village's established character. The purpose of the Havelock North Residential Environment section is to therefore provide for a more compact form whilst ensuring that higher density housing is of quality design. <del>and is located in appropriate areas.</del> Havelock North residents have a strong connection with the area in which they live and are committed to protecting its character; it is understandable that high amenity levels are sought and there is a desire for them to be maintained throughout the Village. <u>However, to allow for intensity and a more compact urban form, it is also recognised that this character and amenity of the area will change over time</u> . Controls over design and location of certain activities are therefore incorporated into the District Plan <u>to provide this balance.</u></p>

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37.	8.2.2 Anticipated Outcome	HNRAO1	Oppose in part	Kāinga Ora support the desired outcome of developments making a positive contribution towards the surrounding environment; however, this should link back to the planned built environment to enable change in the urban form rather than assessing against the existing environment.	Amendments sought:  Intensification and infill development <del>compatible in character with</del> contribute positively to <del>existing neighbourhood development in the planned built environment of</del> Havelock North.
38.		HNRAO2	Support in part	Kāinga Ora support minimising the impact development has on the residential amenity of neighbouring properties; however, this should be linked back to the planned built environment to enable the change envisaged.	Amendments sought:  Residential development which does not create adverse impacts in terms of overshadowing, excessive building scale, or invasion of neighbourhood privacy <u>when considered in accordance with the planned built environment.</u>
39.		HNRAO7	Oppose	Kāinga Ora do not support the retention of this outcome as assessment against the existing residential environment and existing streetscape amenity as a measure of what level of development is acceptable will not enable the increase of development potential that is envisaged through this plan change.	Delete objective.
40.	8.2.3 Objectives and policies	HNRO6	Oppose in part	Kāinga Ora oppose the assessment of new development with regards to its consistency with the existing residential context as this will not enable the delivery of an urban form that is consistent with what is sought through this plan change. The objective should be amended to refer back to the planned built environment of Havelock North.	Amendment sought:  New developments will be of a design, scale, layout and intensity that is consistent and compatible with the <u>planned built environment</u> <del>existing residential areas</del> of Havelock North.
41.	8.2.3 Objectives and policies	HNRP1	Oppose in part	Consistent with relief sought, Kāinga Ora do not support a separate activity pathway for relocatable homes and seek that all relevant provisions are deleted.	Partial deletion sought:  The removal, re-positioning and relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Havelock North and contributes to achieving the goals of HPUDS. The provisions of the General Residential Zone acknowledge the positive contribution of these activities by providing for removal and re-positioning of residential buildings as permitted activities in that these are encompassed in the definition of Residential Activity. <del>Relocated building activities are also provided for as permitted activities subject to compliance with specific performance standards in order to ensure that these buildings are appropriately repaired and upgraded in a timely manner to maintain the character of the residential environment that the building is moving into.</del>
42.	8.2.3 Objectives and policies	HNRP2	Support in part	Kāinga Ora support avoiding adverse effects of development where possible; however, this must be linked back to the planned built environment to ensure	Amendments sought:  <u>Where possible</u> , Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage,

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				that the impact is not assessed based on the existing character but rather, the character that is envisaged through the plan.  Kāinga Ora oppose the current language of this policy and the use of ‘avoid’ as this does not provide flexibility to assess and make a balanced assessment of effects arising through a proposal. The use of avoid should be amended to also refer to ‘where possible’.	<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>  <i>or invasion of neighbourhood privacy, on the character of the <del>local</del> <u>neighbourhood-planned built environment</u>.</i>  Explanation  Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependent upon adequate access to daylight, sunlight, private open space and outlook. These amenity characteristics will be adversely affected by buildings which are out of character or scale with the <u>planned built environment</u> <del>residential environs</del> .
43.	8.2.3 Objectives and policies	HNRP9	Oppose in part	Kāinga Ora support the delivery of a high quality living environment; however, this should be linked back to the planned built environment to enable change.  Consistent with the relief sought, Kāinga Ora oppose the reference of location of high density within the GRZ as medium density development should be accommodated within a proposed medium density zone as suggested in <b>Appendix 2</b> rather than in a piecemeal manner within the GRZ.	Amendments sought:  Explanation  HPUDS has identified that further development in Havelock North should occur as consolidation of the existing urban environment. This will mean that higher density housing is required in some locations, and some infill will also occur. There are already concerns around the quality of infill development established during the 1990s and 2000s, and that any further infill must occur in accordance with <u>quality urban design principles that achieve high quality living environments in accordance with the planned built environment</u> <del>that is sympathetic to the surrounding environment. Higher residential density will also require certain design criteria and locations for such development will need to be carefully considered. It is not simply the environmental effects of such development that are of concern, but also the impact such development has on the wellbeing of the community and those who live in such developments.</del>
44.	8.2.3 Objectives and policies	HNRP10	Oppose	Consistent with the relief sought, Kāinga Ora oppose the use of Comprehensive Development within the General Residential Zone as a means of enabling a greater intensity of development. Kāinga Ora therefore seek all provisions relating to CRD be deleted, subject to relief sought in the provisions of the GRZ.	Delete policy.
45.	8.2.4 Rules	8.2.4(b)	Oppose in part	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Amendments sought:  All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. <del>Except that Comprehensive Residential Developments need only comply</del>



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					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
					<del>with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.</del>
46.	8.2.4 Rules	HNGR13	Oppose	Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocated buildings and seek that any reference to and provisions associated with this pathway be deleted. Relocated buildings should be subject to the same performance standards as any other residential building within the GRZ.	Delete rule.
47.	8.2.4 Rules	HNGR14	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Delete rule.
48.	8.2.4 Rules	HNGR23	Oppose	Consistent with the relief sought, Kāinga Ora oppose the use of a separate rule for relocated buildings. Relocated buildings should be subject to the general performance standards as any other residential building within the zone and further assessment should not be required.	Delete rule.
49.	8.2.4 Rules	HNGR24	Oppose in part	Kāinga Ora oppose the retention of a specific rule for density infringements and consider that an assessment for a development that exceeds the permitted number of dwellings, as a Restricted Discretionary Activity under Rule HNGR24, would be sufficient.	Amendment sought:  Any Permitted or Controlled Activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 <del>EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).</del>
50.	8.2.4 Rules	HNGR26	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Delete rule.
51.	8.2.4 Rules	HNGR29	Oppose in part	Kāinga Ora oppose the use of the Discretionary activity status in this context, emphasising that an activity that is Restricted Discretionary should be a suitable pathway for Council to assess the proposal and a higher threshold for where standards are not met is not required and further complicates the district plan provisions.	Amendments sought:  Any Permitted <u>or</u> Controlled <del>or Restricted Discretionary</del> Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b). <span style="float: right;"><u>RD</u></span>
52.	8.2.4 Rules	HNGR30	Oppose	Kāinga Ora oppose the use of such a high activity status for infringing the density standard of 1 dwelling per site, and a separate rule for such an infringement.  Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule HNGR4 where discretion is limited to the standards not met.	Delete rule.

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53.	8.2.4 Rules	HNGR32	Oppose	Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule HNGR24 where discretion is limited to the standards not met.	Delete rule.
54.	8.2.4 Rules	HNGR33	Oppose in part	Kāinga Ora oppose the use of the non-complying activity status as a 'catch-all' approach and consider it more appropriate to use the Discretionary activity status as a means of capturing activities that are not specifically mentioned.	Amendment to activity status sought:  Reduce from Non-Complying to Discretionary
55.	8.2.5 General Performance Standards	General	Oppose in part	Consistent with the relief sought, Kāinga Ora seek reference to comprehensive residential development be deleted.	Partial deletion sought:  The following General Performance Standards and Terms apply to all Permitted and Controlled Activities. <del>Comprehensive residential developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.</del>
56.	8.2.5 General Performance Standards	8.2.5A	Oppose in part	Kāinga Ora oppose the retention of the existing density standard of 1 dwelling per site. In light of the relief sought to have all provisions relating to CRD deleted, Kāinga Ora seek that this standard be amended to be a more enabling framework that is regulated through compliance with permitted performance standards and seek that a minimum of two dwellings per site is permitted.	Delete existing standard and replace with:  <b>Number of Residential units per site</b>  <b>1. No more than two dwellings per site.</b>
57.	8.2.5 General Performance Standards	8.2.5B	Support in part	Kāinga Ora support the retention of the existing maximum permitted height of 8m, acknowledging that a lower intensity form of development is anticipated within the General Residential Zone. However, it is sought that the standard be amended to allow an additional 1 metre for a qualifying roof pitch	Amendment sought:  The maximum height for all buildings shall be 8 metres <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, were the entire roof slopes 15 °or more.</u>
58.	8.2.5 General Performance Standards	8.2.5C	Oppose	Kāinga Ora opposes this standard, and seeks a comprehensive review in order to better provide for flexibility in built form/residential typologies while still managing the potential for adverse effects to adjoining properties.  Kāinga Ora does not support 35° recession planes to boundaries and considers 45° to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a 35° recession plane when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.  Kāinga Ora seeks that the control be replaced with a 3m + 45° control.	Seek that the existing standard be replaced with:  <u>(1) Buildings must not project beyond a 45° recession plane measured from a point 3 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>  <u>(2) This standard does not apply to—</u>

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					<p>a. <u>a boundary with a road:</u></p> <p>b. <u>existing or proposed internal boundaries within a site:</u></p> <p>c. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p>
59.	8.2.5 General Performance Standards	8.2.5Da.	Oppose in part	Kāinga Ora consider the set back of 3m from a front boundary, irrespective of the road classification, to be a sufficient and appropriate setback for the GRZ.	<p>Partial deletion sought:</p> <p>Front boundary:  3 metres <del>(with frontage to Access Roads).</del>  5 metres <del>(with frontage to Arterial or Collector Roads).</del></p>
60.	8.2.5 General Performance Standards	8.2.5Dd.	Oppose	Kāinga Ora oppose the duplication of this standard from the Regional Resource Management Plan. Cross reference is not required as any development must comply with the Regional Plan or obtain the necessary regional consents; the inclusion of this standard within the district plan creates unnecessary duplication in the consenting process.	Delete standard as this is included within the Regional Plan.
61.	8.2.5 General Performance Standards	8.2.5F	Support	Kāinga Ora support the retention of the existing standard for maximum building coverage	Retain as notified.
62.	8.2.5 General Performance Standards	8.2.5H	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of provisions relating to Comprehensive Residential Development.</p> <p>Kāinga Ora consider the minimum requirement of 50m<sup>2</sup> to be a sizeable area that is likely to constrain the ability to undertake increased residential development within the GRZ.</p> <p>Kāinga Ora seek this to be reduced to be more enabling of development whilst continuing to ensure the delivery of a high quality on-site amenity. It is noted that this reduction would not result in a greater level of building coverage or a reduction in 'openness' sought through this zone, as the permitted building coverage standard would continue to deliver this.</p>	<p>Amendment/Deletions sought:</p> <p><del>(Except for Comprehensive Residential Development on Sites Identified in Appendix 29 refer to 8.2.6G.4 and for sites within Appendix 13B, Figure 1 refer to 8.2.6M.6)</del></p> <p><b>Havelock North General Residential Zone</b></p> <p>Each Principal Residential Dwelling shall have an Outdoor Living Space which shall:</p> <p>a. Have a minimum area of 5020m<sup>2</sup> <del>and</del></p> <p>b. <del>Include 1 area capable of containing a 6 metre diameter circle; with a</del> <u>dimension no less than 4m</u></p> <p>c. Be directly accessible from the principal residential building;</p>

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					<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p> <p>d. <del>May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and</del></p> <p>e. May take the form of a deck, terrace or verandah, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.</p> <p><i>* Note : The definition of building in Section 33.1 of the Plan does not include structures such as awnings, canopies, verandahs or similar that are less than 3 metres in height and any platforms or decks less than 1 metre in height, therefore these can be included in the Outdoor Living Space.</i></p>
63.	8.2.5 General Performance Standards	8.2.6C	Support in part	Consistent with relief sought in relation to this standard, Kāinga Ora seek that 'Maximum Density' be replaced by 'Number of Dwellings'.	<p>Amendment sought:</p> <p>c. Supplementary Residential Buildings shall comply with the General Performance Standards and Terms in Section 8.2.5 of the District Plan except that it need not comply with Standard 8.2.5A (<del>Number of dwellings Maximum Density</del>) and 8.2.5I (Outdoor Living Space).</p>
64.	8.2.6 - Specific Performance Standards and Terms	8.2.6F	Oppose	Kāinga Ora acknowledge the measures taken to provide a more enabling framework for a greater intensity of residential development. However, Kāinga Ora oppose the use of CRD as a separate activity pathway and consider it appropriate to assess more intensive residential proposals under the performance standards within 8.2.5, as amended through the Kāinga Ora submission and via a RDA status where standards, including the number of dwellings per site, are not met.	Delete standards under 8.2.6. F
65.	8.2.6 - Specific Performance Standards and Terms	8.2.6K	Oppose	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable buildings and seek all associated provisions be deleted. Kāinga Ora consider the performance standards under 7.2.5 to be appropriate for residential development within the GRZ, regardless of the construction methodology.	Delete standards under 8.2.6. K
66.	8.2.7 - Assessment criteria	8.2.8A	Oppose in part	Consistent with the relief sought, Kāinga Ora oppose the use of relocatable buildings as a separate activity; however, as these provisions also relate to character areas and due to this plan change not relating to such areas, Kāinga	Amend 8.2.8A2:

