

Phillip MacDONALD

Submission 058

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#24]
Date: Tuesday, 22 November 2022 8:25:29 AM

Full name *	Phillip MacDonald
Postal address *	<input type="checkbox"/> 619 Roberts Street Mahora Hastings 4122 New Zealand
Email address *	don.macdonald@xtra.co.nz
Phone number *	0274886042
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Change 5.
I seek the following decision from Hastings District Council (Give precise details.)	I am opposed to the Government scheme of building low quality, 3 story houses close to the boundary of neighbouring sections. The outcomes from these will not turn out well.

I look at the Kainga Ora houses in Plunket Street, Karamu Road, Grove Road and other streets around Hastings and see these as quickly becoming future slum areas. I do not want the equivalent decimating the value of my property Roberts Street or those of my neighbours.

Robert MASTERS

Submission 059

Plan Change 5



Submission on Proposed District Plan

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

Submissions can be:

Posted to:

Plan Change 5

Environmental Policy

Manager

Hastings District Council

Private Bag 9002

Hastings 4156

Delivered to:

Civic Administration

Building

Hastings District Council

Lyndon Road East

Hastings

Electronically:

Via

www.myvoicemychoice.co.nz

Or Email:

policyteam@hdc.govt.nz



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

Full Name (required)

Robert Masters

Company Name (if applicable)

Postal Address (required)

701 York St Hastings

Email Address (required)

Phone Number (required)

0274-458319

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

All

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

I oppose all ~~as~~ aspect of this Plan

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

Do away with the proposal.

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

Signature: R.S. Mast Date: 25/11/22

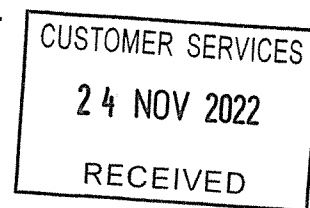
REMINDER: Submissions must reach Council by **5pm Friday 25th November 2022**

J. MAYBERRY

Submission 060

Plan Change 5

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



Submissions can be:

Posted to:

Plan Change 5

Environmental Policy

Manager

Hastings District Council

Private Bag 9002

Hastings 4156

Delivered to:

Civic Administration

Building

Hastings District Council

Lyndon Road East

Hastings

Electronically:

Via

www.myvoicemychoice.co.nz

Or Email:

policyteam@hdc.govt.nz

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

Full Name (required)

I Mayberry

Company Name (if applicable)

Postal Address (required)

506 Fenwick Street Hastings

Email Address (required)

Phone Number (required)

027878 0195

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

Am

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

I oppose all aspects of Plan Change 5

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

To abolish completely all parts of the proposal.

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

Signature:

J. A. Mayberry

Date: *21/11/2022*

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

McFLYNN SURVEYING AND PLANNING

Submission 061

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#55]
Date: Friday, 25 November 2022 3:54:37 PM

Full name *	Angela McFlynn
Company name (if applicable)	McFlynn Surveying & Planning
Postal address *	<input type="checkbox"/> PO Box 13036, Mahora, Hastings 23 Napier Road Havelock North Hastings New Zealand
Email address *	angela@mcflynnsurveying.co.nz
Phone number *	0225687750

Details for Service of Person Making the Submission Angela McFlynn
(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"/> PO Box 13036, Mahora, Hastings New Zealand
Email address	angela@mcflynnsurveying.co.nz
Phone number	0225687750

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

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

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

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

My submission relates to the

- The types or range of houses that can be built –

following proposed elements of Plan Change 5:

townhouses, duplexes, terraced housing and low rise apartments.

- The number of houses that can be built on a site
- The use of the Hastings Medium Density Design Framework as a key assessment tool
- Other (please specify)

Refer to attached submission

The specific chapter and provisions of the proposed plan change my submission relates to:

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

Refer to attached submission

My submission is that:

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

Refer to attached submission

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

Refer to attached submission

Please feel free to upload submission if necessary.



[hdc_plan_change_5_submission_final.pdf](#)

201.99 KB • PDF

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
PLAN CHANGE 5	Oppose	The proposed plan change is not consistent with the NPS-UD in that it does not seek to remove overly restrictive planning rules that make it more difficult to build homes. In particular, the proposed rules for the Medium Density Residential Zone will prevent the efficient use of the available land resource for infill subdivision and development where there is space for only one additional dwelling, and does not provide for subdivision by owner/occupiers of larger sites to create vacant sites that would otherwise be suitable for sale for future comprehensive residential development.	That the plan change is withdrawn and a new plan change prepared that is consistent with the NPS-UD, and in particular provides for subdivision and development within the Medium Density Residential Zone that is not limited only to comprehensive residential developments.
OBJECTIVE RO1 – To enable a diverse range of housing that meets the needs of the community while ensuring a quality living environment for residents and neighbours.	Support in Part	Determining what makes a ‘quality living environment’ is highly subjective, and should be clearly defined.	Amend Objective RO1 to identify the specific elements that are considered necessary to ensure a quality living environment.
OBJECTIVE RO2 – To ensure a high quality residential environment is maintained by managing design, layout, intensity and land use activities.	Oppose in Part	Determining what makes a ‘high quality residential environment’ is highly subjective, and should be clearly defined.	Amend Objective RO2 to identify the specific elements that are considered necessary to ensure a high quality residential environment.

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
POLICY RP4 – Maintain a high quality residential environment for residents and neighbours while enabling development innovation and building variety.	Oppose in Part	Determining what makes a ‘high quality residential environment’ is highly subjective, and should be clearly defined.	Amend Policy RP4 to identify the specific elements that are considered necessary to ensure a high quality residential environment.
RULE HC26 – Comprehensive Residential Development on land identified in Appendix 27 Figure 2 – RD	Support in Part	Appendix 27 is being removed from the District Plan by this plan change.	Amend to ‘Comprehensive Residential Development’ – RD
RULE HC32 – Comprehensive Residential Development outside the areas identified in Appendix 27 Figure 2 – NC	Oppose	Appendix 27 is being removed from the District Plan by this plan change.	Delete Rule HC32
OBJECTIVE RESZ-O6 – URBAN GROWTH Urban growth is managed in accordance with the Hawke’s Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy.	Oppose in Part	The Heretaunga Plains Urban Development Strategy is a non-statutory document that has been prepared by Council with limited public input, and without an opportunity for the public to challenge the strategy, and therefore should not be relied on to make decisions on resource consent applications.	Remove reference to the Heretaunga Plains Urban Development Strategy.
POLICY RESZ-P4 – MANAGING GROWTH Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular	Support	This policy encourages infill subdivision and development within the existing urban areas.	Retain this policy and amend the provisions for the Medium Density Residential Zone to be consistent with this Policy.

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
residential environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.			
MRZ – MEDIUM DENSITY RESIDENTIAL ZONE			
<p>OBJECTIVE MRZ-O2 THE PLANNED URBAN ENVIRONMENT OF THE ZONE</p> <p>The planned urban built environment of the zone is characterised by;</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including townhouses, duplexes, terrace houses and low rise apartments; b. A built form of predominantly two and three storey buildings which are integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework; 	OPPOSE IN PART	<p>The Medium Density Residential Zone should be consistent with the description of this zone type as prescribed by the National Planning Standards, i.e., “Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities”</p> <p>A predominance of 2 – 3 level buildings is not realistic, not consistent with the zone description of a Medium Density Residential Zone as prescribed by the National Planning Standards.</p>	<p>Amend Objective MRZ-O2 as follows:</p> <p>The planned urban built environment of the zone is characterised by;</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities; townhouses, duplexes, terrace houses and low-rise apartments; b. A built form of predominantly two and three storey buildings which are integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
d. An urban environment that is visually attractive, safe and easy to navigate and convenient to access.			Hastings Medium Density Design Framework; d. An urban environment that is visually attractive, safe and easy to navigate and convenient to access.
POLICY MRZ-P1 COMPREHENSIVE RESIDENTIAL DEVELOPMENT Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development	OPPOSE	In identifying the Medium Density Residential zone as suitable for comprehensive residential development, and essentially attempting to prohibit any other form of development in these areas, Council must have already confirmed that there is sufficient infrastructure capacity to service this type of development.	Delete this policy.
POLICY MRZ-P2 COMPACT DEVELOPMENT Restrict infill development of one additional dwelling on a site to ensure the efficient use of the zone for more compact housing types including duplex, terraced housing and low-rise apartments.	OPPOSE	This policy will effectively prohibit development of smaller sites and constrain housing supply, by preventing the efficient use of the zone, and is therefore inconsistent with the NPS-UD. The implementation of this policy will prevent development of the Medium Density Residential Zone in accordance with the zone description prescribed the national planning standards.	Amend to: Provide for infill development of one additional dwelling on a site to ensure the efficient use of the zone for more compact housing types where an average density of greater than one dwelling per 350m ² net site area is achieved. AND Make consequential amendments to the District Plan to reflect the

