

WAKA KOTAHI (NZTA)

Submission 107

Plan Change 5

From: [Kim Harris-Cottle](#)
To: [Policy Team](#)
Cc: [Kathryn Millar-Coote](#); [Sam Le Heron](#); [Tony Horton](#); [Environmental Planning](#)
Subject: New Zealand Transport Agency (Waka Kotahi) Submission on Hastings District Plan Proposed Plan Change 5 - Right Homes, Right Place
Date: Thursday, 24 November 2022 4:07:17 PM
Attachments: [Hastings District Council PC 5 final signed submission.pdf](#)

Kia Ora

Please find attached New Zealand Transport Agency (Waka Kotahi) submission on Hastings District Plan Proposed Plan Change 5 - Right Homes, Right Place.

If someone could please confirm receipt of our submission it would be greatly appreciated.

Nga Mihi

Kim Cottle

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Submission from Waka Kotahi on Proposed Plan Change 5 Right Homes, Right Place by Hastings District Council in response to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) amendment Act 2021

24 November 2022

Hastings District Council
Policy Planning Team
Private Bag 9002
Hastings 4156
Email: policyteam@hdc.govt.nz

Name of submitter: The New Zealand Transport Agency (Waka Kotahi)

This is a submission from Waka Kotahi on Hastings District Council's (Council) Proposed Plan Change 5 Right Homes, Right Place to implement the National Policy Statement on Urban Development 2020 (NPS-UD) under the Resource Management (Enabling Housing Supply and Other Matters) amendment Act 2021 (HSAA).

Waka Kotahi wishes to be heard in support of this submission.

If others make a similar submission, Waka Kotahi may consider submitting a joint case.

Waka Kotahi does not gain a trade advantage through this submission.

Waka Kotahi role and responsibilities

Waka Kotahi is a Crown Entity established by Section 93 of the Land Transport Management Act 2003 (LTMA). The objective of Waka Kotahi is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest. Waka Kotahi roles and responsibilities include:

- Managing the state highway system, including planning, funding, designing, supervising, constructing, maintaining and operating the system.
- Managing funding of the land transport system, including auditing the performance of organisations receiving land transport funding.
- Managing regulatory requirements for transport on land and incidents involving transport on land.
- Issuing guidelines for and monitoring the development of regional land transport plans.

Waka Kotahi interest in this plan change stems from its role as:

- A transport investor to maximise effective, efficient and strategic returns for New Zealand.
- A planner of the land transport network to integrate one effective and resilient network for customers.
- Provider of access to and use of the land transport system to shape smart efficient, safe and responsible transport choices.
- The manager of the state highway system and its responsibility to deliver efficient, safe and responsible highway solutions for customers.

Government Policy Statement on Land Transport

Waka Kotahi also has a role in giving effect to the Government Policy Statement on Land Transport (GPS). The GPS is required under the LTMA and outlines the Government's strategy to guide land transport investment over the next 10 years. The four strategic priorities of the GPS 2021 are safety, better travel options, climate change and improving freight connections. A key theme of the GPS is integrating land use, transport planning and delivery. Land use planning has a significant impact on transport policy, infrastructure and services provision, and vice versa. Once development has happened, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in transport infrastructure and services, or for demand management. For these reasons, Waka Kotahi seeks full utilisation of the tools available to Council to enable development in the most accessible urban areas.

Waka Kotahi view on the Proposal

Waka Kotahi supports the intent of the Plan Change 5, however considers that it does not fully implement the policy direction of the NPS-UD. Waka Kotahi requests that a transparent assessment of where most appropriate to zone medium density is undertaken using accessibility criteria such as walkable catchments, a clear understanding of plan enabled and infrastructure ready development capacity and any necessary medium density zone changes transparently facilitated within Plan Change 5. Therefore, our submission seeks to amend the proposed plan change to better align with the purpose of the NPS-UD.

Waka Kotahi supports the intent and content of the National Policy Statement on Urban Development (NPS-UD). This Policy Statement recognises the national significance of having well-functioning urban environments that enable people and communities to provide for their social, economic and cultural well-being and for their health and safety. The NPS-UD has a strong focus on ensuring that increased density is provided in the most accessible parts of urban areas, where communities are able to access jobs, services and recreation by active and public transport modes.