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				Ora oppose the sections specifically associated with the Havelock North General Residential Zone.	<b>2. <del>Havelock North General Residential Zone</del> and Havelock North Character Residential Zone EXCEPT in the Toop Street Special Character Area</b>
67.	8.2.8 - Assessment criteria	8.2.8C(b)	Support in part	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment rather than the character and amenity of the existing environment.	Amendments sought:  (i) Whether the height of any building will create adverse effects on neighbourhood character, <u>having regard to the planned built environment</u> .  (v) Whether the slope of the site is such that building height requirements cannot be met, and the extent to which an alternative is proposed that maintains the amenity of <del>the Area</del> <u>the planned built environment</u>
68.	8.2.8 - Assessment criteria	8.2.8C(c)	Support in part	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment.	Amendments sought:  (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight <u>in accordance with the planned built environment</u> .  ...  (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the <del>neighbourhood and its character</del> <u>planned built environment</u> .
69.	8.2.8 - Assessment criteria	8.2.8C(d)	Support in part	Kāinga Ora support the provision for assessment of character and amenity under these sections; however, seek that this be linked back to the planned built environment.	Amendment sought:  (i) The proposed setback of a building from the road boundary and whether this will compromise amenity values and <del>neighbourhood</del> <u>character of the planned built environment</u> .  <del>(ii) Whether the site retains capacity for a front lawn and tree planting in the front yard.</del>
70.	8.2.7 - Assessment criteria	8.2.8C (e)(iv)	Oppose	Kāinga Ora oppose this assessment criteria as the presence of adequate outdoor living space on a site has no relevance to a side/rear yard infringement.	Delete assessment criteria.
71.	8.2.7 - Assessment criteria	8.2.8C(f)(i)	Support in part	Kāinga Ora support the provision for assessment of amenity and character within this provision; however, this should be linked back to the planned built	Amendment sought:

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					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
				environment rather than the existing environment in order to enable the delivery of change.	Whether the building coverage will create adverse effects on amenity values and <del>neighbourhood</del> character <u>of the planned built environment</u> .
72.	8.2.7 - Assessment criteria	8.2.8C(h)(ii)	Oppose in part	<p>Kāinga Ora oppose the inclusion of assessment criteria relating to the retention of existing trees; unless specifically protected, the District Plan should not provide a provision relating to general tree protection within a development.</p> <p>Kāinga Ora oppose the connection between landscaping and softening/screening the built form. Within the urban environment it is appropriate to construct buildings and landscaping should not be seen as a means of softening or mitigating this when it is inherently appropriate to construct buildings within this zone.</p> <p>Kāinga Ora oppose the consideration of how landscaping may impact neighbouring properties with regards to lead drop.</p> <p>Kāinga Ora oppose the criteria of landscaping to aid the maintenance of the existing character and amenity of the neighbourhood. Such a link back to the existing environment will reduce the ability to deliver the change intended through this plan change.</p>	<p>Amendment sought:</p> <p><del>(i) The extent to which existing vegetation is retained</del></p> <p>(ii) The extent to which new tree plantings are proposed <del>and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.</del></p> <p><del>(iii) The configuration of the site and whether enforcement of the Standard would place an unreasonable burden on neighbouring properties due to shading or leaf drop.</del></p> <p>(iv) <u>Where appropriate, a</u> A landscaping plan is submitted <del>with the application, showing how the character and amenity of the neighbourhood will continue to be maintained</del></p>
73.	8.2.9 Assessment Criteria	Comprehensive Residential Developments	Oppose	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development.</p> <p>Notwithstanding the relief sought, Kāinga Ora oppose the inclusion of design guide standards, as a non-statutory document, within the statutory document of the district plan.</p>	Delete provisions.
74.	8.2.9B – Assessment criteria	8.2.9B	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to comprehensive residential development. In the case of development within the land covered by the structure plan within Appendix 13B, it is appreciated that specific assessment criteria are required and therefore only ‘comprehensive’ has been deleted.</p> <p>Kāinga Ora oppose the assessment of a proposed subdivision against existing subdivision patterns of adjoining sites. This assessment would limit the ability of the District Plan to enable a change in the grain of urban development.</p>	<p>Amendments sought:</p> <p><b><del>COMPREHENSIVE</del> RESIDENTIAL DEVELOPMENTS WITHIN APPENDIX 13B, FIGURE 1</b></p> <p><del>As well as considering the CRD assessment criteria in 8.2.9 above,</del> the following specific matters need to be considered:</p> <p>a. Consider how the proposed development integrates to the overall suburban development of the relevant stage or area shown on the Brookvale Structure Plan (areas A, B or C) within which the proposal is to be located. In particular the following specific matters are relevant to any assessment:</p>



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					<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p> <ul style="list-style-type: none"> <li>i. Whether the <del>comprehensive</del> residential development(s) take advantage of the higher levels of amenity associated open space reserves (i.e. so that the houses face the reserve) or some amenity feature (existing or proposed);</li> <li>ii. Whether <del>comprehensive</del> residential developments are located mid-block in a street separated by sites for standard residential development to ensure that the smaller sites that make up a <del>comprehensive</del> residential development do not dominate the streetscape;</li> <li>iii. Whether the proposal will avoid monotonous concentrations of uniform house and lot type;</li> <li>iv. Whether the proposal will contribute to the creation of a variety of house types enabling the creation of a mixed community and a sense of character within the particular street or area within which it is located; and</li> </ul> <p>Consider how the arrangement of lots within the proposed development site, <del>along with any lots already subdivided within adjoining sites</del>, will contribute to the creation of a pleasant streetscape amenity.</p>
Section 9.2 Flaxmere Residential Zone					
75.	Introduction		Oppose in part	<p>Kāinga Ora does not support the inclusion of this statement within the current proposed provisions as it does not account for the level of development enabled through the plan change.</p> <p>Kāinga Ora opposes the reference to ‘a mix of single dwelling or multiple dwelling sites’ as this does not provide clarity on the intended development pattern of the zone. Kāinga Ora consider that the introduction statement should be re-written to reflect the planned built form and what is intended for the area rather than considering the existing character.</p>	<p>Rewrite the introductory statement to reflect the intended and planned built form and what is intended for the area rather than considering the existing character as suggested:</p> <p><u>The Flaxmere Residential Environment enables a variety of housing types and sizes to meet the needs of the community, including smaller households and inter-generational living. The established neighbourhoods in Flaxmere will change over time to include a mix of one and two storey residential buildings with private on-site open space and landscaped areas.</u></p> <p><u>Changes to urban form will become visible and is anticipated as existing housing stock is replaced. Development within the zone is expected to achieve quality urban design outcomes and manage transitions in building bulk and scale relative to the surrounding neighbourhood.</u></p>
76.	Introduction		Support in part	<p>Kāinga Ora support the intent to ensure that new development responds to the community needs and wants; however, consider this should be linked back to the planned built environment.</p>	<p>Amendments sought:</p> <p>The District Plan seeks to ensure that existing activities and new development is able to respond to community needs and wants <u>in accordance with the planned built environment</u>.</p>

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					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
77.	9.2.2 – Anticipated Outcomes	FRAO4	Support in part	Kāinga Ora support the managed consolidation and delivery of enhanced building developments; however, in order to enable change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	Amendments sought:  Managed consolidation and enhanced building developments in <del>scale and character</del> <u>accordance with the planned built environment</u> .
78.	9.2.2 – Anticipated Outcomes	FRAO5	Support in part	Kāinga Ora support the managed consolidation and delivery of enhanced building developments; however, in order to enable change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	Amendments sought:  Attractive streetscapes and heightened residential amenity <u>in accordance with the planned built environment</u> .
79.	9.2.2 – Anticipated Outcomes	FRAO10	Support in part	Kāinga Ora support the provision of high quality residential amenity; however, in order to enable change this must be linked back to the planned built environment as a means of assessing appropriateness rather than the character of the surrounding environment.	Amendments sought:  Flaxmere residents are provided a high quality residential environment <u>in accordance with the planned built form</u> .
80.	9.2.3 - Objectives and Policies	FRO1	Support in part	Kāinga Ora support the intention of this objective; however, in order to enable change this must be linked back to the planned built environment.	Amendments sought:  <b>Ensure that growth within the residential environment of Flaxmere is managed in a manner that enables efficient land use management and development <del>where appropriate and suitable for the community in</del> <u>accordance with the planned built environment</u></b>
81.	9.2.3 - Objectives and Policies	FRP1	Oppose in part	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for 'relocatable homes' and seek all provisions relating to these be deleted.	Partial deletion sought:  Explanation  Flaxmere is an established suburb contained within well-defined boundaries. This Policy recognises the place based approach where the mix of characteristics that make up the Flaxmere settlement are managed in an integrated manner. While the development of Flaxmere is reflected in housing with construction depicting different eras since the 1960s-1970s, with some well-maintained and attractive streetscapes in particular parts, there are no particular areas where the existing character justifies protection via more restrictive Plan Rules and Standards. <del>Given the era of Flaxmere's development, however, the relocation of older buildings out of character in style to the Flaxmere residential area does have the potential to adversely affect amenity, therefore such activities will require Restricted Discretionary activity Resource Consent assessment. It is acknowledged that the removal, re-positioning (within a site) and relocation of residential buildings in the District assists the efficient use of residential land within the existing urban area of Flaxmere and contributes to achieving the goals of HPUDS. The provisions of the Flaxmere Residential Zone acknowledge the positive contribution of relocated buildings by providing for these where the building was constructed after or during</del>



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					<del>1970, as a permitted activity subject to compliance with specific performance standards.</del>
82.	9.2.3 - Objectives and Policies	FRP2	Oppose in part	<p>Kāinga Ora oppose the use of density standards and controls specifically associated with infill development. Residential activities and development should be regulated through the performance standards of the zone in order to determine appropriateness for a location.</p> <p>Kāinga Ora oppose the inclusion of and reference to minimum lot sizes and consider it more appropriate to utilise performance standards of a zone to regulate the appropriate level of development for the setting. The proposed density standard is also considered to be of a scale that would not be enabling of more intensive residential development, including that which is sought through this plan change.</p>	<p>Amendments sought:</p> <p>Facilitate residential land use options that provide for family and whanau living by including suitable <u>performance standards for residential development density standards and associated controls to manage infill development.</u></p> <p>This Policy supports Flaxmere being an attractive family friendly suburb by ensuring the built residential environment has ample space for a minimum household size. <del>While the existing residential sites are compliant with the previous District Plan minimum density of 1 dwelling per 350 square metre of land space, the majority of sites in Flaxmere are more than 500 square metres.</del> The housing issues relating to amenity, overcrowding and substandard accommodation have been a consequence of infill housing in parts of the suburb where the current densities do not match the preferences of people in need of being accommodated. <del>The minimum site size for any future vacant lot subdivision is therefore raised to 500m<sup>2</sup> where any section with smaller areas than that would require Resource Consent.</del> That is to ensure that the site layout, size and proposed residential development would be compatible with the <u>planned built environment surrounding properties</u> and also better contribute to the amenity of the area. <del>It is acknowledged that some forms of residential development specifically targeting smaller household sizes such as retirement housing could be appropriate on smaller site sizes than 500m<sup>2</sup> and this need would be able to be assessed via the Resource Consent process. A 500m<sup>2</sup> minimum site size better reflects the status quo and, where appropriate, manages the effects of possible overcrowding on smaller site sizes created by infill development.</del></p>
83.	9.2.3 - Objectives and Policies	FRP3	Oppose in part	<p>Whilst Kāinga Ora support the enhancement and promotion of the sustainability of the District's Urban form, the inclusion and reference to design guidance, being a non-statutory document, within a policy is opposed.</p>	<p>Amendments sought:</p> <p><i>Enhance and promote the sustainability of Flaxmere's urban form <del>by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) &amp; E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.</del></i></p>

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84.	9.2.3 Objectives and policies	FRP5	Oppose in part	<p>Consistent with relief sought, Kāinga Ora seek the deletion of all provisions relating to CRD.</p> <p>Kāinga Ora also seek deletion of any reference to design guides within the District Plan.</p>	<p>Amendments sought:</p> <p><i>Enable and provide for the development of a range of housing types through subdivision, <del>comprehensive</del> residential development provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles.</i></p> <p>Explanation</p> <p>This Policy recognises the need to attract a variety of housing types to Flaxmere to better cater for the differing household compositions of the community. Council can encourage developers and facilitate dialogue with community representatives to promote a variety of housing types that are appropriate and desired to meet community needs. <del>The minimum site size is amended to better suit the family preferences of the residents which in Flaxmere tends to be a greater number of people per household than in other areas. Comprehensive Residential Development is provided for as a Restricted Discretionary activity (non-notified). This would provide the opportunity, via the Consent process, for developers to provide housing at greater densities in a comprehensive and designed way. While, Comprehensive Residential Development has been specifically provided for in the Medium Density Residential Zone, it may also be appropriate in the Flaxmere Residential Zone provided that comprehensive residential developments are located within walking distance (400-600m) of amenities such as parks and playgrounds, shopping areas and public transport services and routes. Comprehensive Residential Development will be assessed in terms of the key design elements of the Hastings Medium Density Design Framework and whether there is sufficient infrastructure available to service the development. Of particular concern is provision for a quality living environment and a positive contribution to the public streetscape and neighbourhood in general. Developments are subject to design requirements via assessment criteria to ensure visual surveillance and consideration of the facilities and public spaces in the proximity. Building design and layout for such development needs to consider connections to the street, relationships with adjoining sites, onsite access as well as landscaping and visual amenity. A number of strategic documents completed for Flaxmere, such as the Urban Design Framework and the Health Impact Assessments, can be the basis for dialogue with key developers regarding housing options and accommodation alternatives suitable for Flaxmere.</del></p>