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
			appropriateness of infill subdivision and development for achieving medium density neighbourhoods.
<p>POLICY MRZ-P3 URBAN CHARACTER</p> <p>Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by:</p> <ul style="list-style-type: none"> a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements. 	Oppose In Part	A predominance of 2 and 3 storey buildings is not realistic, and is not consistent with the zone description prescribed by the National Planning Standards.	<p>Amend to:</p> <p>Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by:</p> <ul style="list-style-type: none"> a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.
<p>RULE MRZ-R22 – INFILL RESIDENTIAL DEVELOPMENT</p> <p>1. Activity Status: Non-complying</p>	Oppose	Preventing infill residential development will constrain housing supply by preventing development of small sites where only one additional dwelling could be accommodated, and	Amend activity status to Restricted Discretionary, and set an appropriate density for infill development (such as

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
		is therefore inconsistent with the NPS-UD.	greater than one dwelling per 350m ² net site area).
MRZ-S3 and standards 7.2.6E(4); 8.2.6F(4); 9.2.6J HEIGHT IN RELATION TO BOUNDARY <i>(No standard specified)</i>	Oppose	In the absence of a specified height recession plane a building 11m high can be built 1m from a neighbour's boundary. The Medium Density Residential Standards forming part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 provide an appropriate height recession plane for use in Medium Density Residential zones, being 4m plus 60°.	Specify a maximum height recession plane of 4m plus 60°.
MRZ-S12 and standards 7.2.5B, 7.2.6E(13), 8.2.5G, 8.2.6F(13), 9.2.5K, 9.2.6J(13) STORMWATER MANAGEMENT	Oppose in Part	The permitted development standards provide for 50% building coverage and require at least 20% landscaped area within a site. It is reasonable to expect the Council's stormwater network has been designed to accommodate stormwater from permitted developments in residential areas. Site specific stormwater management should only be necessary where these standards are not met. The stormwater runoff allowed should also be consistent for all sites regardless of the type of development proposed.	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards...

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
<p>MRZ-S13 and standards 7.2.5N, 7.2.6E(14), 8.2.5M, 8.2.6F(14), 9.2.5M, 9.2.6J(14)</p> <p>ROADING INFRASTRUCTURE / VEHICLE ACCESS</p>	Oppose in Part	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.	<p>Amend to:</p> <p><u>Where on-site parking is proposed to be provided on a site</u>, activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.</p>
<p>MRZ-S14 INFRASTRUCTURE – WATER, WASTEWATER AND STORMWATER</p> <p>Any application for comprehensive residential development shall include an infrastructure network assessment which has been certified by Council’s Infrastructure Asset Management Team and which confirms that there is, or will be at the time of connection, sufficient infrastructure capacity to service the development.</p>	Oppose	In identifying the Medium Density Residential zone as suitable for comprehensive residential development, and essentially attempting to prohibit any other form of development in these areas, Council must have already confirmed that there is sufficient infrastructure capacity to service this type of development.	
MRZ-R16 ASSESSMENT CRITERIA	Oppose	The listed assessment criteria are and overly prescriptive. The National Medium Density Design Guide would provide an appropriate level of guidance, is less prescriptive, and will provide for greater flexibility in building design.	Remove references to the Hastings Medium Density Design Framework, and replace with reference to the checklist of priority design elements within the National Medium Density Design Guide.

Provision Number	Support / Oppose / Support in Part / Oppose in Part	Reasons	Relief Sought
Subdivision Standards			
<p>RULE SLD7A COMPREHENSIVE RESIDENTIAL DEVELOPMENT</p> <p><i>Subdivision of a complying CRD applied for at the same time as the land use consent</i></p>	Oppose in Part	<p>No activity status has been specified. This rule also doesn't anticipate subdivision of a CRD after the development has been completed. In both cases, subdivision should be a controlled activity.</p>	<p>Amend to:</p> <p>Subdivision of a complying CRD applied for at the same time as the land use consent, or subdivision of a completed CRD development – CONTROLLED.</p>
RULE SLD15 & Table 30.1.6A	Support in Part	<p>This rule provides for subdivision within the City Living Zone (to be renamed to the Medium Density Residential Zone) as Restricted Discretionary activity. Table 30.1.6A however proposes to remove the minimum lot size for this zone.</p>	<p>Amend Rule SLD15 to refer to the Medium Density Residential Zone, and retain the specified density within Table 30.1.6A (250m² average with a maximum site size of 350m²) to encourage infill developments consistent with the expected density of development for this zone.</p>
Standard 30.1.7E PROPERTY ACCESS		<p>The vehicle access standards are only relevant on residential sites where on-site parking is being provided. This standard should be amended to reflect this, to avoid absurd situations where vehicle access is required to be provided to sites on which no parking is proposed.</p>	<p>Amend to:</p> <p><u>Where on-site parking is proposed to be provided on a site</u>, activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.</p>

Don McINTYRE

Submission 062

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#6]
Date: Tuesday, 8 November 2022 1:13:26 PM

Full name * Don McIntyre

Postal address * ☐ 605 Ellison Road PO Box 14046
Hastings, Select an option... 4122
New Zealand

Email address * don.mcintyre@xtra.co.nz

Phone number * +64274548565

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

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

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

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

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

Shirley McKINNON

Submission 063

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#31]
Date: Wednesday, 23 November 2022 7:47:30 AM

Full name * Shirley McKinnon

Postal address * ☐ 3/700 Duke Street Mahora
Hastings , Hawkes bay 4120
New Zealand

Email address * spml@xtra.co.nz

Phone number * 0276243815

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

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

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

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

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

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

I reside adjacent to the Duke Street Reaerve. From the moment I wake at 6 am. There are people there walking and playing with their dogs. This activity does not cease all day. Some walk from their homes. Others arrive in Cars. CAS Care children play outside everyday when there is no rain. The sound of happy children playing is very pleasant. To the elderly neighbours. Three nights per week the scouts utilise the hall and practise putting up tents and making things with ropes. It would be a real shame to lose this small reaerve to community housing when evey day of the week and more during the weekends are used by children playing. Dogs playing. People running around it and some old folks walk around it on a nightly basis approx 6 times each night during summer months. This reserve seldom has no one present. We have not had

homeless people present here for over 6 months now. I for one would hate for this to be utilised differently as so many folk benefit from the land already

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)

Housing and removing of the dog park and reserve

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 this going forward as per my reasons above

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

To leave the Duke Street Reserve as the dog park, child care facilities, use for Scout activities and play area for children and adults too

Edward MILLAR

Submission 064

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#15]
Date: Tuesday, 15 November 2022 8:30:53 PM

Full name * Edward Miller

Postal address * ☐ 907. Rangioria Mahora
Hastings 4120
New Zealand

Email address * ejtpmill2015@gmail.com

Phone number * 0274 849 114.

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

Rule MRZ

My submission is that:
(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)
As rate payer for over 40 years , we definitely would like to record NO to the proposed plan 5 changes,
We have concerns about the infrastructure of our area this is going to create antisocial behaviour, this street has a dementia hospital , kindergarten, disability homes , also schools and daycare facilities. What incentive have we as rate payers to keep our property's well maintained
None at all

We are not impressed with another half baked idea , one only has to look at kauri st and see what that has done to our suburb , over crowded, gangs
We objected What is so different to Cornwall road to our street.
Putting up 2 and 3 story homes that can block light from these buildings. Plenty of land to develop At Havelock and Flaxmere, have you ever thought about
Out lying areas

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

Think again this is not one of the HDC best ideas. We have
enough trouble with speed in our area , you can't fix that
so how can you put up 2 and 3 story
Property's and make the extra vehicle movements.