Waka Kotahi appreciates the opportunity to submit on Proposed Plan Change 5 (with further details provided in Table 1 below) and looks forward to continuing to work with Council on these issues.

Yours faithfully

Signature of the person authorised to sign on behalf of the submitter



Kathryn Millar-Coote
Team Lead Central

Address for service:

Attention: Kim Harris Cottle

EnvironmentalPlanning@nzta.govt.nz

Table 1 – Submission points on Hastings District Plan, Proposed Plan Change 5 – Right Homes Right Place

Point #	Topic	Plan Provision	Reason for Comment	Change(s) sought
1	Entire Plan change	Entire Plan change and Section 32 Analysis	<p>Waka Kotahi understands that Proposed Plan Change 5 aims to increase densities in existing residential areas, to provide additional housing capacity to meet demand and to meet the Council's obligations under the NPS-UD. However, there are infrastructure limitations that restrict the amount of possible development within the existing urban area and this has resulted in Council taking a "hybrid" approach to urban residential development opportunities.</p> <p>Waka Kotahi is concerned that Hastings District Council's proposed "hybrid" approach does not fully give effect to the NPS UD, and in particular will not achieve the objective of a "well-functioning urban environment".</p> <p>Waka Kotahi request that amendments are made to the overview, objectives, policies, rules and definitions of Proposed Plan Change 5 to implement and be consistent with the NPS UD. This includes the need to:</p> <ul style="list-style-type: none"> • focus on the NPS UD defined objective of a "well-functioning urban environment"; • take an evidence based and integrated approach to infrastructure and urban planning and funding decisions; • ensuring the appropriate medium density land is plan-enabled; and • recognise the importance of accessibility including active and public transport. <p>Waka Kotahi is also concerned that the Section 32 Summary Evaluation Report does not fully examine if the proposed changes are the most appropriate way to achieve the objectives and policies of the NPS UD (as required by s32(1)(b) of the Resource Management Act).</p> <p>Furthermore, it is not clear from the proposed Plan Change or associated Section 32 assessment whether the change in zoning will provide sufficient capacity (by type and/or location) to meet the demand anticipated in the Housing Capacity Assessment. Without this certainty, there could be pressure to release land for housing in an "unplanned" or "ad hoc" manner which risks creating effects on the transport network.</p>	<p>Support subject to:</p> <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives of the NPS UD and providing the reasons for the proposed provisions, and; • Amendments to Proposed Plan Change 5 to address Waka Kotahi Submissions to better align and implement the objectives, policies and definitions in the NPS UD.

2	33.1 Definitions	Entire section	<p>To successfully implement the NPS UD in Proposed Plan Change 5 the key terms used in the outcomes, objectives, policies, rules and definitions of Proposed Plan change 5 need to be consistent with the NPS UD definitions. This needs to include key terms that are defined in the NPS UD such as “well-functioning urban environment”, “active transport”, “public transport”, “development infrastructure”, “additional infrastructure” etc.</p>	<p>Support subject to various amendments to the definitions section to be consistent with the NPS UD definitions including (but not limited to) including the following NPS UD definitions:</p> <ul style="list-style-type: none"> • <u>well-functioning urban environment</u> • <u>active transport</u> • <u>additional infrastructure</u> • <u>community services</u> • <u>development Capacity</u> • <u>development infrastructure</u> • <u>infrastructure-ready</u> • <u>plan-enabled</u> • <u>public transport</u>
3	2.4 Urban Strategy	Entire Section	<p>Waka Kotahi is concerned that the anticipated outcomes, objectives and policies of Section 2.4 Urban Strategy continue to align with Operative District Plan provisions rather than focusing on implementing the NPS UD defined objectives and policies. Waka Kotahi would expect to see a stronger objectives and policy framework for land-use / transport integration and introduction of active transport. Such an approach would better align with the NPS-UD and help to support transport outcomes needed to achieve a well-functioning urban environment.</p> <p><i>Urban Strategy - Outcomes</i> Anticipated outcomes (UDAO1 and UDAO2) in the Urban Strategy section continue to use terms such as a “well-functioning residential market” and “compact development” which are not consistent with the key community outcome NPS UD objective of a “well-functioning urban environment”.</p> <p><i>Urban Strategy - Objectives</i> Waka Kotahi notes that Objective UDO8 is aligned with the Objective 3 of the NPS UD, however the NPS UD key objective of a “well-functioning urban environment” and other objectives requiring a planned, integrated and response approach to infrastructure and urban planning including a focus on active and public transport have not been included. Waka Kotahi requests amendments to this section to implement the objectives of the NPS UD.</p>	<p>Support subject to various amendments to Proposed Plan Change 5 to address the issues raised in Waka Kotahi submissions, including but not limited to;</p> <ul style="list-style-type: none"> • Incorporating land-use / transport integration objectives and policies, • Reference to active transport, and; • Ensure better alignment and implementation with NPS UD objectives, policies and definitions.