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85.	9.2.3 - Objectives and Policies	FRO4	Support in part	Consistent with the relief sought, the standard of residential amenity that is to be achieved should be consistent with the planned built environment. This ensures the ability for change to occur within the established urban environment.	Amendments sought:  To ensure a <del>high</del> standard of residential amenity <b>consistent with the planned built environment</b> , for residents of and visitors to Flaxmere so that it is an enjoyable and attractive place to live and visit.
86.	9.2.3 - Objectives and Policies	FRP9	Support in part	Kāinga Ora support the management of adverse effects of development, particularly where these may impact on the outcomes sought for the zone, accordingly, this should be linked to the planned built environment.	Amendments sought:  Achieving an improved quality of life in Flaxmere includes managing building scale, design and form to avoid adverse effects of overshadowing, creating unusable unsafe spaces and loss of privacy for the neighbours or affecting the very outcomes that are intended to be achieved <b><u>through the planned built environment</u></b>
87.	9.2.4 Rules	General	Oppose in part	Consistent with the relief sought, Kāinga Ora seek all provisions relating to Comprehensive Residential Development be deleted.	Amendments sought:  Any activity must comply with the District Wide provisions, before applying the following rules of the Residential Environment. With regard to the rules of the activities tables, all activities are subject to General and Specific Performance Standards and Terms in Sections 9.2.5 and 9.2.6 and where relevant assessment criteria in Sections 9.2.7 and 9.2.8. <del>Except that comprehensive residential developments need only comply with the specific performance standards in 9.2.6J and assessment criteria 9.2.8I</del>
88.	9.2.4 Rules	FR1	Support in part	Kāinga Ora support the provision of residential activities as a permitted activity; however, consistent with the relief sought, Kāinga Ora seek the deletion of reference to Comprehensive Residential Development.	Amendment sought:  Residential Activities <del>(except Comprehensive Residential Development)</del>
89.	9.2.4 Rules	FR13, FR18 and FR21	Oppose	Kāinga Ora oppose the inclusion of specific provisions relating to relocatable buildings and consider it appropriate to assess such buildings through the rules and standards for residential buildings within the General Residential Zone. The inclusion of specific provisions results in a form of character standard and protection for the residential setting without going through the required section 6 or 7 assessment process under the Resource Management Act.	Delete rule.
90.	9.2.4 Rules	FR22	Oppose in part	Kāinga Ora oppose the retention of a specific rule for density infringements and supplementary dwellings. An assessment as a Restricted Discretionary Activity under Rule FR22 would be sufficient.	Amendment sought:  Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in section 9.2.5 <del>EXCEPT activities not complying with General Performance Standard 9.2.5A Density and activities</del>

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					<del>not complying with Specific Performance Standard 9.2.6B.1 Supplementary Residential Buildings</del>
91.	9.2.4 Rules	FR24	Oppose	<p>Whilst Kāinga Ora acknowledge the step that has been taken through the use of CRD to make a more enabling planning framework, particularly through the use of a non-notification clause, consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development and seek any provisions and reference to this be deleted.</p> <p>Rule FR22 is sufficient to assess a proposal for residential development that does not comply with permitted standards.</p>	Delete rule.
92.	9.2.4 Rules	Rule FR25	Oppose	<p>Consistent with the relief sought, Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development and seek any provisions and reference to this be deleted.</p> <p>Rule FR22 is sufficient to assess a proposal for residential development that does not comply with permitted standards.</p>	Delete rule.
93.	9.2.4 Rules	FR26	Oppose	Kāinga Ora oppose the use of the Discretionary activity status in this context, noting that an activity that is Restricted Discretionary should be a suitable pathway for Council to assess the proposal and a higher threshold for where standards are not met is not required and further complicates the district plan provisions.	Delete rule.
94.	9.2.4 Rules	FR27	Oppose	Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule FR22 where discretion is limited to the standards not met.	Delete rule.
95.	9.2.4 Rules	FR28	Oppose	<p>Kāinga Ora oppose the use of such a restrictive activity status for infringing the density standard of 1 dwelling per site, and especially a separate rule for such an infringement.</p> <p>Kāinga Ora consider a Restricted Discretionary activity status, with specific assessment criteria associated with the rule, to be sufficient. This can be addressed through the existing rule FR22 where discretion is limited to the standards not met.</p>	Delete rule.

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96.	9.2.4 Rules	FR29	Oppose	Kāinga Ora oppose the use of the non-complying activity status as a 'catch-all' approach and consider it more appropriate to use the Discretionary activity status as a means of capturing activities that are not specifically mentioned.	Amendment sought:  Reduce activity status from Non-Complying to Discretionary.
97.	General Performance standards – 9.2.5	9.2.5A	Oppose	Kāinga Ora oppose the retention of the existing density standard of 1 dwelling per site. In light of the relief sought to have all provisions relating to CRD deleted, Kāinga Ora seek that this standard be amended to be a more enabling framework that is regulated through compliance with permitted performance standards, allowing a minimum of two dwellings per site as a permitted activity	Delete existing standard and replace with:  <b>Number of Residential units per site</b>  <b>1. No more than two dwellings per site.</b>
98.	General Performance standards – 9.2.5	9.2.5B	Support in part	Kāinga Ora support the retention of the existing maximum permitted height of 8m, acknowledging that a lower intensity form of development is anticipated within the General Residential Zone. However, it is sought that the standard be amended to allow an additional 1 metre for a qualifying roof pitch.	The maximum height of any buildings or structures shall be 8 metres <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, were the entire roof slopes 15 °or more.</u>
99.	General Performance standards – 9.2.5	9.2.5C	Oppose	Kāinga Ora opposes this standard, and seeks a comprehensive review in order to better provide for flexibility in built form/residential typologies while still managing the potential for adverse effects to adjoining properties.  Kāinga Ora does not support 35° recession planes to boundaries and considers 45° to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a 35° recession plane when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.  Kāinga Ora seeks that the control be replaced with a 3m + 45° control. Deletion sought.	Seek that the existing standard be replaced with:  <u>(1) Buildings must not project beyond a 45° recession plane measured from a point 3 metres vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>  <u>(2) This standard does not apply to—</u> d. <u>a boundary with a road;</u>  e. <u>existing or proposed internal boundaries within a site;</u>  f. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>
100.	General Performance standards – 9.2.5	9.2.5E	Oppose in part	Kāinga Ora consider the set back of 3m from a front boundary, irrespective of the road classification, to be a sufficient and appropriate setback for the GRZ.	Amendments sought:  <b>Front Yard</b> <del>Buildings fronting Access Roads— 3 metres</del> <del>Buildings fronting Collector or Arterial Roads—5 metres</del>

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					<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p> <p><i>(For Roading Hierarchy see refer to the Road Hierarchy Maps in Appendix 69 and Section 2.5 in the District Plan Text).</i></p>
101.	General Performance standards – 9.2.5	9.2.5F	Support	Kāinga Ora support the retention of the existing standard for maximum building coverage.	Retain as notified.
102.	General Performance standards – 9.2.5	9.2.5G	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of provisions relating to Comprehensive Residential Development.</p> <p>Kāinga Ora consider the minimum requirement of 50m<sup>2</sup> of outdoor living space to be a sizeable area that is likely to constrain the ability to undertake increased residential development within the GRZ.</p> <p>Kāinga Ora seek this to be reduced to be more enabling of development whilst continuing to ensure the delivery of a high quality on-site amenity. It is noted that this reduction would not result in a greater level of building coverage or a reduction in ‘openness’ sought through this zone, as the permitted building coverage standard would continue to deliver this.</p> <p>Consistent with the relief sought, any reference to standards specific to CRD should be deleted.</p>	<p>Amendments sought:</p> <p><b>OUTDOOR LIVING SPACE <del>(EXCEPT FOR COMPREHENSIVE RESIDENTIAL DEVELOPMENT)</del></b></p> <p>a. Have a minimum area of <del>5020m<sup>2</sup></del> <u>with a dimension no less than 4m</u> <del>and include one area capable of containing a 6 metre diameter circle;</del></p> <p>b. Be directly accessible from the principal residential building;</p> <p>c. <del>May comprise one or more area(s); but each area shall have a minimum width of 2 metres (so the space is useable); and</del></p> <p>d. May take the form of a deck, terrace or veranda, but must be unobstructed by buildings*, car parking areas, vehicle manoeuvring areas or notional garages.</p> <p><del>Except that Standard 7.2.6E(5) applies when converting an existing residential building into 2 or more residential units.</del></p>
103.	9.2.6 – Specific performance standards	9.2.6H	Oppose	Consistent with relief sought, Kāinga Ora oppose the use of a separate activity pathway for relocatable buildings and seek all associated provisions be deleted. Kāinga Ora consider the performance standards under 7.2.5 to be appropriate for residential development within the GRZ, regardless of the construction methodology.	Delete 9.2.6H
104.	9.2.6 – Specific performance standards	9.2.6J	Oppose	Kāinga Ora acknowledge the measures taken to provide a more enabling framework for a greater intensity of residential development. However, Kāinga Ora oppose the use of CRD as a separate activity pathway and consider it appropriate to assess more intensive residential proposals under the performance standards within 8.2.5, as amended through the Kāinga Ora	Delete 9.2.6J



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				submission and via a RDA status where standards, including the number of dwellings per site, are not met.	<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
105.	9.2.7 – Assessment Criteria	9.2.7A	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating specifically to relocatable homes and seek that these be managed through the performance standards under 9.2.5 and the relevant assessment criteria.	Delete 9.2.7A.
106.	9.2.8 – Assessment Criteria	9.2.8A(b)	Support in part	Kāinga Ora support the consideration of how a proposed development could impact upon the character and amenity of the surrounding environment; however, in order to enable change to be realised, this should be linked back to the planned built environment and not the existing built form.	Amendments sought:  (i) The extent to which the proposed building will provide reasonable access to daylight and sunlight <u>in accordance with the planned built environment</u> .  ...  (iii) The degree to which the building height, location and scale harmonises with the planned built environment. <del>adjoining property at the boundary where the infringement occurs.</del>
107.	9.2.8 – Assessment Criteria	9.2.8A(c)	Support in part	Kāinga Ora support the consideration of how a proposed development could impact upon the character and amenity of the surrounding environment; however, in order to enable change to be realised, this should be linked back to the planned built environment and not the existing built form.	Amendment sought:  Whether the infringement will compromise amenity values and <del>neighbourhood</del> character <u>of the planned built environment</u>
108.	9.2.8 – Assessment Criteria	9.2.8A(d)	Oppose	Kāinga Ora oppose this assessment criteria as the presence of adequate outdoor living space on a site has no relevance to a side/rear yard infringement.	Partial deletion sought:  (iv) <del>The extent to which adequate outdoor living space is provided for on the site.</del>
109.	9.2.8 – Assessment Criteria	9.2.8A(e)	Oppose in part	Kāinga Ora oppose the retention of the inclusion of hardstand areas when assessing the impact of site coverage as there is no corresponding standard or rule relating to impervious surfaces.  Likewise, the assessment of amenity and character values should be linked back to the planned built environment.	Amendments sought:  <b>(e) Site Coverage <del>(including hardstand)</del></b>  (i) Whether the building coverage will create adverse effects on amenity values and <del>neighbourhood</del> character <u>of the planned built environment</u> .
110.	9.2.8 – Assessment Criteria	9.2.8A(g)(ii)	Oppose in part	Kāinga Ora oppose the inclusion of assessment criteria relating to the retention of existing trees; unless specifically protected, the District Plan should not provide a provision relating to general tree protection within a development.  Kāinga Ora oppose the connection between landscaping and softening/screening the built form. Within the urban environment it is appropriate to construct buildings and landscaping should not be seen as a	Amendment sought:  <del>(i) The extent to which existing vegetation is retained</del>  (ii) The extent to which new tree plantings are proposed <del>and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.</del>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
				<p>means of softening or mitigating this when it is inherently appropriate to construct buildings within this zone.</p> <p>Kāinga Ora oppose the consideration of how landscaping may impact neighbouring properties with regards to lead drop.</p> <p>Kāinga Ora oppose the criteria of landscaping to aid the maintenance of the existing character and amenity of the neighbourhood. Such a link back to the existing environment will reduce the ability to deliver the change intended through this plan change.</p>	<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p> <p>(iii) <del>The configuration of the site and whether enforcement of the Standard would place an unreasonable burden on neighbouring properties due to shading or leaf drop.</del></p> <p>(iv) <u>Where appropriate, a</u> A landscaping plan is submitted <del>with the application, showing how the character and amenity of the neighbourhood will continue to be maintained</del></p>
111.	9.2.8 – Assessment Criteria	9.2.8B	Oppose	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating specifically to relocatable homes and seek that these be managed through the performance standards under 9.2.5 and the relevant assessment criteria.</p>	Delete 9.2.8B.
112.	9.2.8 – Assessment Criteria	9.2.8I	Oppose	<p>Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development.</p> <p>Notwithstanding the relief sought, Kāinga Ora oppose the inclusion of design guide standards, as a non-statutory document, within the statutory document of the district plan.</p>	Delete 9.2.8I.
Section MRZ - Medium Density Residential Zone					
113.	General		Support in part	<p>Kāinga Ora are supportive of the creation of a Medium Density Zone within the Hastings District Plan; however, consistent with relief sought throughout this submission, oppose the use of CRD as a separate activity pathway and mechanism to enable more intensive residential development.</p> <p>Kāinga Ora support a more enabling planning framework, and seek that the Medium Density Zone be amended to be applied across the existing Hastings General Residential and City Living Zone in addition to an 800m walkable catchment from the Flaxmere and Havelock North commercial centres, with provisions that set a clear expectation for outcomes and intensification through the consenting framework.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seek the spatial application of the Medium Density Zone be increased, in accordance with the maps shown in <b>Appendix 2</b>.</li> <li>2. Kāinga Ora seek that provisions within the Medium Density Zone are amended, consistent with the relief sought throughout this submission.</li> </ol>