MINISTRY OF EDUCATION


Submission 065

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#26]
Date: Tuesday, 22 November 2022 11:16:04 AM

Full name *	Alan Dibley
Company name (if applicable)	Ministry of Education
Postal address *	<input type="checkbox"/> PO Box 1666 Wellington, Wellington 6140 New Zealand
Email address *	resource.management@education.govt.nz
Phone number *	0800 622 222
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"/> PO Box 903 Tauranga , Bay of Plenty 3140 New Zealand
Email address	sophie.andrews@beca.com
Phone number	07 578 0896
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?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
My submission relates to the	• Other (please specify)

following proposed elements of Plan Change 5:

	Section 33.1.1 (definitions). Please see attached submission for details.
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)	Please see attached submission for details.
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.)	Please see attached submission for details.
I seek the following decision from Hastings District Council (Give precise details.)	Please see attached submission for details.
Please feel free to upload submission if necessary.	<div>moe_submission_on_hastings_plan_change_5.pdf 193.43 KB • PDF</div>



22 November 2022

Hastings District Council

207 Lyndon Road East

Hastings 4122

Submission on Proposed Plan Change 5

To: Hastings District Council

Name of submitter: **Ministry of Education ('the Ministry')**

Address for service: C/-Beca Ltd
PO Box 903
Tauranga 3140

Attention: Sophie Andrews

Phone: 07 578 0896

Email: Sophie.andrews@beca.com

This is a submission on the proposed Hastings District Council – Plan Change 5 (PC5) ('the proposal').

The specific parts of the proposal that the Ministry of Education's submission relates to are:

The Ministry supports the inclusion of the standards from the NPS-Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Ministry will be submitting on the Definition of *Educational Facility* in the Definitions Section (33.1.1) of the District Plan to ensure consistency across all zones in the Hastings District Plan and eliminate the potential for misinterpretation as a consequence of having two definitions for the same activity.

Background:

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.



The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading, and improving the portfolio, purchasing, and constructing new property to meet increased demand, identifying, and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Hastings District.

The Ministry of Education's submission is:

The Ministry supports this plan change in general as it aligns with the newly mandated government intensification policy as detailed in the NPS- UD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. However, the Ministry seeks a change to the definition section effected by this plan change.

Hastings District Council has amended section 33.1.1 (Definitions) to add the National Planning Standards definition of *Educational Facility*. However, the definition is qualified as only applying to the Medium Density Residential Zones. The current definition of Educational Facility in the plan has not been deleted, and as a consequence there are now two definitions of Educational Facility in the District Plan, one of which is the definition provided in the National Planning Standards and one which is different. This has the potential to create confusion and different interpretation or misinterpretation when applying the term "Educational Facility" throughout the district.

The Ministry considers that the National Planning Standards definition should be used for Educational Facilities in all zones. Section 58I(3)(d) of the RMA requires councils to make any consequential amendments to their plans to avoid duplication or conflict with the amendments made to implement the National Planning Standards. The Ministry considers that having two definitions for the same activity is a duplication and conflict and that the District Plan should be amended to remove this duplication.

The Ministry therefore requests that the current plan definition be deleted, and the proposed definition be amended to reflect the NPS definition and to remove any qualifications for its use. This will provide one definition in the District Plan and ensure consistency in the interpretation of educational facilities in future developments. The changes will prevent any confusion or misinterpretation of the district plan.

The Ministry of Education seeks the following decision from the consent authority:

The specific amendment to the Plan sought by the Ministry is listed in Appendix 1 to this feedback with ~~strikethrough~~ and underline.

The Ministry wishes to be heard in support of their submission.



A handwritten signature in black ink is located in the middle left of the page. The signature appears to read 'Sophie Andrews' in a cursive, flowing script.

Sophie Andrews

Planner- Beca Ltd

Consultant Planner to the Ministry of Education

Date: 22 November 2022



Appendix 1: Ministry of Education feedback on the Hastings District Plan Change 5

ID	Section of Plan	Current Proposed Provision	Support/ Oppose/ Neutral/ New Provision	Reason	Relief Sought
1.	Definitions 33.1.1	<p>Educational Facility: means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes schools, technical institutes, teacher's colleges and universities, kura Kaupapa (primary school), and kura Māori (secondary school) and their ancillary administrative, cultural, health, retail and communal facilities, but does not include Early Childhood Centres.</p> <p>Educational Facility (in the Medium Density Residential Zone): means land or buildings used for teaching or training by childcare services, schools, and tertiary education services, including any ancillary activities.</p>	Support in part	<p>The Ministry request that the current definition in the Hastings District plan to be removed. In Addition, the proposed definition should be amended through the removal of "<i>in the Medium Density Residential Zone</i>", so that it applies to all zones as shown in the <i>relief sought</i> column.</p> <p>Section 58l(3)(d) of the RMA requires councils to make any consequential amendments to their plans to avoid duplication or conflict with the amendments made to implement the National Planning Standards. The Ministry considers that having two definitions for the same activity is a duplication and conflict and that the District Plan should be amended to remove this duplication.</p> <p>This will provide consistency with the NPS definition and will reduce the potential for misinterpretation of the District Plan or any need to change the definition in future.</p>	<p>Educational Facility: means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes schools, technical institutes, teacher's colleges and universities, kura Kaupapa (primary school), and kura Māori (secondary school) and their ancillary administrative, cultural, health, retail and communal facilities, but does not include Early Childhood Centres.</p> <p>Educational Facility (in the Medium Density Residential Zone): means land or buildings used for teaching or training by childcare services, schools, and tertiary education services, including any ancillary activities.</p>

Nicola MORGAN

Submission 066

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#54]
Date: Friday, 25 November 2022 3:44:48 PM

Full name * Nicola Morgan

Postal address * ☐ 706 Tomoana Road
Hastings 4120
New Zealand

Email address * nicandjoss@slingshot.co.nz

Phone number * 0272204510

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. No

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

- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

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

MR2-S5 Setbacks a) ii

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 a minimum of a 1 meter setback from the side boundary and believe that without neighbour approval this is not enough of a setback, particularly for older character dwellings. A multi story building 1 metre from the side boundary of our property would be dominant, out of scale and obtrusive, and I am sure would negatively impact our light even with the required

angles.

My 1923 home was made part of the character residential zone in approx 2013 but under the new proposal will be in the medium density zone. As a result of being in the character residential zone when I built onto my house approx. 8 years ago I was required to keep the facade unchanged. When I built my shed a few years ago it cost about double in order to make it in keeping with the house for the character zone and we had to set it back 5mt from the front of the section and landscape this area. Being in the character zone has impacted on us but we were ok with that because of the protections it also gave to our area. Now less than 10 years later the council no longer cares about the character of our area which we personally have paid to maintain. Side boundary set backs for buildings with a boundary to a Character Residential Zone is proposed as 2 meters and I believe it should be this for all existing single story dwellings or at least for character pre 1950 houses.

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

A change to the side boundary setback from a minimum of 1 metre to a minimum of 2 meters, for ideally all existing single story homes or alternatively if boundary is with a pre 1950 home.

Greg NEILL

Submission 067

Plan Change 5

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



Submissions can be:

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

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

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

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

Full Name (required)

GREG NEILL

Company Name (if applicable)

—

Postal Address (required)

6 CHAMBERS ST. HAVELock NORTH

Email Address (required)

greg.neill@gmail.com

Phone Number (required)

(021) 0260 5417

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

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

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

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☐ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

OBJECTIVE HNR06 (SECTION 8.2)
OBJECTIVE HNR07
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.)

I strongly oppose the change to "Medium Density Residential" on Chambers Street and Dart Road (and the block of residences in between). This is due to:

- Character and appeal of this part of the Village;
- Storm or infrastructure and amenities;
- Interference with access to light and privacy of existing dwellings.

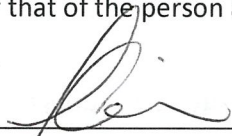
The erection of 3-storey townhouses would ruin the character of the residential environment on Chambers St, Havelock North.
*See attached pages.

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

The change to "Medium Density Residential" should not go ahead in relation to Chambers Street and Dart Road (and the residences in between)

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

Signature:



Date:

17/11/2022

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

Jodi and Greg Neill - Submission on Proposed Plan Change 5

3. continued...

Multiple Water Leaks

We have been living in our house in lower Chambers Street since 2015. Every year since living here we have had to deal with multiple water leaks from the aging pipes in the street. As part of your due diligence, we ask you to refer to council records to note all leaks fixed by council on Chambers Street in the last 5+ years. You will note there have been multiple. These leaks are sometimes not fixed for weeks and have an adverse impact on the surrounding properties.

Introducing multiple housing in this area will result in further leaks and pressure on the current pipes and system. We would like to understand how the council intends to address the aging water pipes to ensure further leaks do not result.

Sewer Blockage

There has also been a number of sewer blockages. One that resulted in sewage leaking onto our property from a blockage at the bottom of Chambers Street. This will only become more of an issue with multi housing. We would like to understand how the aging sewer lines will be addressed should the proposed district plan change 5 be passed.

Water Restrictions

Every year in Havelock North we are placed under tight water restrictions over the summer months. These water restrictions already put a strain on households. How will the council address water restrictions should the proposed district plan change 5 be passed, as having multi housing will result in double/triple the amount of water required.