			<p><i>Urban Strategy - Policies</i></p> <p>Waka Kotahi supports the general intent of Policies UDP14 & UDP15, however requests amendments be made to better implement the NPS UD objectives, policies and definitions. This includes the need for policies to:</p> <ul style="list-style-type: none"> • achieve a “well-functioning urban environment”; • achieve an integrated approach to infrastructure and urban planning and funding decisions; and • focus on recognising the importance of accessibility including active and public transport as required in the NPS UD. <p>Waka Kotahi is concerned that Policy UDP15 appears to be more of a directive method than policy and may be better satisfied through other Local Government Act processes which will ensure sufficient infrastructure capacity. However, should this policy be retained, it should also include a reference to active and public transport modes.</p>	
4	2.6 Medium Density Housing Strategy	Entire 2.6 Medium Density Housing Strategy	<p>Waka Kotahi is concerned that Proposed Plan Change 5 amendments to Section 2.6 Medium Density Strategy do not achieve the intent of the objectives or policies of the NPS UD. For example, Section 2.6.3 Anticipated Outcomes, MDSA03 states “Medium density development that establishes a new compact urban character and sustainable urban form”. However, this statement is not clearly defined or consistent with the NPS UD objectives, particularly the defined objective of providing a “well-functioning urban environment”.</p> <p>Waka Kotahi notes that Policy MDP2 provides for “comprehensive residential development” in Medium Density Residential Zone and “where there is sufficient infrastructure capacity” in the General Residential zone. Waka Kotahi is concerned that there is no analysis or evidence base provided in the Section 32 analysis to transparently explain where and how much Medium Density Zoned land is required to satisfy demand and/or meet the NPS UD objectives and policies particularly including an integrated approach to transport and land use, and accessibility to active and public transport.</p> <p>Waka Kotahi is concerned that enabling “comprehensive residential development” in the general residential zone is not transparent and likely to result in likely unanticipated effects for landowners/communities adjoining comprehensive residential development sites in the General Residential Zone.</p> <p>Additionally, the comprehensive residential development provisions place the requirement to prove “sufficient infrastructure capacity” in the hands of the developers rather than being Council led. Waka Kotahi request that all proposed intensification areas are transparently assessed and rezoned to</p>	<p>Support subject to various amendments to Proposed Plan Change 5 to address the Waka Kotahi submissions and ensure it better aligns and implements the objectives, policies and definitions in the NPS.</p> <p>Provide further evidence and analysis as to the location, size and anticipated housing capacity supplied by the Medium Density Zone.</p> <p>Based on the revised evidence base amend the zone rules and maps to ensure the appropriate amount and location of land is plan-enabled and infrastructure ready within the medium density zone.</p> <p>Reconsider the location and framework of the Comprehensive Residential Zone provisions based on a revised evidence base. At a higher level, Waka Kotahi suggests that this evidence base considers enabling a transparent approach to medium density around the centre, key</p>