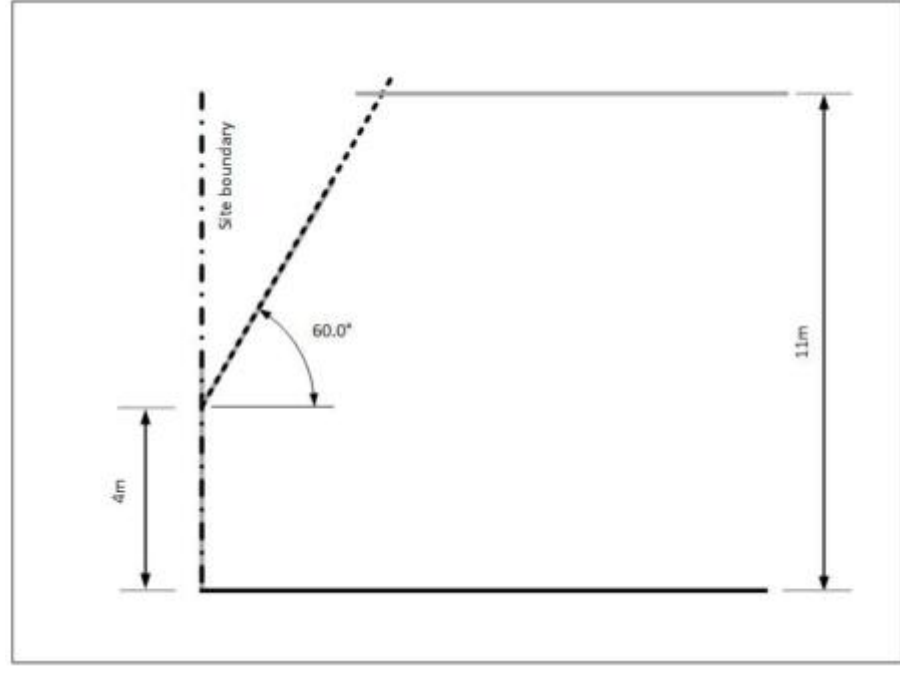


ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
114.	Overview		Support in part	Whilst Kāinga Ora support the general intent of the Medium Density Zone, reference to 'storeys' within the overview of the zone is opposed and instead the permitted heights within performance standards should be relied upon.	Amendments sought:  The purpose of the Medium Density Residential Zone is to provide for a more compact form of residential development through the use of housing typologies such as detached townhouses, attached duplexes, terraced housing, and low-rise apartments. <del>Two and Three storey buildings are appropriate in this zone.</del>
115.	Overview		Oppose in part	Kāinga Ora do not support inclusion of and reference to the design framework, being a non-statutory document, within the District Plan. This should be replaced with 'consistent with the planned built environment' to then direct the appropriateness of a development towards the anticipated outcomes, objectives, policies and performance standards of the Plan.	Amendments sought:  Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public transport are most accessible and that development is of a high quality and design that is consistent with the <del>planned built environment, principles and key design elements of the Hastings Medium Density Design Framework.</del>
116.	Objectives	MRZ-O1	Support	Kāinga Ora support this objective; however notes this contradicts the approach taken to enable medium density development through CRD within the GRZ.  The submission to retain this objective is consistent with the relief sought regarding the spatial application of the Medium Density Zone and changes to provisions of the General Residential Zones.	Retain as notified.
117.	Objectives	MRZ-O2	Oppose in part	Kāinga Ora oppose the reference to 'storeys' and seek that the permitted heights in performance standards should be relied upon. It is also not considered to be necessary as MRZ-O2a. refers to the typologies that are anticipated within the zone.  Kāinga Ora oppose the inclusion of reference to the design guide within the District Plan and seek removal of reference to this from the proposed provisions. This is a non-statutory document that should sit outside of the District Plan and the provisions of the District Plan should be higher level objectives and policies that guide development rather than being influenced by prescriptive design guidance.	Amendments sought:  <u>The planned urban built environment of the zone is characterised by:</u>  a. A diversity of housing typologies including townhouses, duplexes, terrace houses and low rise apartments; b. A built form <del>of predominantly two and three storey buildings which are</del> <u>that is</u> integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities <del>and are consistent with the Medium Density Design Framework;</del>  An urban environment that is visually attractive, safe and easy to navigate and convenient to access.
118.	Policies	MRZ-P1	Oppose	Consistent with the relief sought, Kāinga Ora oppose the use of 'Comprehensive Residential Development' particularly as this results in the creation of a separate residential activity. Kāinga Ora consider that the zone should be constructed with performance standards that enable a residential activity, regardless of the number of units proposed rather than a separate activity to deal with a level of development based on the number of units.	Delete policy MRZ-P1

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<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>					
119.	Policies	MRZ-P2	Oppose	Kāinga Ora does not support the inclusion of a policy relating to compact development that is less enabling of a particular form of development. Some situations render infill development the most appropriate and sustainable development option and discouraging this through the planning framework has the potential to stifle development by prioritising comprehensive development.	Delete policy.
120.	Policies	MRZ-P3	Support in part	<p>Kāinga Ora support the policy direction to achieve the planned urban built character; however oppose reference to ‘storeys’ and landscaping requirements as this is overly prescriptive and the performance standards of the zone should be relied upon to dictate the character of the urban form.</p> <p>Consistent with the relief sought, Kāinga Ora oppose the inclusion of and reference to the design framework, being a non-statutory document, within the District Plan.</p>	<p>Amendments sought:</p> <p>Achieve the planned urban built environment character <del>of two and three storey buildings surrounded by landscaping including by:</del></p> <ul style="list-style-type: none"> <li>a. limiting height, bulk and form of development;</li> <li>b. Managing the design, appearance and variety of building development;</li> <li>c. Requiring setbacks and landscaped areas that are consistent with an urban character;</li> </ul> <p><del>Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.</del></p>
121.	Policies	MRZ-P4	Support in part	Kāinga Ora support the direction of this policy to achieve a healthy, safe and high amenity neighbourhood; however oppose the link of achieving this within the principles and design elements of the Design Guide. Reference to the design guide should be replaced with ‘the planned built environment’.	<p>Amendments sought:</p> <p>Manage development to achieve a healthy, safe, high amenity, and comfortable living environment for residents and neighbours that is consistent <del>with the planned built environment with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing:</del></p>
122.	Policies	MRZ-P5	Support in part	Kāinga Ora support the delivery of high amenity streets and neighbourhoods; however, consistent with the relief sought, Kāinga Ora oppose the inclusion of and reference to the design framework, being a non-statutory document, within the District Plan.	<p>Amendments sought:</p> <p>Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by:</p> <p><del>a. requiring consistency with the Hastings Medium Density Design Framework principles and key design elements;</del></p>
123.	Rules	MRZ-R1	Support	Kāinga Ora support the provision of a permitted residential activity within the Medium Density Zone, and the subsequent Restricted Discretionary Activity where compliance with standards is not achieved.	Retain as notified.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought									
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>									
124.	Rules	MRZ-R2		<p>Kāinga Ora opposes MRZ-R2.1.a as it is proposed. While the intent of discouraging lower-density residential development in a Medium-Density Residential Zone (‘MDRZ’) is understood, it is contrary to the NPS-UD to preclude, rather than enable development within the urban environment. Kāinga Ora seek this be deleted and replaced with a permitted level of development of up to 3 dwellings per site.</p> <p>Subject to relief sought above, Kāinga Ora seeks the deletion of reference to Comprehensive Residential Development and Infill development as individual activities.</p>	<div>Amendments sought:<table><tr><td><b>1. Activity Status:</b> Permitted <b>Where:</b><div><div>a. <del>Not more than one principal residential unit shall occupy the site</del> Up to 3 residential units per site;</div><div>b. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14</div></div></td><td></td></tr><tr><td></td><td colspan="2"><b>Notes relevant to the activity in MRZ-R2</b> <del>Where compliance is not achieved with MZ-R2.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16, Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</del></td></tr></table></div>	<b>1. Activity Status:</b> Permitted <b>Where:</b> <div><div>a. <del>Not more than one principal residential unit shall occupy the site</del> Up to 3 residential units per site;</div><div>b. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14</div></div>			<b>Notes relevant to the activity in MRZ-R2</b> <del>Where compliance is not achieved with MZ-R2.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16, Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</del>					
<b>1. Activity Status:</b> Permitted <b>Where:</b> <div><div>a. <del>Not more than one principal residential unit shall occupy the site</del> Up to 3 residential units per site;</div><div>b. Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S14</div></div>														
	<b>Notes relevant to the activity in MRZ-R2</b> <del>Where compliance is not achieved with MZ-R2.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16, Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</del>													
125.	Rules	MRZ-R13	Oppose	<p>Kāinga Ora oppose the use of a specific activity status relating to relocated buildings. Such buildings should be treated in accordance with any other residential building and be subject to the same rules and standards within the zone. Kāinga Ora consider Rule MRZ-R2 as amended by this submission to be an appropriate rule framework to replace this bespoke rule.</p>	<p>Delete rule MRZ-R13.</p>									
126.	Rules	MRZ-R16	Support in part	<p>Kāinga Ora generally support the provision of a more enabling framework; however, consistent with the relief sought, oppose the use of CRD as a mechanism to achieve this. This should be replaced with reference to the number of dwellings that trigger the activity status.</p> <p>Consistent with the relief sought to Rule MRZ-R2 and the enablement of up to three dwellings as a permitted activity within the medium density zone, Kāinga Ora seek that this rule be amended to appropriately reflect this.</p> <p>Acknowledging that Hastings is a Tier 2 authority, it is suggested that 4+ dwellings would be a trigger for consent and infrastructure be included as assessment criteria.</p> <p>Kāinga Ora acknowledge that a non-notification clause provides a greater certainty through the consenting process; however, question whether this is an appropriate response to non-compliances with one or more of the standards in MRZ-R161b, particularly when considering maximum height, height in relation to boundary and yard setbacks.</p>	<div>Amendments sought<table><tr><td><b>MRZ-R16</b></td><td colspan="2"><del>Comprehensive Residential Development</del><u>Construction of 4+ residential units</u></td></tr><tr><td></td><td><b>1. Activity Status:</b> <del>Controlled Restricted Discretionary NN</del> <b>Where:</b><div><div>a. <del>Four or more residential units</del></div><div>b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S14</div></div></td><td><b>Matters of Control</b><div>1. <del>MRZ-MAT1 - Comprehensive Residential Development</del></div></td></tr><tr><td></td><td><b>2. Activity Status:</b> Restricted Discretionary</td><td><b>Matters of Discretion:</b><div>1. <del>MRZ-MAT1 - Comprehensive Residential Development</del></div></td></tr></table></div>	<b>MRZ-R16</b>	<del>Comprehensive Residential Development</del> <u>Construction of 4+ residential units</u>			<b>1. Activity Status:</b> <del>Controlled Restricted Discretionary NN</del> <b>Where:</b> <div><div>a. <del>Four or more residential units</del></div><div>b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S14</div></div>	<b>Matters of Control</b> <div>1. <del>MRZ-MAT1 - Comprehensive Residential Development</del></div>		<b>2. Activity Status:</b> Restricted Discretionary	<b>Matters of Discretion:</b> <div>1. <del>MRZ-MAT1 - Comprehensive Residential Development</del></div>
<b>MRZ-R16</b>	<del>Comprehensive Residential Development</del> <u>Construction of 4+ residential units</u>													
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						<b>Where:</b> Compliance is not achieved with one or more of the standards in MRZ-R16.1. <del>a</del>	
						<b>Notification:</b> An application under <b>Rule MRZ-R16.1</b> <del>and MRZ-R16.2</del> is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.	
127.	Rules	MRZ-R22	Oppose	Kāinga Ora does not support the inclusion of a specific activity status relating to infill residential development, which ultimately results in a restrictive planning framework that is contrary to the requirements of the NPS-UD. Provisions relating to infill housing should be deleted and up to 3 dwellings should be permitted on a site within the Medium Density Zone.	Delete rule MRZ-R22.		
128.	Rules	MRZ-R23	Oppose in part	Whilst Kāinga Ora acknowledge the requirement for a rule to provide for activities that have not been specifically accommodated for through the rules table, the use of a Non-Complying activity status as a ‘catch-all’ is not supported and considered to be too high of a threshold. Consistent with relief sought under the General Residential Zone provisions, Kāinga Ora submit that this be reduced to a Discretionary activity status.	Replace the activity status to Discretionary from Non-complying.		
129.	Performance Standards Table	MRZ-S1	Support	Kāinga Ora support the proposed maximum permitted height.	Retain as notified.		
130.	Performance Standards Table	MRZ-S2	Support	Kāinga Ora support the proposed fence and standalone wall standards.	Retain as notified		
131.	Performance Standards Table	MRZ-S3	Oppose	Kāinga Ora oppose the use of varied height in relation to building controls depending on solar orientation. The recession planes should be deleted and replaced with the national MDRS height in relation to boundary standard of 4m + 60° which is considered appropriate for the Medium Density Zone.	Amendment sought:  Replace existing Height in relation to boundary standard with-  <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u>		

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<p><i>Kāinga Ora</i> proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</p>  <p>(2) This standard does not apply to—  (a) a boundary with a road:  (b) existing or proposed internal boundaries within a site:  (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>
132.	Performance Standards Table	MRZ-S4a.	Oppose in part	<p>Whilst Kāinga Ora appreciate the intention behind this standard, it has the potential to result in unnecessary design complications and rather the use of the front yard standards set out under MRZ-S5 should sufficiently address potential impacts of buildings/structures on the visual character of the site and relationship with the street.</p>	Delete standard MRZ-S4a.
133.	Performance Standards Table	MRZ-S5	Oppose in part	<p>Kāinga Ora generally support the use of setbacks to address the relationship of building mass on a site, with the surrounding environment. However, Kāinga Ora oppose the standard of 3m for the front boundary, particularly as this standard is used within the General Residential Zone and is not enabling of medium density development.</p> <p>Kāinga Ora support the yard controls proposed for the side and rear boundaries.</p>	<p>Amendment sought:</p> <p>a. Buildings must be setback from the relevant boundary by the minimum depth listed below:</p> <ul style="list-style-type: none"> <li>i. Front boundary: <del>3</del><u>2</u>m</li> <li>ii. Side boundary: 1m</li> <li>iii. Rear boundary: 1m</li> </ul> <p>b. This standard does not apply where two adjacent buildings have an existing or proposed common wall.</p>