Residential Subdivisions

Currently the council has approved a number of extensive residential subdivisions which addresses the current need for further housing. These subdivisions will have an impact of the Havelock North Village. Adding multiple housing on top of this will only exacerbate that pressure on the village.

Parking Issues

Currently the streets around the Havelock North Village centre are full with parked cars all day. Removing the need to provide off street parking for a property will only increase the number of cars parking on these streets. Havelock North is unique in that it has a high number of schools located close to the Village centre. These children walk to and from the schools through the centre. Having an increase of cars parked on the road will create a dangerous environment for these children. Not only this, the village also has a high number of elderly residents who will also be negatively impacted by the increased number of cars parked in the Village. (An example of this is Lindsey Street).

How will the council address the safety issue regarding the increased number of cars parked on the street should the proposed district plan change 5 be passed.

Car Congestion

Currently the Village is impacted by congested cars travelling to Hastings and Napier from Havelock North as well as from Hastings and Napier to Havelock North. This is clearly obvious during peak traffic times during the week. Cars are backed up and bumper to bumper. With the additional residential

subdivisions already approved this will get worse. Adding multiple density housing on top of this will have a further negative impact on our roads and create safety concerns.

How will the council address the safety issue regarding the increased number of cars on our roads in the Village should the proposed district plan change 5 be passed.

Non notification of Building Consents

Introducing non notification of building consents, takes away the rights of residents to have their say on what is being built around them. Especially as these proposed changes will affect their privacy and their right to a quiet and peaceful environment and lifestyle.

9A District Plan 2003, Part B Zones, 9A Havelock North Village Centre Zone

In addition to everything listed in our submission so far, the character of the village will be negatively affected from the addition of multi density 3 story housing and apartment complexes.

In 2008 the Hastings District Council completed the Havelock North Village Centre Framework for Future Development.

In this framework the council continually mentions the necessity to maintain Havelock North Village's "memorable character" and "enhance pedestrian experience". Medium Density Housing works against the councils own framework.

Bradley NICOLL

Submission 068

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#5]
Date: Monday, 7 November 2022 8:15:56 AM

Full name * Bradley Nicoll

Postal address * ☐ 310 Fenwick Street Mayfair
Hastings 4122
New Zealand

Email address * mrbradnicoll@gmail.com

Phone number * 0212584846

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

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

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

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. No

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

- 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.)

I Oppose the the removal of the need for effected parties contents or neighbours approval and the proposed number of houses that can be built on any one site ,

I am not against the increase of or the styles of houses proposed and I agree that something needs to be considered for an increasing population.

What I do disagree with is that with every opportunity developers will throw multi tenanted , low rise appartments and terraced housing into every well established neighbourhood throughout the suburbs effected and this process will be unstoppable or challengeable by the pre-existing communities .

There are still families that buy property as a first home / family home ,there is still the desire to have a medium sized back yard in a privet , quiet and established neighbourhood . These simple desires bring a sense of security and comfort to families .

By accepting plan change 5 you are taking away a choice for a given environment (the quiet suburban street , with single level 3-4 bedroom house ,a section large enough to accommodate a family dog) that still exists .

Rather that infecting established neighbourhoods with proposed low rise apartments you should consider the use of Frimley new extension , Parkvale east new housing development , Havelock Nth (Brookvale ,and Bulls Hill site) Flaxmere (Carnarvon Dr , Kirkwood Road) are all ideal areas to site proposed townhouses , duplexes and terraced housing .

with the correct planing these areas could be well presented as a built up suburban modern neighbourhood much like the Flatbush area and many other new suburbs in the Auckland area (streets and streets of apartments) this works well as there has been great planning around access. , parking and services , Schooling and transport .

I feel that by allowing Plan change 5 to go ahead is simply a bandaid that will cause more unnecessary expense and place strain on already heavily utilised mains and services , roading , schools , parks and facilities.

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

I feel that council and its planning devission must consider and act responsibly in order to preserve established communities and community environments.

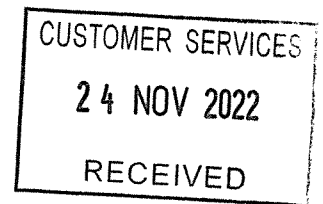
Do not remove the right of effected parties to contest and First and foremost do not destroy existing neighbours by over populating , once this has been passed it can not be undone easily .

Lisa NORTH

Submission 069

Plan Change 5

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



Submissions can be:

Posted to:

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

Delivered to:

Civic Administration
Building
Hastings District Council
Lyndon Road East
Hastings

Electronically:

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

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Full Name (required)

Lisa North

Company Name (if applicable)

Postal Address (required)

2523 Fernside St. 15.north@hotmail.com

Email Address (required)

027 8156387

Phone Number (required)

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

ALL

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

I oppose all aspects of plan change 5

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

to abolish completely all parts of the proposal.

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

Signature: L. North Date: 24.11.22

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

Philippa NOTTINGHAM

Submission 070

Plan Change 5

Submission on Hastings District Plan

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

Submissions can be:

Posted to:

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

Delivered to:

Civic Administration
Building
Hastings District Council
Lyndon Road East
Hastings

Electronically:

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

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

Full Name (required)

Philippa Nottingham

Company Name (if applicable)

Postal Address (required)

712 Heretaunga Street East, Hastings

Email Address (required)

h.p.pearse@xtra.co.nz

Phone Number (required)

0274620848

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?

☐ Yes

☐ No

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

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

☐ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

(Tick all that apply).

- ☐ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☐ The 3 storey height limit for houses
- ☐ The removal of the need for affected parties consents or neighbours approval
- ☐ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify
The areas identified for medium density housing and rules.

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)

The whole document.

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

I support the intent of the plan change but do not agree with the areas identified for medium density housing and the proposed rules.

The current zones appear to be limited to the existing City Living Zone and areas already identified for Comprehensive Housing as well as some motel sites. Much of the land identified is already fully developed and there are not many areas where there is the potential to amalgamate sites to do cost effective medium density housing.

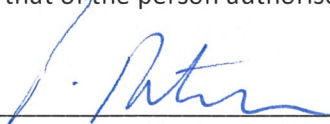
4. **I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL:** (Give precise details.)

Extend the medium density zone to include areas around existing commercial hubs and Open Space Zoned areas. Basically all of the Hastings General Residential Zone apart from the more recent greenfields areas in Lyndhurst and Northwood.

Extend Suburban Commercial zones and add new ones particularly in Havelock North so they can provide additional services within a walkable distance e.g 800 St Aubyn St E.

MRZ-R22 In fill housing needs to be permitted as if it is not possible to amalgamate sites this is the only option for development.

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

Signature:  Date: 25-11-2022

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

OCEANIA VILLAGE COMPANY

Submission 071

Plan Change 5

From: [Matt Round](#)
To: [Policy Team](#)
Subject: Plan Change 5 Submission
Date: Thursday, 24 November 2022 2:33:44 PM
Attachments: [image001.jpg](#)
[Plan-Change-5-Submission-Form - Oceania Village Company.docx](#)

Hi there,

Please see attached a submission on Plan Change 5 that we wish to make on behalf of our client Oceania Village Company Limited.

Regards,

Matt Round

Resource Management Planner



Level 3 - 48 High Street, Auckland CBD

PO Box 4492, Shortland Street, Auckland 1010

Phone: 09 309 5367 | **Mobile:** 021 206 2555

Submission on Hastings District Plan

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

Submissions can be:

Posted to:

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

Delivered to:

Civic Administration
Building
Hastings District Council
Lyndon Road East
Hastings

Electronically:

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

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

Full Name (required)	<u>Andrew Buckingham</u>
Company Name (if applicable)	<u>Oceania Village Company Limited</u>
Postal Address (required)	<u>PO Box 9507, Newmarket, Auckland 1149</u>
Email Address (required)	<u>Andrew.Buckingham@oceaniahealthcare.co.nz</u>
Phone Number (required)	<u>021 677 656</u>
 Contact Name, Address, Email Address and Phone Number for Service of Person Making the Submission*	 <u>Bentley & Co. Limited, C/- Craig McGarr</u> <u>PO Box 4492, Shortland Street, Auckland CBD 1140</u> <u>cmcgarr@bentley.co.nz</u> <u>09 309 5367</u>

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

Do you want to be heard in support of your submission? ✓ Yes ☐ No
(Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.)

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

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

Please feel free to use additional sheets if necessary.

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

(Tick all that apply).

- ☐ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The 3 storey height limit for houses
- ☐ The removal of the need for affected parties consents or neighbours approval
- ☐ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☒ Other, please specify

The provision of retirement villages as 'comprehensive residential developments' in the Havelock North General Residential Zone, including the introduction of new specific performance standards and assessment criteria for such activities.