			ensure development capacity is plan-enabled and infrastructure-ready in accordance with the requirements of the NPS UD.	walking/cycling and public transport routes.
5	MRZ Medium Density Residential Zone	Entire MRZ section	<p>Waka Kotahi generally supports the intent of this zone, however requests amendments to the objectives, policies and rules to ensure that the Medium Density Residential Zone is consistent with the NPS UD.</p> <p>Waka Kotahi is concerned that there is no analysis or evidence provided to show how and where the medium density residential zone and associated rule framework will implement the NPS UD and satisfy the demand for housing (identified in the Housing Business Capacity assessment) for the short, medium or long term. A transparent development capacity assessment needs to be provided using accessibility criteria such as walkable catchments as well as infrastructure analysis and feasibility studies to determine where most appropriate to zone Medium density.</p> <p>Waka Kotahi notes that Proposed Plan Change 5 proposes a very limited Medium Density Zone (based on a previous city living zone) and then uses the “comprehensive residential development” criteria to satisfy any additional demand for intensification in other residential zones. This means it will be up to the developers’ discretion as to where medium density housing will be located in residential zones and prove that it has “sufficient infrastructure” prior to application. Waka Kotahi has concerns that this is not a transparent approach and that the non-complying activity status of “infill development” and extensive performance criteria and requirements of the “comprehensive residential development” will create increased barriers to development. This approach will also make it more difficult to integrate and align land-use and transport outcomes without sufficient direction on where more intensive development will go.</p> <p>Waka Kotahi is also concerned that “comprehensive development” can only occur within existing infrastructure capacity which is not currently assessed. There is no analysis as to if this approach provides enough housing and no clear definition as to what sufficient infrastructure is. These requirements misplace increased responsibility on the developer (rather than Council) to prove that sufficient infrastructure is available prior to making any application.</p>	<p>Oppose subject to:</p> <ul style="list-style-type: none"> • Amendments to Proposed Plan Change 5 to address the Waka Kotahi submissions and ensure it better aligns and implements the objectives, policies and definitions in the NPS. • Further evidence and analysis to be provided as to the appropriate location, size and anticipated housing capacity required. Waka Kotahi suggests that this evidence base considers enabling medium density around the centre, key walking/cycling and public transport routes. • Based on the revised evidence base amend the zone rules and maps to ensure the appropriate amount and location of medium density land is plan-enabled and infrastructure ready.

6	RESZ Residential Zones Overview Chapter	Entire section	<p>Waka Kotahi supports the general intent of the objectives and policies of this zone but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of NPS UD. Waka Kotahi requests that the wording and focus of the objectives and policies is changed from a focus on residential activities and compact land use to a community outcome focused approach of a “well-functioning urban environment” as defined in the NPS UD, and reflected in objectives, policies and rules.</p> <p>More specifically, Waka Kotahi supports the general intent of objective RESZ-04 and policy RESZ-P5, however requests that the objectives and policies in this chapter are amended to better align with the NPS UD to require development to be plan enabled with integrated urban development infrastructure planning and funding decisions, as well as a focus on active and public transport rather than “roading”.</p>	Support subject to amendments to the objectives and policies to address the Waka Kotahi submissions and to better implement the intention, objectives and policies of the NPS UD.
7	7.2 Hastings Residential Environment, 8.2 Havelock North Residential Environment and 9.2 Flaxmere Residential Environment	Entire section	<p>Waka Kotahi supports the general intent of these zones but has concerns that the objectives, policies and rules do not adequately implement or align with the requirements of NPS UD. The objectives, policies and rules for these sections need to better align with the NPS UD – focusing on a providing a “well-functioning urban environment” (as defined in the NPS UD).</p> <p>Waka Kotahi is concerned with the provisions associated with the Comprehensive Residential Development in terms of the lack of clarity of where Policy GRP3, HNRP10 and FRP5 would and could be implemented, and the extensive performance standards (7.2.6.D.1, 8.2.6.F.1 and 9.2.6J) and assessment criteria (7.2.8F, 8.2.9 and 9.2.8I) creating high barriers to the construction of comprehensive developments.</p> <p>Policies GRP3, HNRP10 and FRP5 aim to provide for comprehensive developments within or partially within a 400-600m radius of and existing or proposed public transport bus-stop, public park, open space reserve, playground, open space area and commercial zone. However, due to the lack of clarity surrounding exactly where this policy will apply it is unclear where and how much development will result from this provision and is likely to result in varied interpretations at time of consent.</p> <p>Waka Kotahi notes that additional “comprehensive residential development” is restricted to what can occur only with existing infrastructure capacity (not including planned or funded infrastructure), there is no analysis provided as to if this approach will provide enough housing to satisfy demand or a clear definition as to what sufficient infrastructure is. These requirements place increased responsibility on the developer (rather than Council providing a plan-</p>	<p>Support subject to:</p> <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives and policies of the NPS UD and providing the reasons for the proposed provisions. • Amendments to Proposed Plan Change 5 to address Waka Kotahi Submissions to better align and implement the objectives, policies and definitions in the NPS UD. • Reconsider the location and framework of the Comprehensive Residential Zone provisions based on a revised evidence base. At a higher level, Waka Kotahi suggests that this evidence base considers enabling medium density around the centre, key walking/cycling and public transport routes.