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				Kāinga Ora support the use of a greater yard setback for buildings on a boundary shared with a Character Residential Zone.	c. All buildings must be setback 2m from any boundary with a Character Residential Zone.		
134.	Performance Standards Table	MRZ-S6	Support	Kāinga Ora support the proposed building coverage of 50% within the Medium Density Zone.	Retain as notified.		
135.	Performance Standards Table	MRZ-S7	Oppose in part	<p>Whilst Kāinga Ora support a standard requiring the provision of outdoor living space within a development, the greater requirement of outdoor open space of 30m2 is opposed. The area required is not consistent with what is generally accepted as a good level of outdoor space within a medium density environment, and differs from what has been set out through the MDRS, which acts as a national standard for medium density.</p> <p>Kāinga Ora support the requirements of S7b and c.</p> <p>Whilst Kāinga Ora support the delivery of high quality outdoor living space with access to good levels of sunlight hours, the prescriptive nature of S7d. and the subsequent matter of discretion is opposed as this does not provide flexibility of design within a site.</p>	<table><tr><td><p>a. A residential unit at ground floor must have an outdoor living space that is at least <del>320m²</del>, with a minimum 4m dimension</p><p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p><p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p><p><del>d. All outdoor living spaces must be north facing i.e. orientated north of east or west.</del></p><p>e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p></td><td><p><b><u>Matters of Discretion if compliance not achieved:</u></b></p><p>1. The Outcome of the Standard.</p><p>2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;</p><p>3. How the outdoor living space is accessed from the residential unit;</p><p><del>4. The location of the outdoor living space in terms of winter and summer access to sunlight;</del></p><p>5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.</p></td></tr></table>	<p>a. A residential unit at ground floor must have an outdoor living space that is at least <del>320m²</del>, with a minimum 4m dimension</p> <p>b. A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension</p> <p>c. All outdoor living spaces must be accessible from the main living area of the residential unit; and</p> <p><del>d. All outdoor living spaces must be north facing i.e. orientated north of east or west.</del></p> <p>e. All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas.</p>	<p><b><u>Matters of Discretion if compliance not achieved:</u></b></p> <p>1. The Outcome of the Standard.</p> <p>2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;</p> <p>3. How the outdoor living space is accessed from the residential unit;</p> <p><del>4. The location of the outdoor living space in terms of winter and summer access to sunlight;</del></p> <p>5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.</p>
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136.	Performance Standards Table	MRZ-S8	Oppose in part	<p>Kāinga Ora opposes the inclusion of the matter of discretion relating to the use of landscaping to soften and screen the built form. Landscaping should not be a requirement of development to soften or screen the built form within the urban environment.</p> <p>Kāinga Ora do not support the outcome of this standard as proposed. The requirement is delivered through the ‘outlook’ standards of the proposed plan change and therefore this outcome results in duplication.</p>	<p>Replace proposed outcome with:</p> <p><u>Developments include areas of vegetation or garden areas that positively contribute to the setting of the development and the interaction with the public environment.</u></p>		
137.	Performance Standards Table	MRZ-S9	Oppose in part	Kāinga Ora do not support the inclusion of standard MRZ-S9b. It is a form of design guidance and is overly prescriptive thereby not enabling development to be responsive to specific site constraints.	Delete MRZ-S9.b.		
138.	Performance Standards Table	MRZ-S10	Support	Kāinga Ora support the outlook space standard proposed as a means of accommodating amenity within a development.	Retain as notified.		



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139.	Performance Standards Table	MRZ-S11	Oppose	<p>Kāinga Ora oppose the inclusion of this standard and all relevant provisions. The standard is overly prescriptive, acting more like design guidance than a performance standard. Such a standard having the potential to trigger consent is not supported and should be removed from the District Plan.</p> <p>Moreover, the standard fails to recognise repetition in design that is generally accepted in medium density architecture and will result in perverse design outcomes.</p>	Delete MRZ-S11.
140.	Performance Standards Table	MRZ-S14	Oppose	<p>Kāinga Ora oppose the inclusion of a specific standard relating to infrastructure capacity. This should be deleted and a matter of discretion relating to infrastructure capacity be added under the rule for a development of 4+ dwellings.</p>	Delete MRZ-S14.
141.	Matters of Control or Discretion	<p>MRZ-R16 Comprehensive Residential Development:</p> <ol style="list-style-type: none"> <li>1. The Hastings Medium Density Design Framework</li> <li>2. Site Layout</li> <li>3. Building form, visual quality and streetscape amenity</li> <li>4. Infrastructure servicing</li> <li>5. Cumulative Effects</li> </ol>	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora oppose the use of Comprehensive Residential Development and seek that reference to this be replaced with 'development consisting of three or more residential units'.</p> <p>Kāinga Ora oppose the inclusion of design guide criteria, being a non-statutory document, sitting within the statutory document of a district plan. Kāinga Ora seeks this matter of control/discretion be deleted. Kāinga Ora considers other matters of control/discretion proposed are sufficient in assessing the effects of any proposed residential development.</p> <p>Kāinga Ora support the inclusion of matters of discretion relating to site layout, building form, visual quality and streetscape amenity, infrastructure servicing and cumulative effects. It is noted that these matters are sufficient in addressing the effects and acceptability of a development without the need to have the design guide included as a matter of discretion.</p>	<p>Amendments sought:</p> <ol style="list-style-type: none"> <li>1. <b>MRZ-R16: <del>Comprehensive Residential Development</del> <u>Development consisting of three or more residential units</u></b></li> <li>2. Delete matter of discretion MRS-R161.</li> </ol>
Section 30.1 Subdivision and Land Development					
142.	30.1.3 – Objectives and policies	SLDP1	Support in part	<p>Whilst Kāinga Ora support the regulation of subdivision of land via lot size to ensure that a permitted level of development could occur on site, this should only be applicable to vacant lot subdivision.</p>	<p>Amendments sought:</p> <p><i>That standards for minimum and maximum site sizes <u>associated with vacant allotments</u>, be established for each SMA/Zone in the District.</i></p>
143.	30.1.3 – Objectives and policies	SLDP7	Support in part	<p>Whilst Kāinga Ora support the reference made to the Council's Engineering Code of Practice and the relevance of this to the consenting process, the retention of reference to the subdivision design guide is opposed. Consistent with relief sought, the inclusion of and reference to a non-statutory document within the district plan is opposed.</p>	<p>Amendments sought:</p> <p><i>Recognise the role of the Hastings District Council's <u>Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide</u> and <del>and</del></i></p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought				
					<p><i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i></p>				
					<p>Engineering Code of Practice design standards as a means of compliance for the servicing of sites.</p> <p><u>Explanation</u></p> <p>As a means of achieving compliance with the Rules of the District Plan for subdivision and land development, the Council may refer to the design standards contained in the Hastings District Council's <del>Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide</del> and/or Engineering Code of Practice and may apply them as conditions of subdivision consent.</p>				
144.	30.1.5 Rules	Rule SLD7A	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora oppose the reference to Comprehensive Residential Development. Kāinga Ora acknowledge the proposed measures taken through this plan change to create a more enabling consenting pathway for subdivisions. Kāinga Ora seek that the basis of Rule SLD7A, which currently relates to CRD, is amended to relate to residential development across the Medium Density Zone as well as the GRZs.</p> <p>Given that this rule relates to a subdivision where standards and terms are met, or a land use consent is either granted or sought in conjunction with the subdivision, Kāinga Ora submit that this rule have a Controlled Activity status.</p>	<table><tr><td colspan="2">Replace Rule SLD7A:</td></tr><tr><td><u>Subdivision of a residential development, that complies with General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent</u></td><td><u>C</u></td></tr></table>	Replace Rule SLD7A:		<u>Subdivision of a residential development, that complies with General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent</u>	<u>C</u>
Replace Rule SLD7A:									
<u>Subdivision of a residential development, that complies with General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent</u>	<u>C</u>								
145.	30.1.5 Rules	SLD14	Oppose in part	<p>Consistent with the relief sought, Kāinga Ora oppose the reference to Comprehensive Residential Development. Kāinga Ora acknowledge the proposed measures taken through this plan change to create a more enabling consenting pathway for subdivisions. Kāinga Ora seek that the basis of Rule SLD14, which currently relates to CRD where standards are not met, is amended to relate to residential development across the Medium Density Zone as well as the GRZs.</p>	<table><tr><td><u>Subdivision of a residential development, not meeting General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.</u></td><td><u>RD</u></td></tr><tr><td colspan="2"><u>Subdivision of a residential development within the Medium Density Zone, Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential, that is applied for concurrently with, or following the approval of a current, land use Resource Consent and does not comply with one or more of the relevant subdivision site and general site performance standards and terms specified in 30.1.6 or 30.1.7.</u></td></tr></table>	<u>Subdivision of a residential development, not meeting General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.</u>	<u>RD</u>	<u>Subdivision of a residential development within the Medium Density Zone, Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential, that is applied for concurrently with, or following the approval of a current, land use Resource Consent and does not comply with one or more of the relevant subdivision site and general site performance standards and terms specified in 30.1.6 or 30.1.7.</u>	
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146.	30.1.5 Rules	SLD15	Support in part	<p>Consistent with relief sought through this plan change, reference to the City Living Zone should be deleted.</p>	<p>Amendments sought:</p> <p><b>Residential Character Areas, <del>City Living Zone</del>, Flaxmere Area 1</b></p>				



ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought																																										
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147.	30.1.6 Subdivision Site Standards and Terms	30.1.6A General Site Standards	Oppose	<p>Consistent with the relief sought, Kāinga Ora opposes the inclusion of minimum net site areas, and seeks that a minimum shape factor as amended, be relied upon instead for vacant allotments created within the General and Medium Density Residential Zones. This would sufficiently ensure that smaller vacant lot sizes are not created which might otherwise foreclose the ability for a compliant development to be undertaken on the resultant lot.</p> <p>Kāinga Ora oppose the variation of subdivision standards across areas within the same zone. Such variations should be deleted and the standard shape-factor for a vacant allotment should be relied upon.</p> <p>Consistent with the relief sought, Kāinga Ora oppose the inclusion of CRD as a separate activity pathway and therefore seek that any provision relating to this be deleted.</p>	<p>Amendments sought:</p> <table><tr><td>1.</td><td><u>Hastings</u></td><td></td></tr><tr><td>A</td><td><u>Vacant lot - General Residential Medium Density</u></td><td><u>350m<sup>2</sup> Accommodate a rectangle of 8m x 15m</u></td></tr><tr><td></td><td><del>i. Comprehensive Residential Development (on land identified in Appendices 27) and 80</del></td><td></td></tr><tr><td>B</td><td><del>General Residential (Urban Development Areas)</del></td><td><del>400m<sup>2</sup> with a minimum average site size of 700m<sup>2</sup></del></td></tr><tr><td></td><td><del>(1) Howard Street Urban Development Area</del></td><td><del>400m<sup>2</sup> with a minimum average site size of 600m<sup>2</sup> (except where Comprehensive Residential Development is proposed)</del></td></tr><tr><td></td><td><del>(3) i. Comprehensive Residential Development (on land identified in Appendix 27)</del></td><td></td></tr><tr><td colspan="3">....</td></tr><tr><td></td><td><del>(6) i. Comprehensive Residential Development (on land identified in Appendix 27)</del></td><td><del>250m<sup>2</sup> minimum average site size, an average site size of 350m<sup>2</sup>, and 800m<sup>2</sup> maximum site size</del></td></tr><tr><td></td><td><del>(7) Cornwall Road</del></td><td><del>700m<sup>2</sup></del></td></tr><tr><td></td><td><del>(7) i. Comprehensive Residential Development (on land identified in Appendix 27)</del></td><td><del>250m<sup>2</sup> minimum average site size, an average site size of 350m<sup>2</sup>, and 700m<sup>2</sup> maximum site size</del></td></tr><tr><td colspan="3">....</td></tr><tr><td>2.</td><td>Havelock North</td><td></td></tr><tr><td>A</td><td><u>Vacant lot - General Residential and Medium Density</u></td><td><u>350m<sup>2</sup> Accommodate a rectangle of 8m x 15m</u></td></tr><tr><td></td><td><del>i. Comprehensive Residential Development</del></td><td><del>250m<sup>2</sup> minimum site size, 350m<sup>2</sup> maximum site size</del></td></tr></table>	1.	<u>Hastings</u>		A	<u>Vacant lot - General Residential Medium Density</u>	<u>350m<sup>2</sup> Accommodate a rectangle of 8m x 15m</u>		<del>i. Comprehensive Residential Development (on land identified in Appendices 27) and 80</del>		B	<del>General Residential (Urban Development Areas)</del>	<del>400m<sup>2</sup> with a minimum average site size of 700m<sup>2</sup></del>		<del>(1) Howard Street Urban Development Area</del>	<del>400m<sup>2</sup> with a minimum average site size of 600m<sup>2</sup> (except where Comprehensive Residential Development is proposed)</del>		<del>(3) i. Comprehensive Residential Development (on land identified in Appendix 27)</del>		....				<del>(6) i. Comprehensive Residential Development (on land identified in Appendix 27)</del>	<del>250m<sup>2</sup> minimum average site size, an average site size of 350m<sup>2</sup>, and 800m<sup>2</sup> maximum site size</del>		<del>(7) Cornwall Road</del>	<del>700m<sup>2</sup></del>		<del>(7) i. Comprehensive Residential Development (on land identified in Appendix 27)</del>	<del>250m<sup>2</sup> minimum average site size, an average site size of 350m<sup>2</sup>, and 700m<sup>2</sup> maximum site size</del>	....			2.	Havelock North		A	<u>Vacant lot - General Residential and Medium Density</u>	<u>350m<sup>2</sup> Accommodate a rectangle of 8m x 15m</u>		<del>i. Comprehensive Residential Development</del>	<del>250m<sup>2</sup> minimum site size, 350m<sup>2</sup> maximum site size</del>
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					<i>Kāinga Ora</i> proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text		
							<del>No minimum provided sites can be serviced for water, wastewater and stormwater</del>
					<b>B</b>	General Residential (Urban Development Areas)	400m <sup>2</sup> with a minimum average site size of 700m <sup>2</sup>
						<del>Sites with access from Goddard Lane</del>	700m <sup>2</sup> minimum for sites with access from Goddard Lane
						<del>Brookvale Urban Development Area (Appendix 13B, Figure 1)</del>	<del>Deferred Residential Zone – 12 hectares</del> <del>General Residential Zone – 400m<sup>2</sup> with a minimum average net site area of 600m<sup>2</sup> (except opposite the Plains Zone on Thompson Road and where comprehensive residential development is proposed)</del> <del>Sites created opposite the Plains Production Zone on Thompson Road – 1000m<sup>2</sup></del> <del>Comprehensive Residential Development</del> <del>No minimum provided sites can be serviced for water, wastewater and stormwater</del>
					....		
						<del>Comprehensive Residential Development within the Bull Hill Neighbourhood</del>	
					....		
					<b>3.</b>	<b>FLAXMERE</b>	