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)

Section 8.2 – Havelock North Residential Environment
Section 33.1 – Definitions ("Comprehensive Residential Development")

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.)

Oceania supports Plan Change 5 in regards to the following:

- The deletion of the reference to Appendix 27 and 80 for 'Comprehensive Residential Developments' in the Activity Table for the 'Havelock North General Residential Zone' (Rules HNGR14 and HNGR26).
- The provision of 'Comprehensive Residential Developments' as 'Restricted Discretionary Non-notified' and 'Restricted Discretionary' activities, pursuant to Rules HNGR14 and HNGR26.
- The introduction of the 'Specific Performance Standards and Terms' for 'Comprehensive Residential Developments' for the 'Havelock North General Residential Zone' (with the exception of Standard 8.2.6(F)(8)(a)).
- The introduction of the 'Specific Performance Standards and Terms' for 'Comprehensive Residential Developments' for the 'Havelock North General Residential Zone' (with the exception of Standard 8.2.6(F)(8)(d)).
- The removal of the requirement for 'Comprehensive Residential Developments' to comply with the 'General Performance Standards and Terms for all Activities' for the 'Havelock North General Residential Zone'.
- The amendments proposed to the definition of 'Comprehensive Residential Development'.

Reasons:

- Oceania supports the efficiencies introduced by Plan Change 5 to provide for new retirement village activities and the redevelopment of existing retirement villages in Residential Zones not currently identified in Appendix 26.

- The enabling of more intensive developments including 'comprehensive residential developments' (which includes retirement villages) proximate to town centres / open spaces / public transit stops, is an appropriate response to the NPS-UD and will provide opportunity for intensification for the aged care community, who will benefit from such locations.
- It is appropriate that comprehensive residential developments (retirement villages) be provided for on a non-notified basis in such residential environments where appropriate specific performance standards are complied with.
- Those specific performance standards proposed to apply to 'comprehensive residential developments' (retirement villages) (with the amendments sought by this submission) in such residential environments appropriately reflect the outcomes intended by the NPS-UD and will enable 'comprehensive residential developments' to occur in a manner which can be sustained by those environments.

With regards to Standard 8.2.6F(8) 'Outdoor Living Space' and Standard 8.2.6F(11), which are proposed to apply to 'Comprehensive Residential Development' in the Havelock North Residential Environment, these require amendments to:

- Reflect that retirement villages as a component of 'comprehensive residential developments' have fundamentally different amenity requirements in respect of outdoor living, compared with typical residential developments. In particular, the nature of retirement village accommodation is such that the number of persons per unit is substantially less than 'dwellings'. Therefore, the requirement to have at least 30m² of outdoor living space is inappropriate for retirement village units which include a combination of private and communal outdoor living spaces for residents.
- Clarify that these standards should only apply to independent living units within a retirement village (and therefore does not apply to dementia or care units where it is not appropriate for such requirements to apply).
- Remove the onerous requirement proposed for outdoor living spaces to be north facing for all units. With regards to retirement villages specifically, such developments typically are designed to have provide for a range of aspect and outlook for units, and therefore the requirement for all outdoor living spaces to be north facing is not appropriate.
- Remove the requirement for an application for a 'Comprehensive Residential Development' be to subject to the standards tests for notification under Rule HNGR26 as a result of any infringement to Standard 8.2.6F(8)(a) or (d), as these matters do not have a bearing in respect of off-site amenity.
- Apply the 'Outdoor Living Space' standard only to 'independent Living' units, as 'care suites' (including dementia care units) as a component of 'Comprehensive retirement developments' typically include the provision of secure communal indoor and outdoor living spaces for such units, as opposed to independent / private living spaces for each unit (due to the nature of care required for residents within this type of accommodation).

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

To amend Standard 8.2.6F(8) 'Outdoor Living Space' and Standard 8.2.6F(11) as set out below:

8. OUTDOOR LIVING SPACE

- (a) A residential unit at ground floor must have an outdoor living space that is at least 30m², with a minimum 4m dimension
- (b) A residential unit above ground floor must have an outdoor living space of at least 8m², with a minimum 1.8m dimension
- (c) All outdoor living spaces must be accessible from the main living area of the residential unit; and
- ~~(d) All outdoor living spaces must be north facing i.e. north of east or west.~~
- (e) All outdoor living spaces must be clear of buildings, parking spaces, servicing and manoeuvring areas
- (f) A retirement village (independent living) unit at or above ground level must have an outdoor living space of at least 8m², with a minimum 1.8m dimension.

9. LANDSCAPED AREA

- (a) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the exclusive use area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;
- (b) The landscaped area must be located within the specific site or exclusive use area associated with each residential unit.
- (c) The standard in (a) and (b) above does not apply to retirement villages

11. OUTLOOK SPACE

- (a) An outlook space must be provided for each residential unit and retirement (independent living) unit as follows:
 - (i) A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.
 - (ii) All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies

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



Signature: _____ Date: 24 / 11 2022

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

ODERINGS NURSERIES CHCH LTD

Submission 072

Plan Change 5

From: [Joe Gray](#)
To: [Policy Team](#)
Cc: [James Gardner-Hopkins](#); [Anna Sanders](#); [Daniel Hart](#)
Subject: PC 5 late submission - Oderings Nurseries ChCh Ltd
Date: Thursday, 1 December 2022 6:51:34 PM
Attachments: [image003.png](#)
[PC 5 - Late submission cover letter - Oderings.pdf](#)
[1. PC5 submission - Oderings.pdf](#)
[Attachment A.pdf](#)

Hi there,

Please find a late submission to Plan 5 on behalf of Oderings Nurseries ChCh Ltd. We are now aware that submissions closed on Friday last week.

The reasons for the late submission are set out in the letter. We trusts that reason for the lateness, set out in the attached cover letter, is acceptable and we apologise for any inconvenience.

Kind regards

Joe

Joe Gray

Principal Planner

M: 021 076 7668 E: joe@saddleback.nz



1 December 2022

To the Plan Change 5 Environmental Policy Manager

Hasting District Council

207 Lyndon Road East

Hastings 4122

Dear Sir / Madam

Please find attached a submission in response to Plan Change 5 on behalf of Oderings Nurseries Limited.

I am aware that the closing date for submissions was Friday 25 November. The reason the submission is late is primarily due to recent change to planning consultants that are not local, or particularly familiar with the status of the Plan Change 5 notification timeframes. As a result, the submission date was missed.

We kindly request that the late submission is accepted and considered in deliberations.

Yours Sincerely

A handwritten signature in blue ink, reading "James Gardner-Hopkins". The signature is fluid and cursive, with the first name "James" being the most prominent.

James Gardner-Hopkins

Contracted Project Manager for the Submitter

FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR PLAN CHANGE

PLAN CHANGE 5 TO THE HASTINGS DISTRICT PLAN

Clause 6 of First Schedule, Resource Management Act 1991

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

SUBMITTER: Oderings Nurseries ChCh Ltd ("**Submitter**")

SUBMISSION ON: Plan Change 5 to the Hastings District Plan

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

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

Background

1. The Submitter is the owner of the properties at 55 and 57 Brookvale Road, legally described as Lot 1 DP 8274 and Lot 2 DP 311724. Together with the adjacent property at 53 Brookvale Road, legally described as LOT 1 DP 311724, these properties form an urban block referred to as "**the Site**".
2. The Site is currently zoned Plains Production as shown below. It is surrounded by General Residential, with a sports park to its west.



3. The Submitter is currently seeking referral for entry into the fast track process, to develop the Site (excluding 53 Brookvale Road) to subdivide it and construct a housing development, which will include:
 - (a) 35 residential allotments;
 - (b) 35 residential units;
 - (c) Additional allotments for access, including new public access points to Guthrie Park; and
 - (d) Infrastructure associated with the subdivision and development, including private roads, parking, and three waters services.
4. The masterplan for the development is as follows:



Trade Competition

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

Submission

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

Specific concerns / amendments sought

7. Without limiting the generality of the above, the more particular concerns and/ or amendments sought are as follows:
 - (e) The Proposal fails to achieve its objectives, as well as the existing objectives of the District Plan, efficiently and effectively, which the s32 report itself found would occur with an "expanded zone" evaluated as Option 3, but rejected that Option because of the Council's own lack of information about infrastructure capacity. Those concerns could have been addressed through reserving appropriate matters of discretion, or through some other

mechanism (eg an “infrastructure certificate”). The Council's Option 3 also only considered a limited expanded zone, comprising vacant land / sites around the Flaxmere Town Centre, and certain land along both sides of Heretaunga Street East to Norton Road. The Council should have considered the Submitter's Site for inclusion, and erred in its s32 assessment by failing to do so, when the Council was aware of the Submitter's proposal for the Site and significant work has been done to confirm that sufficient infrastructure capacity can be achieved.