			enabled development capacity) to prove that sufficient infrastructure is available prior to making any application	
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Mrs Isabella Judith WAKEFIELD

Submission 108

Plan Change 5

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

CUSTOMER SERVICES
 24 NOV 2022
 RECEIVED

Submissions can be:

Posted to:

Plan Change 5

Environmental Policy
Manager
Hastings District Council
Private Bag 9002
Hastings 4156

Delivered to:

Civic Administration
Building
Hastings District Council
Lyndon Road East
Hastings

Electronically:

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

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Full Name (required)

MRS. ISABELLA JUDITH WAKEFIELD

Company Name (if applicable)

—

Postal Address (required)

400 FENWICK STREET, HASTINGS.

Email Address (required)

(06) 8785-291

Phone Number (required)

MRS. JUDITH WAKEFIELD

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

400 FENWICK ST. MAYFAIR, HASTINGS.

(06) 8785-291

jwakefields400@gmail.com

* (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

but unable to.

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

HEALTH AND WELFARE OF PROPOSED TENANTS.

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
ON THE GROUNDS THAT (SUCH CONFINED AND
RESTRICTED ACCOMMODATION WILL PREDISPOSE
TO INCREASED MENTAL HEALTH RISK FROM THE
STRESS OF CLOSE CONFINEMENT, AND GENERAL
HEALTH DETERIORATION, PARTICULARLY IN CHILDREN
WITH LESS ACCESS TO SPACE, THERE IS/WILL BE
INADEQUATE ROOM FOR PLAY; THE SCHOOL IS NOT
EQUIPPED TO DEAL WITH AN INFLUX OF STUDENTS.

CONT. →

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:

Wakefield

Date: 20.11.22

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

SUBMISSION CONTINUED

Wakefield

AND LIVING IN SUCH CLOSE PROXIMITY CREATES A POTENTIAL FOR MASS INFECTION.

WE USUALLY STRIVE TO ENSURE THAT ANIMALS ARE TREATED MORE HUMANELY. WHILE IT IS SAID THAT THIS IS TO BE ONLY TEMPORARY AND EMERGENCY ACCOMMODATION, IT MUST BE ACKNOWLEDGED THAT SOME WILL NEVER BE ABLE TO MOVE - WHERE WOULD THEY MOVE TO? IT IS INCREDIBLY HARD TO MAKE ANY FINANCIAL PROGRESS IN THE CURRENT ECONOMIC CLIMATE, DESPITE ONE'S VERY BEST EFFORTS. SOMETIMES THIS HAPPENS. AS A NURSE I AM MINDFUL OF PEOPLE'S HEALTH AND IN THIS CASE I CAN FORESEE ANGER, UNREST AND VIOLENCE CAUSED IN PART BY THE DENSITY OF HOUSING. I BELIEVE THIS PLAN IS IN DIRECT OPPOSITION TO HEALTH AND WILL CREATE STRESS.

I AM ALSO AWARE THAT THERE WILL BE A NUMBER OF CARS - TO PARK WHERE IN THIS NARROWED STREET? PERHAPS THEY WOULD UTILISE SPACE THAT HAS BEEN ALLOCATED FOR CHILDREN'S PLAY? PLAY IS A NECESSITY FOR ALL CHILDREN TO GROW. THEY WILL NOT ALL BE OLD ENOUGH TO VENTURE OUT. ANY PERSON, OF ANY RACE, CREED, OR COLOUR DESERVES BETTER THAN TO BE CONFINED TO THE MATCHBOX LIVING THIS WOULD REPRESENT. MUCH MORE FORETHOUGHT IS REQUIRED.