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought		
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>		
					A	<u>Vacant lot - General Residential and Medium Density</u>	<del>500m<sup>2</sup> Accommodate a rectangle of 8m x 15m</del>
						<del>i. Comprehensive Residential Development</del>	
					B	<del>Flaxmere Residential Development Area—North of Village Centre (fronting Chatham Road)</del>	<del>500m<sup>2</sup>, and must meet standard 9.2.5Q (road layout requirement)</del>
					...		
148.	30.1.8 Assessment Criteria	30.1.8.16	Oppose in part	Consistent with relief sought, Kāinga Ora oppose the inclusion of CRD as an activity and therefore seek that the reference to this and associated provisions be deleted. The specific rule for medium density should be replaced to refer to the zone.	Amendments sought:  <b><del>City Living</del>, <u>Comprehensive Residential Development</u>, Residential Character Subdivisions</b>  Assessment shall be made with the corresponding land use assessment matters in the relevant SMA in Sections 7.2, 8.2 and 9.2 or <del>in Rule MRZ-R16 for subdivisions of comprehensive residential developments</del> in the Medium Density Residential Zone.		
33.1 Definitions							
149.	33.1.2 Definitions	Accessory building  and  Accessory Building (in the Medium Density Residential Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘accessory building’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘accessory building’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  <b>Accessory Building</b> <del>(in the Medium Density Residential Zone):</del> means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same <b>site</b> , but does not include any minor residential unit.		
150.	33.1.2 Definitions	Allotment	Support in part	Kāinga Ora seek the removal of reference to the medium density zone within this definition, acknowledging that the definition remains the same for all allotments across all zones.	Amendment sought:  <b>Allotment</b> <del>(in the Medium Density Residential Zone):</del> has the same meaning as in section 128 of the RMA (as set out below)...		

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
151.	33.1.2 Definitions	Ancillary activity	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘ancillary activity’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘ancillary activity’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p><b>Ancillary Activity</b> (<del>in the Medium Density Residential Zone</del>): means an activity that supports and is subsidiary to a primary activity-</p>
152.	33.1.2 Definitions	<p>Building</p> <p>And</p> <p>Building (in the Medium Density Zone)</p>	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘building’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘building’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p><b>Building</b> (<del>in the Medium Density Residential Zone</del>): means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> <li>i. partially or fully roofed, and</li> <li>ii. fixed or located on or in land;</li> </ul> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power</p>
153.	33.1.2 Definitions	<p>Building coverage</p> <p>and</p> <p>Building coverage (in the Medium Density Zone)</p>	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘building coverage’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘building coverage’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Building Coverage (<del>in the Medium Density Residential Zone</del>): means the percentage of the net site area covered by the building footprint.</p>
154.	33.1.2 Definitions	<p>Building footprint</p> <p>and</p> <p>Building footprint (in the Medium Density Zone)</p>	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘building footprint’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘building footprint’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p><b>Building Footprint</b> (<del>in the Medium Density Residential Zone</del>): means in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p>
155.	33.1.2 Definitions	Commercial activity	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘commercial activity’ in accordance with the National Planning Standards; however, this should apply</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p>

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					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
		and  Commercial activity (in the Medium Density Zone)		to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘commercial activity’ to be consistent with the national planning standards.	<b>Commercial Activity</b> <del>(in the Medium Density Residential Zone)</del> : means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
156.	33.1.2 Definitions	Comprehensive Residential Development	Oppose	Consistent with the relief sought, Kāinga Ora seek that all provisions relating to Comprehensive Residential Development be deleted.	Delete definition.
157.	33.1.2 Definitions	Educational Facility  and  Educational Facility (in the Medium Density Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘educational facility’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘educational facility’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  Educational Facility <del>(in the Medium Density Residential Zone)</del> : means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.
158.	33.1.2 Definitions	Ground level  and  Ground level (in the Medium Density Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘ground level’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘ground level’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  Ground Level <del>(in the Medium Density Residential Zone)</del> : means –  a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);  b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;  c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
159.	33.1.2 Definitions	Habitable Space  and  Habitable Room	Support in part	Kāinga Ora support the inclusion of the definition of ‘habitable room’ in accordance with the National Planning Standards; however, this should supersede the existing definition of ‘habitable space’ as the retention results in unnecessary duplication and confusion.	Delete definition for Habitable Space.
160.	33.1.2 Definitions	Height	Support in part	Kāinga Ora support the inclusion of the definition of ‘height’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought:

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
					<b>Height</b> <del>(in the Medium Density Residential Zone)</del> : means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
161.	33.1.2 Definitions	Height in relation to boundary	Support in part	Kāinga Ora support the inclusion of the definition of ‘height in relation to boundary’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought:  <b>Height in Relation to Boundary</b> <del>(in the Medium Density Residential Zone)</del> : means the height of a structure, building or feature, relative to its distance from either the boundary of:  a. site; or b. another specified reference point.
162.	33.1.2 Definitions	Height of a building	Oppose	Kāinga Ora oppose the retention of this definition; given the inclusion of the definition of ‘height’ in accordance with the national planning standards, the retention of this definition results in unnecessary duplication and confusion.	Delete definition.
163.	33.1.2 Definitions	Home business (in the Medium Density Residential Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘Home Business’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought:  <b>Home Business</b> <del>(in the Medium Density Residential Zone)</del> : means a commercial activity that is:  a. undertaken or operated by at least one resident of the site; and  incidental to the use of the site for a residential activity.
164.	33.1.2 Definitions	Infill Residential Development	Oppose	Consistent with the relief sought, Kāinga Ora oppose the retention of this definition and the differentiation of infill housing from any other residential development.	Delete definition.
165.	33.1.2 Definitions	Infill Residential Subdivision	Oppose	Consistent with the relief sought, Kāinga Ora oppose the retention of this definition and the differentiation of infill housing from any other residential development	Delete definition
166.	33.1.2 Definitions	Minor residential unit (in the medium density zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘minor residential unit’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Amendment sought:  <b>Minor Residential Unit</b> <del>(in the Medium Density Residential Zone)</del> : means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.



ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
					<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>
167.	33.1.2 Definitions	Net site area  and  Net site area (in the Medium Density Residential Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘net site area’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘net site area’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  <b>Net Site Area</b> <del>(in the Medium Density Residential Zone)</del> : means the total area of the site but excludes:  a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site;  any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
168.	33.1.2 Definitions	Outdoor Living Space  and  Outdoor Living Space (in the Medium Density Residential Zone)	Support in part	Kāinga Ora support the inclusion of the definition of ‘outdoor living space’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘outdoor living space’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  <b>Outdoor Living Space</b> <del>(in the Medium Density Residential Zone)</del> : means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
169.	33.1.2 Definitions	Residential Activity  and  Residential Activity (in the Medium Density Residential Zones)	Support in part	Kāinga Ora support the inclusion of the definition of ‘Residential activity’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘residential activity’ to be consistent with the national planning standards.	Delete and replace existing definition with National Planning Standards definition:  <b>Residential Activity</b> <del>(in the Medium Density Residential Zone)</del> : means the use of land and building(s) for people's living accommodation.
170.	33.1.2 Definitions	Residential Building  and  Residential Unit (in the Medium Density Residential Zones)	Support in part	Kāinga Ora support the inclusion of the definition of ‘residential unit’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.  Kāinga Ora seek the deletion of the existing definition of ‘residential building’ to be consistent with the national planning standards and to reduce unnecessary duplication and confusion.	Delete and replace existing definition with National Planning Standards definition:  <b>Residential Unit</b> <del>(in the Medium Density Residential Zone)</del> : means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
171.	33.1.2 Definitions	Residential Zones	Support	Kāinga Ora support the replacement of reference to the Hastings City Living Zone with the Medium Density Zone, consistent with the plan change.	Retain as notified.
172.	33.1.2 Definitions	Retirement Village  and	Support in part	Kāinga Ora support the inclusion of the definition of ‘retirement village’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.	Delete and replace existing definition with National Planning Standards definition:  <b>Retirement Village</b> <del>(in the Medium Density Residential Zone)</del> : means a managed comprehensive residential complex or facilities used to provide



ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
<i>Kāinga Ora proposed changes in Proposed Plan Change 5 are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed additional text</i>					
		Retirement Village (in the Medium Density Residential Zone)		Kāinga Ora seek the deletion of the existing definition of ‘retirement village’ to be consistent with the national planning standards and to reduce unnecessary duplication and confusion.	residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
173.	33.1.2 Definitions	Site  and  Site (in the Medium Density Residential Zone)	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘Site’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘Site’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p><b>Site</b> (<del>in the Medium Density Residential Zone</del>): means</p> <ol style="list-style-type: none"> <li>an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately within the prior consent of the council; or</li> <li>the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</li> </ol> <p>despite paragraphs a to c, in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>
174.	33.1.2 Definitions	Visitor Accommodation  and  Visitor Accommodation (in the Medium Density Zone)	Support in part	<p>Kāinga Ora support the inclusion of the definition of ‘Visitor Accommodation’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora seek the deletion of the existing definition of ‘Visitor Accommodation’ to be consistent with the national planning standards.</p>	<p>Delete and replace existing definition with National Planning Standards definition:</p> <p><b>Visitor Accommodation</b> (<del>in the Medium Density Residential Zone</del>): means land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.</p>
<b>Appendices</b>					
175.	Appendix 60		Oppose	Consistent with the relief sought across the General Residential Environments, Kāinga Ora oppose the retention of this height in relation to boundary tool.	Delete appendix. 60

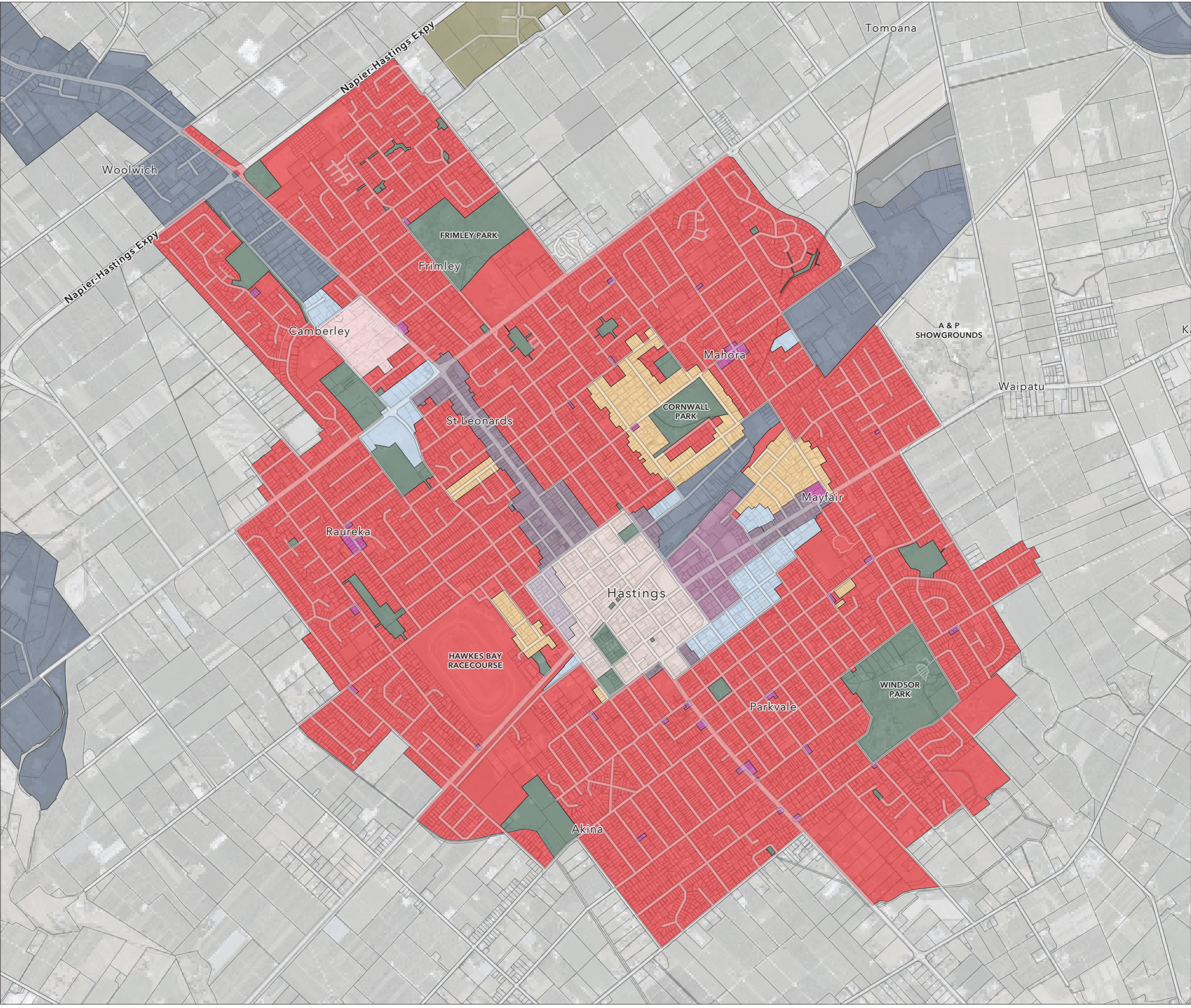
## **Appendix 2: Maps**

The following maps set out the amendments sought from Kāinga Ora to Proposed Plan Change 5 to the Operative Hastings District Plan.