- (f) Accordingly, the Submitter seeks inclusion of its site as a limited “expansion zone” within the proposed Medium Density Residential Zone.
- (g) Doing so would:
 - (i) “Instantly” unlock a brownfield site within the urban boundary of Havelock North (see attachment A) for Residential Development. The owners of 55 and 57 Brookvale Road already have plans for a 35-dwelling development on site, through a fast track consent process, but are entitled to make any such application to the EPA up until early January 2024, and so the Proposal may “overtake” that application (unless appealed);
 - (ii) If the fast track consent is granted in advance of decisions on the Proposal, the zoning would then “catch up” with the fast track consent, which is entirely logical and sensible.
 - (iii) Remedy the current anomalous zoning of the site as Rural Production Zone, which is related to long extinguished uses of the site. The most recent Nursery operations have been on the site for decades, and did not make use of the productive soils of the land – for the most part, they were built on hardstand. In reality, and as indicated within the Heretaunga Plains Urban Development Strategy (HPUDS) (see Attachment A), the site is within the urban boundary of Havelock North and is surrounded by existing residential development, a legally approved residential subdivision and land earmarked for future urban development under the HPUDS. As such, the site is clearly within a “residential area”.
 - (iv) Meet the purpose of Plan Change 5.

- (h) In addition to meeting the purpose of Plan Change 5,
 - (i) the rezoning will also provide an opportunity to give effect to the HDP's Urban Strategy as:
 - (ii) The urban strategy seeks to avoid ad-hoc urban development in the urban periphery (and the consequent loss of productive rural land) by identifying appropriate areas for growth.
 - (iii) Being within the urban boundary of Havelock North and contained within area earmarked for future urban development (See attachment A), the site is an ideal location for residential growth.
 - (iv) Despite being zoned Plains Production Zone, the sites soils have been retired from productive use, and there is no feasible scenario in which they would be returned to productive use.
 - (v) Residential development on the site enables growth within the urban boundary of Havelock North, directing residential activities away from the urban periphery and preserving the productive capacity of rural land outside the urban boundary of Havelock North.
- (i) The rezoning of the site will also give effect to the provisions of the NPSUD as:
 - (i) The rezoning will achieve Objective 1 & 2 and Policy 1 & 2 by directing primary production activities away from a sensitive urban environment and increasing housing supply, improving the functionality of the urban environment and supporting a competitive housing market.
 - (ii) The rezoning will achieve Objective 3 by enabling more people to live in Havelock North, an important regional employment centre.
 - (iii) The rezoning will achieve Objective 4 as it will allow for a change on the site that is responsive to the demands of the community (demand for housing).

- (iv) Policy 8 is fundamentally enabling of the proposed rezoning as it directs local authorities to be responsive to plan changes that would add to development capacity and contribute to well function urban environments, even if these changes are unanticipated by RMA planning documents.
- (j) While the National Policy Statement on Highly Productive Land (NPSHPL) directs that the urban rezoning of highly productive land is avoided, the rezoning would not be contrary to the NPSHPL as:
 - (i) In the first instance, it is considered inappropriate consider the site mapped as highly productive land for the following reasons:
 - Clause 3.4(1) of the NPSHPL requires that rural land considered predominantly Land Use Classification (LUC) 1, 2 or 3 is mapped as highly productive land.
 - Under Clause 3.4(1) the subject site would be considered highly productive land as it is within a rural production zone under the Hastings District Plan and has been identified as LUC 3 land within The New Zealand Land Resource Inventory.
 - However, Clause 3.4(2) creates an exception to Clause 3.4(1), requiring that land identified for future urban development must not be mapped as highly productive land.
 - Under the Heretaunga Plains Urban Development Strategy 2017 (HPUDS) (a collaborative urban development strategy prepared by Hastings District Council, Napier City Council and Hawke's Bay Regional Council) the rural area surrounding the subject site has been identified as a future urban development area (see Attachment E).
 - Accordingly, the exclusion of the subject site from the land identified for future urban development is an anomaly, likely an oversight related to the historical use of the site as a garden centre, nursery and residential land (the subject site already being a longstanding part of the existing urban landscape). In

reality, the subject site is a de facto part of the future urban development area of Havelock North.

(ii) Notwithstanding the above, if, for technical reasons, the subject site were still to be considered “highly productive land”, then the following policies would be most relevant to the proposed development, in addition to the objective of the NPS:

- Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.
- Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

(iii) While the NPSHPL directs that the urban rezoning of highly productive land is avoided, as referenced in Policy 5 the provisions of the NPS itself provide exceptions (in clause 3.6) and the proposed rezoning fits the requirements of these provisions as:

- The proposed rezoning is required to meet the demand for housing in Havelock North (clause 3.6(1)(a)).
- There are no other options for urban rezoning in the area that will not infringe into rural land outside the urban boundary of Havelock North (clause 3.6(1)(b)).
- As the land has already been retired from productive use, the social and economic benefits of urban rezoning far outweigh a purely technical loss of ‘highly productive land’ (clause 3.6(1)(c)).

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

- (a) Achieve the sustainable management purpose of the RMA.
- (b) Assist the Council in carrying out its functions in order to achieve the purpose of RMA.
- (c) Be “most appropriate” in achieving its objective, particularly in terms of efficiency and effectiveness.

- (d) Achieve the requirements of section 75 of the RMA.
- (e) In particular, will give effect to the NPS-UD enabling a well functioning form, and by making development less unaffordable.

Decision Sought

9. The Submitter requests the following decision:

- (a) as primary relief:
 - (i) inclusion of its site as a limited “expansion zone” within the proposed Medium Density Residential Zone;
 - (ii) any further consequential or related relief which might be required to achieve the inclusion of its Site in the proposed Medium Density Residential Zone (such as any particular bespoke Site-specific provisions
- (b) as secondary and alternate relief, the Submitter also generally seeks, given the Council’s signal that it intends to apply the proposed Medium Density Residential Zone to other sites in the future, appropriate modifications to the provisions of the Proposal to facilitate that outcome in the future.

Hearing of Submissions

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

DATED 30 November 2022



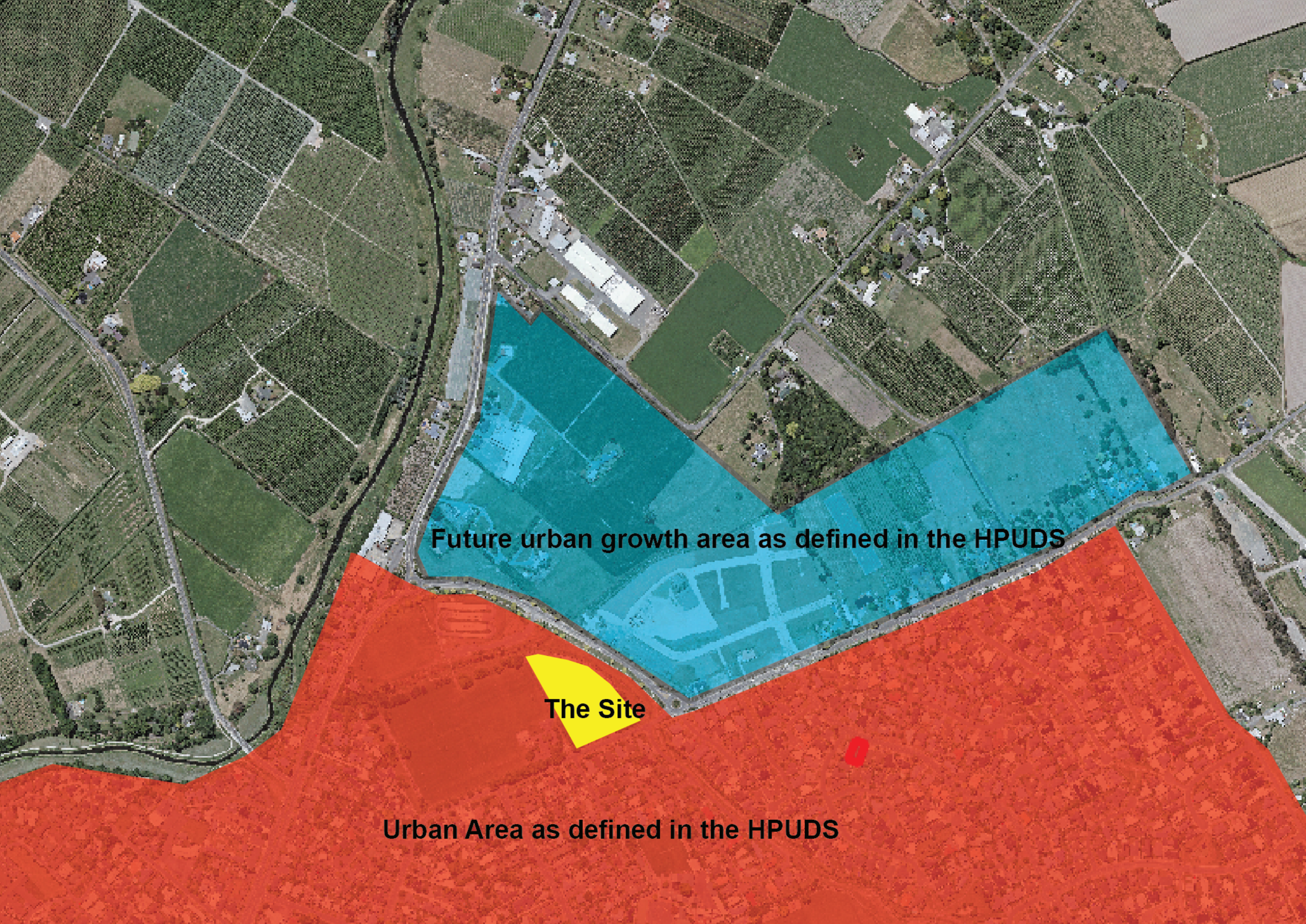
James Gardner-Hopkins

Contracted Project Manager for the Submitter

The Submitter’s address for service is:

C/- JGH Advisory
PO Box 25160
WELLINGTON 6140

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



Future urban growth area as defined in the HPUDS

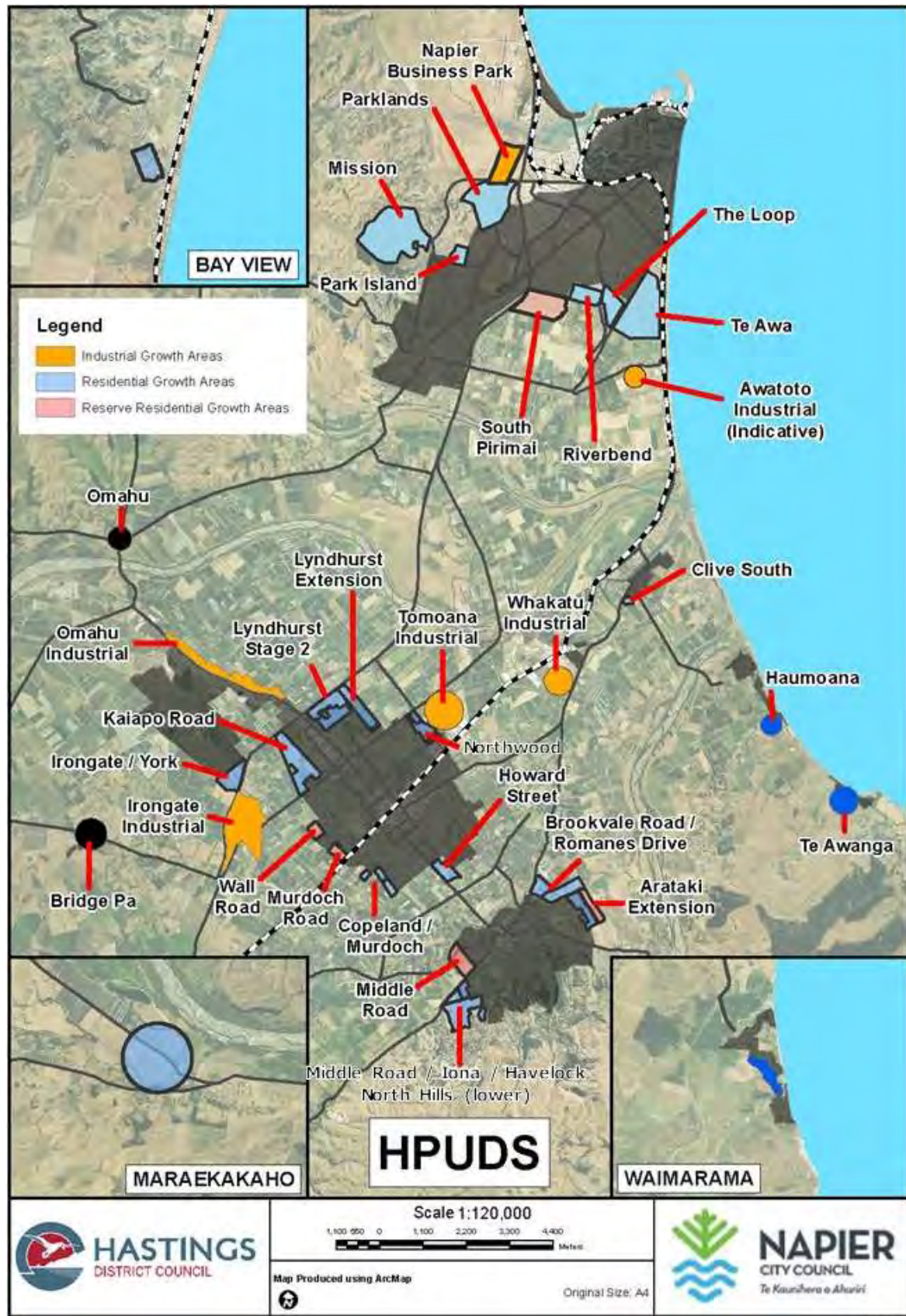
The Site

Urban Area as defined in the HPUDS

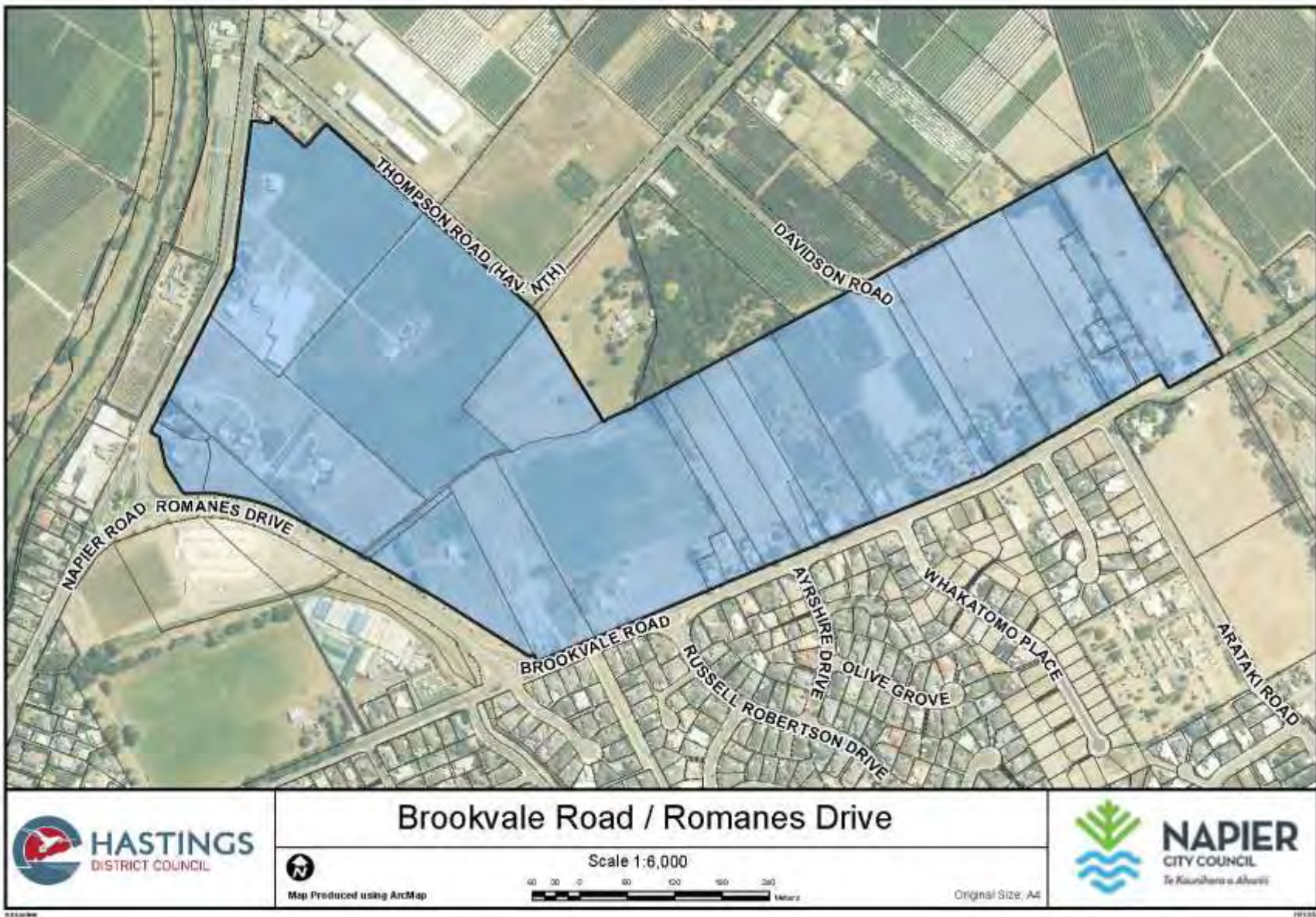
5. LOCATION MAPS – INDICATIVE ONLY

Note: the spatial areas shown on the following series of maps are 'indicative only' and are subject to further refinement as part of future structure planning and formal district plan change processes, following further assessment.