Path: P:\777\7774461\1-WIP\WG-GIS\Walking Catchments\HastingsDC\01-Map\GIS-7774461-HastingsDC\Maps - MDRZ\h.aprx Author: JS



# Kāinga Ora Proposed MDRZ

## Hastings

Kāinga Ora Proposed Medium Residential Zone

Primary Parcels

### Hastings DC Operative District Plan Zones

Hastings Character Residential

Regional Hospital

Central Commercial

Commercial Service

Large Format Retail

Residential Commercial

Suburban Commercial

General Industrial

Light Industrial

Tomoana Food Industry

Hawkes Bay Regional Sports Park

Open Space

This map contains data derived in part or wholly from sources other than Kāinga Ora, and therefore, no representations or warranties are made by Kāinga Ora as to the accuracy or completeness of this information. Contains information sourced from Hastings District Council, Hawkes Bay Regional Council, LINZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors. Map intended for distribution as a PDF document.

0250500

Metres

N

Revision	1.0
Status	Final
Author	JS
Verifier	JH
Date	24/11/2022

Project	Hastings District Council PC5 Submissions
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-7774461-HDCWC-07

 **Kāinga Ora**  
Homes and Communities



Kāinga Ora Proposed  
MDRZ

Flaxmere

Kāinga Ora Proposed Medium  
Residential Zone

Primary Parcels

Existing Residential

Flaxmere General Residential

Hastings DC Operative District Plan  
Zones

Flaxmere Commercial

Flaxmere Commercial Service

General Industrial

Open Space

This map contains data derived in part or wholly from sources other than Kāinga Ora, and therefore, no representations or warranties are made by Kāinga Ora as to the accuracy or completeness of this information. Contains information sourced from Hastings District Council, Hawkes Bay Regional Council, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Esri Community Maps Contributors, LINZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS. Map intended for distribution as a PDF document.



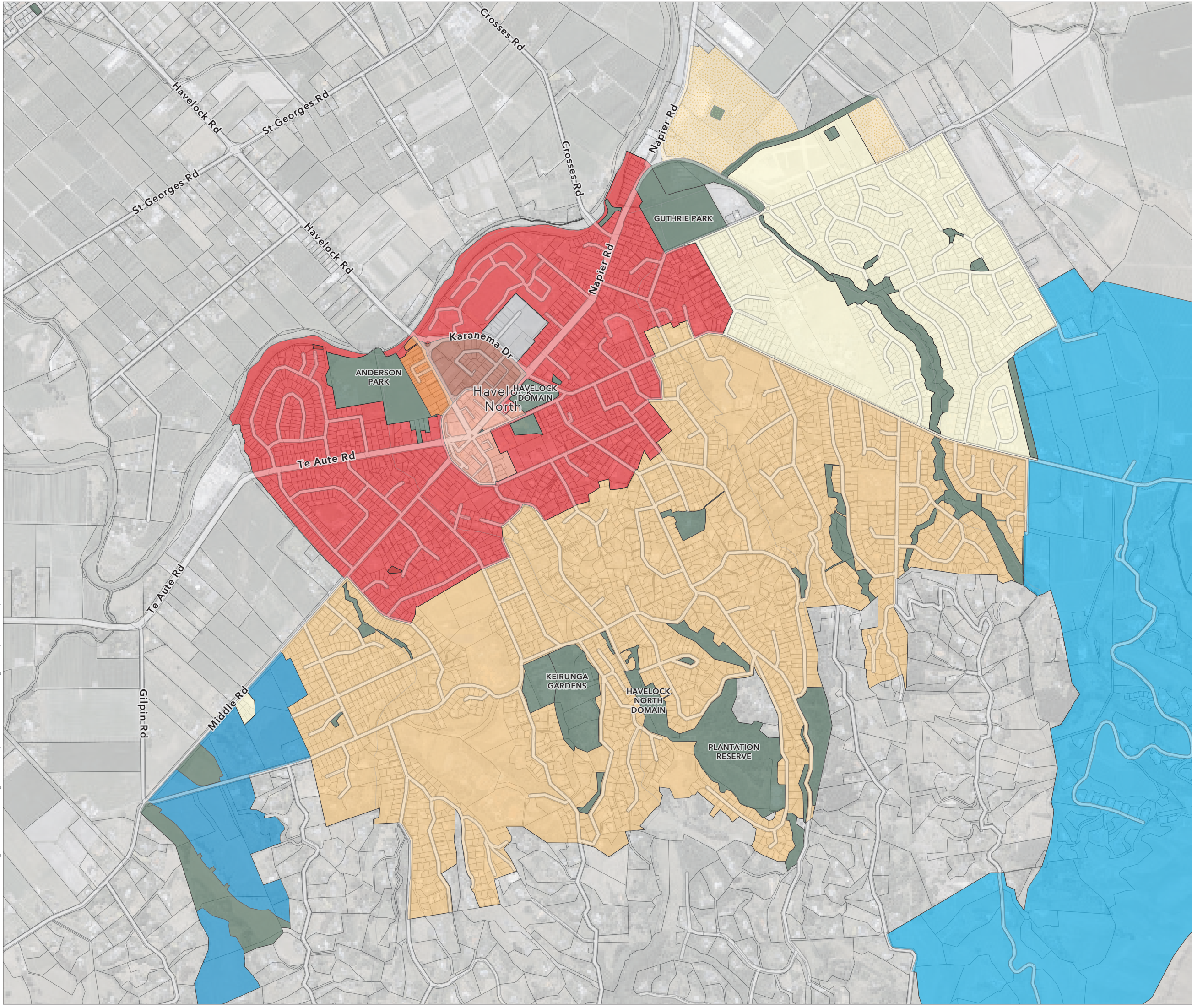
Revision	1.0
Status	Final
Author	JS
Verifier	JH
Date	25/11/2022

Project	Hastings District Council PC5 Submissions
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-7774461-HDCWC-05





Path: P:\77777744611-1-WIP\WG-GIS\Walking Catchments\HastingsDC\01-Map\GIS-7774461-HastingsDC\Maps - MDRZ.aprx Author: JS



# Kāinga Ora Proposed MDRZ

## Havelock North

Kāinga Ora Proposed Medium Residential Zone

Primary Parcels

### Existing Residential

Deferred Residential

Havelock North General Residential

### Hastings DC Operative District Plan Zones

Havelock North Character Residential

Havelock North Village Centre Business

Havelock North Village Centre Mixed

Havelock North Village Centre Retail

Havelock North Village Centre Industrial

Deferred Open Space

Open Space

Iona Special Character Zone

Te Mata Special Character Area

This map contains data derived in part or wholly from sources other than Kāinga Ora, and therefore, no representations or warranties are made by Kāinga Ora as to the accuracy or completeness of this information. Contains information sourced from Hastings District Council, Hawkes Bay Regional Council, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Esri Community Maps Contributors, LINZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS. Map intended for distribution as a PDF document.

0250500

Metres

N

Revision

Status

Author

Verifier

Date

1.0

Final

JS

JH

24/11/2022

Project

Client

Discipline


Drawing No.

Hastings District Council PC5 Submissions

Kāinga Ora

GIS

GIS-7774461-HDCWC-06

 **Kāinga Ora**  
Homes and Communities



**Peter KAY**

Submission 051

Plan Change 5



**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#35]  
**Date:** Wednesday, 23 November 2022 4:06:05 PM

---

Full name *	Peter Kay
Company name (if applicable)	N/a
Postal address *	<input type="checkbox"/> 2559 Kereru Rd. Rd Hastings, Hawke's Bay 4171 New Zealand
Email address *	<a href="mailto:pbkay@xtra.co.nz">pbkay@xtra.co.nz</a>
Phone number *	068760912
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"><li>• The number of houses that can be built on a site</li><li>• The removal of the need for affected parties consents or neighbours approval</li><li>• The use of the Hastings Medium Density Design Framework as a key assessment tool</li><li>• Other (please specify)</li></ul>
Character Residential limits.	

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 concerned about the ad hoc zoning around Cornwall Park. This park is one of the jewels in the crown of Hastings and whilst there is some Character residential zoning, my suggestion is to make the areas adjacent to the Park along Fitzroy and Nelson streets easier to fit the character of the surrounding residential area. This should not include medium density residential zoning. I was involved in the character residential zoning decision some time ago and we, as a panel, had a lot of difficulty defining the boundaries of the zone. If we had known then about medium

density residential zoning I'm sure our decisions would have been quite different.  
My main concern is the potential to alter the ambience, attraction and reputation of Cornwall Park.

I seek the following decision from Hastings District Council (Give precise details.)	That the areas bordering Cornwall Park, along Nelson str north, Roberts str and Fitzroy ave be deleted from the medium density residential zoning and joined with the surrounding character residential zoning. My preference would be to do the same with Cornwall road and Tomoana road also, then the Park will retain its integrity and future proof its iconic reputation.
--	---

**Pardeep KUMAR**

Submission 052

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#14]  
**Date:** Tuesday, 15 November 2022 5:23:02 PM

---

Full name *	Pardeep Kumar
Postal address *	<input type="checkbox"/> PO Box 889 Hastings, Hawke's Bay 4156 New Zealand
Email address *	<a href="mailto:deepsin801@gmail.com">deepsin801@gmail.com</a>
Phone number *	02041876303
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"><li>• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</li><li>• The number of houses that can be built on a site</li></ul>
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)	MRZ-01, MRZ-02, HNRA01.
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 provisions because it would promote an overcrowding of buildings and population. Especially because of the low rise apartments being intensified in various areas. These provisions will negatively affect the current areas with matters beyond the financial perspective. Resulting in a decline in the standard of living in a social and environmental perspective because of the probable cause of overcrowding if this were to take place.

# **LANDSDALE DEVELOPMENT**

Submission 053

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#49]  
**Date:** Friday, 25 November 2022 1:20:59 PM

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Full name *	Landsdale Development
Company name (if applicable)	Landsdale development
Postal address *	<input type="checkbox"/> C/- Development Nous 502 Karamu North Hastings, Hawke's Bay 4122 New Zealand
Email address *	<a href="mailto:matthew.holder@developmentnous.nz">matthew.holder@developmentnous.nz</a>
Phone number *	+64272888762
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	
Postal address	<input type="checkbox"/> C/- development Nous 502 Karamu North Hastings, Hawke's Bay 4122 New Zealand
Email address	<a href="mailto:matthew.holder@developmentnous.nz">matthew.holder@developmentnous.nz</a>
Phone number	+64272888762
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.	
My submission relates to the	• Other (please specify)

following proposed elements of Plan  
Change 5:

servicing and identification of suitable areas– Brookvale Structure plan area should be considered as appropriate for Comprehensive and/or medium density as a controlled activity NN.

Landsdale (along with its related land holding entities) own a significant portion of within the Brookvale Structure Plan area.

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)

The document in its entirety

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.)

Landsdale supports the intensification of housing where the provisions are appropriately drafted and support the intended outcomes 'Right homes; right place'. Given the recent introduction of the NPS–HPL then the importance of identifying appropriate areas (should they be determined appropriate to development by the landowner/developer) should be provided for. Market choice across a range of demographic should be provided.

Landsdale sees opportunity for some medium density development within its current land holdings in Brookvale Havelock North and would like to work with Council to ensure the Council's aspirations match those of themselves– 'Right homes; right place'.

Landsdale would like the maps to properly identify their (and associated ownership) land as a suitable for such growth– this should include opportunity for associated infrastructure (3 waters and commercial) to support increased density in the surrounding areas. Land should be development ready.

Landsdale request that services (in particular) be of a standard to support/ match intensification, in a manner that considers existing, under construction and future housing. For example, Landsdale believe that consideration be given to managing backwater/tailwater in respect of the Brookvale structure plan area. In doing so this will allow for further intensification in line with the mandate expressed through the NPS–UD and reflect the development constraints through the introduction of the NPS–HPL.

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

That Landsdale (and associated entities) land be identified as a suitable medium growth area to provide for future development growth. That in doing so there remains flexibility in how they choose to develop the land to ensure they can properly accommodate changing market demand and choice in response to market forces over time. Comprehensive and medium density development within the Brookvale Structure plan area should be a controlled activity non notified where it meets the performance standards (commensurate with these forms of development) to provide certainty. It is not appropriate that it be assessed as a restricted discretionary activity.



Commitment to service upgrades as necessary to affect Proposed Plan Change 5

To this end Landsdale would welcome the opportunity to work with council in this regard.