5.1. OVERVIEW MAP



9. BROOKVALE ROAD / ROMANES DRIVE



John OLIVER

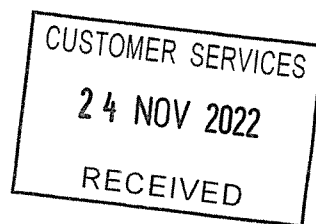
Submission 073

Plan Change 5



Submission on Proposed District Plan

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



Submissions can be:

Posted to:

Plan Change 5

Environmental Policy

Manager

Hastings District Council

Private Bag 9002

Hastings 4156

Delivered to:

Civic Administration

Building

Hastings District Council

Lyndon Road East

Hastings

Electronically:

Via

www.myvoicemychoice.co.nz

Or Email:

policyteam@hdc.govt.nz

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Full Name (required)

John Oliver

Company Name (if applicable)

Postal Address (required)

508 Fenwick Street Hastings

Email Address (required)

johnoliver@hotmail.com

Phone Number (required)

Contact Name, Address, Email

Address and Phone Number

for Service of Person Making

the Submission*

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

all

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

I oppose all aspects of Plan Change 5

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

To abolish completely all parts of the proposal

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

Signature:  Date: 24-11-22

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

Raewyn OWENS

Submission 074

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#11]
Date: Friday, 11 November 2022 3:36:05 PM

Full name *	Raewyn Owens
Postal address *	<input type="checkbox"/> 12 Wellwood Terrace Te Awanga Hastings, Hawkes Bay 4102 New Zealand
Email address *	john_owns_glassart@hotmail.com
Phone number *	06 8750412
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool
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
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific	I oppose to the fact that the affected property owners will have no ability to consent or disapprove to the condensed buildings of up to 3 stories high & numerous adjoined apartments/townhouses that can be constructed in the

provisions or wish to have amendments made, giving reasons.)	vicinity or alongside their property.
I seek the following decision from Hastings District Council (Give precise details.)	The Hastings district council should allow for affected property owners to have rights to oppose this rule change & be able to object to neighbouring condensed buildings.

Debbie PAILTHORPE

Submission 075

Plan Change 5

From: d.pailthorpe@xtra.co.nz
To: [Policy Team](#)
Subject: Proposed District Plan Change 5
Date: Thursday, 10 November 2022 1:35:57 PM

Hi

I would like to comment on the above proposed plan.

I do not feel that in NZ we need this sort of housing especially in our area and we have a lot of land available to house normal housing.

I also feel it should not be put in other areas unless very necessary.

If this sort of housing is allowed then we are going to put in amongst lesser valued properties which is going to lower others around.

Also this is what England has done and is appalling the way a lot live over there unless they have a lot of money.

If is going to segregate the wealthy to the poor and there will be no in between. There are already too many Housing NZ and Kia Angaroa Housing being built now in amongst other properties?

Thanks for listening

Regards

Debbie Pailthorpe

Lisa PALLESEN

Submission 076

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#19]
Date: Saturday, 19 November 2022 8:39:25 PM

Full name * Lisa Pallesen

Postal address * ☐ 601 Fitzroy Avenue Mahora
Hastings 4120
New Zealand

Email address * pallygirls@xtra.co.nz

Phone number * 021 1252 338

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

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

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

Are you directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition. No

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

MRZ-O1
MRZ-O2
MRZ-O3
MRZ-P4
MRZ-P6
MRZ-S5

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 new medium density residential zone or general residential zone proposed Plan

Change 5, which introduces houses with up to 3 stories high, being built without neighbours approval. (MRZ-O1)

A structure 3 stories high will affect the privacy of all neighbouring properties, which the dwelling will overlook. Presumably a 3 storey dwelling will accommodate a large family? (MRZ-P4, which relates to MRZ-O2) If so, it will create more stress on an already overloaded infrastructure (MRZ-P6, which relates to MRZ-O3).

The quality of life of existing residents in the area will substantially decline. (MRZ-O2) The density will detract from the character of surrounding residential properties. (MRZ-S5) It will also impact the value of existing homes in the area.

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

To stop the changes that are proposed in the Hastings District Plan Change 5 within the Medium Density Residential Zone.

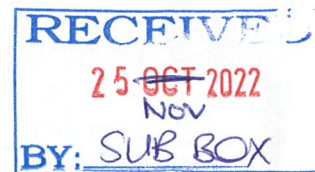
To ensure that any homes built will be no higher than 2 stories, unless written consent is given by all neighbouring properties.

Ross and Jill PIPER

Submission 077

Plan Change 5

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



Submissions can be:

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

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

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

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

Full Name (required)

ROSS & JILL PIPER

Company Name (if applicable)

Postal Address (required)

3/105 ROBERTS ST HASTINGS

Email Address (required)

thepipers1@xtra.co.nz

Phone Number (required)

(06) 8765594

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

- ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☐ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

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

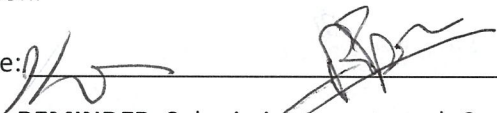
3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

- Main concerns*
1. *The height of buildings could be built up to 12m high. This could impact on natural sunlight*
 2. *In distance for rear and side boundaries*
 3. *The impact of high rise dwellings on neighbours privacy*
 4. *The removal of the need for affected parties to be consulted on any changes*
 5. *Roberts street already has medium density housing on most of the sections*
 6. *The effect of the valuation of the properties*

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

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

Signature:



Date: 25 11 22

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

Jennifer PRICE

Submission 078

Plan Change 5

From: [Anna E. Summerfield](#)
To: [Tania Sansom-Anderson](#)
Subject: FW: Plan Change 5 - Right Homes Right Place
Date: Thursday, 19 January 2023 11:30:13 AM
Attachments: [image001.png](#)
[image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[image002.png](#)

Hi there

Wondering if you can add this submission into the late submissions as well – I may have already sent it to you just can't remember!!

Many thanks

Anna

From: Jenny Price [mailto:Jenny.Price@PublicTrust.co.nz]

Sent: Sunday, 18 December 2022 7:19 PM

To: Anna E. Summerfield

Subject: RE: Plan Change 5 - Right Homes Right Place

Hello Anna

Your Ref-ENC-17-4-22-51

I am a homeowner at 31 Usherwood Crescent, Hastings (flat 1).

I refer to our telephone discussion last week where I advised that I was in Hastings attending a funeral. I went into the Council to put my submission through via the council computer on the day the submissions closed. However, I was told that I was unable to use the computer as this was a private matter. I do not recall being told that I could manually do this. I would like to submit my following concerns:

- . the traffic density will be very concerning.
- . access to the property and parking will be a problem.
- . There will be heightened noise.
- . With the height of the buildings the light/sun will be diminished.
- . Will the infrastructure regarding waste water etc effect my property.
- . My property is tenanted and it could be very difficult to find a new tenant.
- . There are a number of kaianga ora homes surrounding my property and I am very concerned that there could be an undesirable element residing in these houses and apartments. There could also be crime.
- . my property could/will devalue.

Many thanks,

Jennifer Mary Price

Jenny Price

Legal Executive Legal Executive Certificate



Public Trust

Level 2 & 8, 22-28 Willeston Street, Wellington, Wellington

Tel: 049784831

Toll Free: 0800 371 471

www.publictrust.co.nz



From: Anna E. Summerfield <annaes@hdc.govt.nz>

Sent: Wednesday, 14 December 2022 3:48 pm