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**Aaron LAWRENCE**

Submission 054

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#9]  
**Date:** Thursday, 10 November 2022 4:11:33 AM

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Full name \* Aaron Lawrence

Postal address \* ☐ 901 Rangiora Street Mahora 4120  
Hastings, Hawkes Bay 4120  
New Zealand

Email address \* [alaw67@live.com](mailto:alaw67@live.com)

Phone number \* 0220864811

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 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

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.)

NO! NO! NO!

Aaron Lawrence

901 Rangiora Street

Mahora 4120

Hastings

Rate payer for 30 years...

I would like to submit a NO to this new proposed Plan 5 Change!

You all know that if this happens and you let Housing NZ( or there 3rd party developers) into our established suburbs with new condensed housing, it will change these suburbs forever!  
The crime rate will rise, vandalism, tagging and intimidation will occur!  
Not to mention the decrease of our current/future property values!  
If all the fluffy/feel good stuff on your promotional press release for this policy change is real why are you not setting aside a percentage of land in all current and new subdivisions to do this?  
le: all new subdivisions in Havelock North and Hastings have to have 20% of the land area set aside for Housing NZ to build these wonderful, society problem fixing housing solutions!  
Housing NZ are already in a bowl and rebuild program currently on there existing sites which will (up to quadruple) there current capacity!  
Why do you need to offer up our our family homes?

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

NO to condensed housing of our existing family homes!

# **LIFEMARK**

Submission 055

Plan Change 5

**From:** [Ben Hasselman](#)  
**To:** [Policy Team](#)  
**Subject:** Plan Change 5 - Lifemark® Submission  
**Date:** Monday, 28 November 2022 2:18:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[Right homes; right place - Plan Change 5 - Lifemark® Submission.docx](#)  
[Plan-Change-5-Submission-Form.pdf](#)

---

Hello

Please find attached Lifemark® submission to the Right homes; right place – Plan Change 5

Thank you

**Ben Hasselman (he/him)**

**Lifemark Assessor**

**A division of CCS Disability Action**

**Suite 502, Ironbank, 150 Karangahape Road**

**Auckland, 1010**

☐ **WAEA** 0800 227 888

☐ **WAEA PŪKORO** 027 329 4217

☐ **WĀHITAU ĪMĒRA** [ben@lifemark.co.nz](mailto:ben@lifemark.co.nz)

[www.lifemark.co.nz](http://www.lifemark.co.nz)

**Please note, my office hours are Mondays and Wednesdays but am always available on mobile.**

signature\_1779724403



[Why pronouns?](#)

Disclaimer: This email may contain legally privileged information and is intended only for the addressee. It is not necessarily the official view of CCS Disability Action. If you are not the intended recipient please notify the sender immediately. You must not use, disclose, copy or distribute this email or information in it.

## 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](http://www.myvoicemychoice.co.nz)  
Or Email:  
[policyteam@hdc.govt.nz](mailto: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)

Ben Hasselman

**Company Name** (if applicable)

Lifemark®

**Postal Address** (required)

124 Station St, Napier, 4140

**Email Address** (required)

ben@lifemark.co.nz

**Phone Number** (required)

0273000044

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 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). N/A

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  
Accessible Housing Universal Design

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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)

\_\_\_\_ N/A Please refer to submission

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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.)

\_\_\_\_ N/A please refer to submission

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

\_\_\_\_ N/A please refer to submission

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



Signature: Ben Hasselman Date: 28/11/22

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



TE HUNGA HAUĀ MAURI MŌ NGĀ TĀNGATA KATOĀ

## *Right homes; right place – Plan Change 5*

### **Introduction:**

Firstly, I would like to thank you for the opportunity to provide feedback on the “Right homes; right place – Plan Change 5. My name is Ben Hasselman and I represent Lifemark® in my role as an Assessor. I advocate for better access by striving for inclusive, accessible communities with a focus on Universal Design (UD) in residential housing.

Lifemark®, a division of CCS Disability Action, developed a globally recognised process to ensure homes could be designed to be safe and accessible and provide better living options both now and in the future. This voluntary process, in use across New Zealand since 2012, incorporates design criteria based in Universal Design Best Practice with an independent review of proposed building plans and assurance delivered with a performance rating system.

### **Universal Design:**

Universal Design is a people-centred approach to design aimed to deliver inclusive built environments and products that support high levels of performance and usability for the widest range of people. The benefits of Universal Design are undisputable and include enabling independence, social participation and delivering safer and more liveable homes and communities for everyone, regardless of age or ability. In New Zealand, Universal Design is currently an “above the building code” approach to housing design.

### **Right homes; right place – Plan Change 5**

Hastings District Council has the opportunity through ‘Plan Change 5’ to become more actively involved in ensuring that housing stock meets the populations needs, especially considering the requirements for the provision of housing that will accommodate people throughout every stage of their life. Currently there is a shortage of housing that can accommodate those with access needs and this will be intensified through allowing two and three story residential builds, apartments and town housing being consented without the requirement for Universal Design.

The recent discussion document for the new Ageing Strategy noted that a limited supply of accessible housing and difficulty modifying existing properties may cause problems for an ageing population (Office for Seniors, 2018, pp. 15, 25-26). It is also important to note that inaccessible housing can become unsafe for many people as they age and result in injuries (Keall, 2017).

In the 2013 Disability Survey, 17% of people with physical impairments, or 107,440 people, and 16% of people with vision impairments, or 26,880 people, had an unmet need for housing modifications (Statistics New Zealand, 2017).

With an ageing population, the number of people who need accessible housing is rapidly growing. Previous research has found strong evidence of a significant undersupply of accessible private homes and social housing (Saville-Smith, James, Fraser, Ryan, & Travaglia, 2007, pp. 50-53).

Given the growing number of people who will need housing modifications and the difficulty and expense of making homes accessible once built, we need more housing built to Universal Design standards. Research by BRANZ has shown that it is considerably cheaper to build homes with Universal Design features, than to retrofit existing houses. Universal Design means developing housing that works for all people of all abilities at any stage of their life. (BRANZ).

It is important to recognise the ageing population of the Hastings District and the fact people prefer to age in their own homes rather than ageing out, therefore the adoption of a strategy to incentivise the use of Universal Design standards in future builds would make a significant contribution to the future of the district.

### **Design for access and mobility: Buildings and associated facilities NZS 4121:2001**

The Design Guide 2020 references the NZ standard NZS 4121:2001 as a possible benchmark tool. Unfortunately, this standard was not designed for residential housing and its application will have unintended negative consequences. For example, this standard tends to develop bathrooms that are larger than required with a design ethos to guide the design of accessible spaces within public environments such as hospitals and public toilets that are sterile and unattractive. Hallway requirements are also larger than generally needed potentially increasing both the footprint and cost of home unnecessarily and kitchen design can be problematic.

Critically, as the likelihood this Design Standard will not be accompanied by any independent compliance given it is not legally required to be applied to a home review the likelihood it will be interpreted appropriately, and support fit-for-purpose accessible outcomes is extremely low.

It would be more beneficial for Hasting District Council to incentivise Universal Design standards for residential builds, ensuring a more useable product for the future.

### **Recommendation**

Transformational change is not easy. Within 30 years, five out of every six houses we will ever need will have already been built. With currently just 5% of all homes 'accessible' our targets from now need to be bold to ensure the housing we develop meets our future population needs.

Regulations and incentives are the main tools to drive change. The regulatory approach requires enforcement of regulation. Guidance documents while helpful do not achieve the desired outcome.

We encourage Hastings District Council to develop and adopt an initiative that will provide an incentive to designers and developers to increase the number of Universally Designed/Lifemark® homes being built throughout the district. Lifemark® has successfully worked in partnership with other councils to provide accessible homes through the utilisation of the star rating system and can support Hasting District council with exploring options that would be beneficial for the community.

Incentives create opportunities for change. Incentives work and are becoming more commonplace. The challenge is to identify how to use the incentive tools available, such as operating supplements, to reinforce the outcomes that are desired.

In 2016, Thames Coromandel District Council incentivised private developments to build to a Universal Design standard (Lifemark 3 star) by offering increased site coverage. Today nearly 40% of all new builds use this incentive with 80% of homes being built, voluntarily, above the minimum.

In 2018, Hauraki District Council incentivised private developers to build secondary dwellings to a Universal Design standard (Lifemark 3 star).

In 2021, Hamilton City Council incentivised private developers to build inner city developments to a Universal Design standard (Lifemark 3) through lower development fee contributions.

These are future focussed policies that support housing strategies which are aligned to the United Nations Human Rights approach to provide adequate housing and establish a vision where all people are well housed. Lifemark® in conjunction with Hastings District council can explore initiatives to increase the number of Universally Designed homes built in Hastings to meet the needs of the community.

Thank you

**Ben Hasselman (he/him)**  
**Lifemark Assessor**  
**A division of CCS Disability Action**

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Please note, my office hours are Mondays and Wednesdays but am always available on mobile.



TE HUNGA HAUĀ MAURI MŌ NGĀ TĀNGATA KATOA



## Bibliography

Keall, P. (2017, March 21). *Evidence supports nationwide roll-out of home safety measures*. Retrieved from University of Otago: <https://www.otago.ac.nz/news/news/otago639044.html>

Office for Seniors. (2018). *Discussion Document He Pukapuka Matapaki*. New Zealand Government. Retrieved from <http://superseniors.msdl.govt.nz/documents/ageing-population-consultation/ageing-population-discussion-document-web.pdf>

Statistics New Zealand. (2017, March 14). *Disability and housing conditions 2013*. Retrieved from Statistics New Zealand: [http://m.stats.govt.nz/browse\\_for\\_stats/health/disabilities/disability-housing-2013.aspx](http://m.stats.govt.nz/browse_for_stats/health/disabilities/disability-housing-2013.aspx)

BRANZ. (n.d.). *Universal Design Costing Estimator*. Retrieved November 11, 2014, from BRANZ: [http://www.branz.co.nz/cms\\_display.php?sn=215&st=1&pg=11034](http://www.branz.co.nz/cms_display.php?sn=215&st=1&pg=11034)

## **Kelly LIST**

Submission 056

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#29]  
**Date:** Tuesday, 22 November 2022 6:09:15 PM

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Full name *	Kelly List
Postal address *	<input type="checkbox"/> 613a Windsor Ave Parkvale Hastings 4122 New Zealand
Email address *	<a href="mailto:kellymlist@gmail.com">kellymlist@gmail.com</a>
Phone number *	0273245444
Could you gain an advantage in trade competition through this submission? *	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none"><li>• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</li><li>• The number of houses that can be built on a site</li><li>• The removal of the need for affected parties consents or neighbours approval</li></ul>
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>Our property directly borders 2 proposed sites for Medium Density housing will directly impact our private life and freedom of enjoyment of our property will be adversely affected with high level developments only 1m from boundary lines.</p> <p>This will also impact sun and warmth of our property, causing us to experience increased heating costs.</p> <p>Further this will impact the value of our property negatively.</p>
I seek the following decision from Hastings District Council (Give precise details.)	<p>Revocation of non-notification for neighbouring properties for 2+ storey development.</p> <p>Removal of 3 storey properties in suburban Hastings ie Parkvale/Raureka.</p>

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**Russell Ivor LYNDON**

Submission 057

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](http://www.myvoicemychoice.co.nz)  
Or Email:  
[policyteam@hdc.govt.nz](mailto: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)**

Russell Wor Lyndon

**Company Name (if applicable)**

**Postal Address (required)**

66 McHardy St Havelock NTH

**Email Address (required)**

russelllyndon@extra.co.nz

**Phone Number (required)**

027 4477636

**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 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).

OBJECTIVE HNRO6 (SECTION 8.2)  
OBJECTIVE HNRO7  
POLICY HNRP10  
POLICY HNRP9

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.)

SEE ATTACHED PAGES, (2)

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

THIS CHANGE SHOULD NOT GO AHEAD. IT IS THE START OF A CREEPING EROSION OF HAVELOCK NTH VILLAGE CHARACTER WHICH HAS REGULARLY BEEN STATED BY THE COUNCIL THAT IT MUST PROTECT. AS  
\* 2003 DISTRICT PLAN - 2008 HAVELOCK NORTH FRAMEWORK 9A  
Your signature or that of the person authorised to sign on behalf of the person making this submission:

Signature:

R Lyndon

Date: 25/11/22

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



## SUBMISSION ON PROPOSED PLAN CHANGE 5 FROM RUSSELL LYNDON

I oppose the plan to allow 3 story residential dwellings in the Havelock North Village in the areas indicated, as this will totally change the character of the Village.

I have grave concerns over the adverse effect of increased residents on our infrastructure which the Council is at the moment battling to keep under control. There are continual water leaks going unrepaired for weeks (the pock-marked Campbell St from Desert to Golf Roads showing the ongoing problems)

In an era of environmental awareness the Council allows this valuable resource, water, to flow down our gutters when we are a water restricted area during the summer. Just imagine the increased pressure with increased residential dwellings being considered.

The increased traffic that is inevitable with increased residents adding to the high density traffic at peak times in Havelock North and adding to the bumper to bumper vehicles on Havelock Rd and Heretaunga St to the Willowpark Rd roundabout.

It is only a matter of time when this increased traffic will create the environment for a serious vehicle accident.

I oppose the proposed lack of off street parking as it is going to cause havoc on the narrow streets of Havelock North Village with the attached danger of getting in and out of vehicles on the street. The opposition to this change is for the safety of residents particularly children who may not be seen amongst the congested parked cars.



The non-notification amendment is contrary to our ability to object to ~~an~~ edifice that is going to effect our lifestyle particularly privacy and our right to a quiet, peaceful living environment.

I therefore oppose this clause as we have a right to have a say on what will effect us and the character of the village.