FINALLY, WHAT OF THE AGING AMENITIES IN THIS AREA? WILL THEY COPE?

AS A LONG-TIME RESIDENT I WELCOME ALL, BUT NOT TO BE CONDEMNED TO SARDINE-LIKE SURROUNDINGS. I URGE YOU TO RETHINK THIS!

Carol WALSH

Submission 109

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#21]
Date: Sunday, 20 November 2022 7:58:04 PM

Full name * Carol Walsh

Postal address * ☐ 2/602 Duke St, Mahora, Hastings 2/602 Duke Street
Hastings 4201
New Zealand

Email address * walshcarol1962@gmail.com

Phone number * 0279591961

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

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

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

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

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

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

Oppose. I live in a quiet, peaceful neighborhood. I have seen the new housing in other neighborhoods and in months/years to come they will be like a ghetto. The houses are build so close together and the tiny piece of outdoor space doesn't allow for outside play. Already these new builds have unkempt lawns and gardens despite everything having been landscaped. Cars are parked on the pavement, driveways and outside the property. I have witnessed gangs associating in these areas and I don't want any of that happening around our family homes that we have worked hard to buy and raise our children in.

Deborah WALSH

Submission 110

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#13]
Date: Tuesday, 15 November 2022 12:25:24 PM

Full name * Deborah Walsh

Postal address * ☐ 4/405 Southampton St. West St. Leonards
Hastings, Hawkes Bay 4122
New Zealand

Email address * debgen35@gmail.com

Phone number * 068789251

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. 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 removal of the need for affected parties consents or neighbours approval

My submission is that:

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

I oppose the building of 3 Storey apartments or dwellings in residential areas. They impact on neighbours privacy and light. They also easily become rentals of the type the housing corporation of NZ is demolishing and become undesirable with graffiti and rubbish, etc. The two storey dwellings are acceptable. It is better to have garaging in between or sufficient sound proofing in adjoining walls.

Internal guttering in adjoining dwellings is a bad idea as the design is prone to leaks.

I would like to have a say in any two storey dwelling proposed over my fence, so that it is built sufficiently far away and not 1.5 metres from the fence.

Deborah Walsh

Chris WATERS

Submission 111

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#42]
Date: Thursday, 24 November 2022 9:51:07 PM

Full name *	Chris Walters
Postal address *	<input type="checkbox"/> 815 Matai Street Raureka Hastings 4120 New Zealand
Email address *	waltersatcd7@yahoo.co.nz
Phone number *	0277150390
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 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)

General : The proposed MDRZs should have been clearly notified by HDC, with specific communications of this to people living in these MRZs and people living in the nearby areas. I believe it is the HDC's duty to clearly notify who live in these areas what the implications of these MRZs are for them. I do not believe this has been done. HDC has a duty to Existing residents– particularly as they stand more noise, interference, traffic and loss of property valuation from the Plan Change 5.

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

Specific : Raureka – is not an 'urban' area (MRZ P3) it is suburban. Residents like it this way. Furthermore the Raureka MDRZ centres on an already busy area and a primary school. The proposed MDRZ would impact road safety in the areaand reduce parking. There are not sufficient amenities in the area to warrant it being classed as urban.

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.)	Further consultation be given to people living in or near the proposed MRZs. I do not believe it is right that neighbours consents process should be done away with by these MDRZs. The Raureka MDRZ should be scrapped.
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I seek the following decision from Hastings District Council (Give precise details.)	as above.
--	-----------

Leslie WESTHALL

Submission 112

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)

Leslie Westhall

Company Name (if applicable)

Postal Address (required)

401 Fernick St, Hastings 4122

Email Address (required)

leslie@myskin.nz

Phone Number (required)

02102505857

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: 20.11.22

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

Lisa WILLIAMS and Andrew CALDER

Submission 113

Plan Change 5

From: [Lisa Williams](#)
To: [Policy Team](#)
Subject: Opposing submission to Plan Change 5 Right Homes Right Place
Date: Friday, 25 November 2022 4:26:52 PM

To whom it may concern

We would like to oppose the plan change 5 to the Hastings District Plan.

Three Storey residential buildings in the Hastings residential area would not only be an eyesore to the public, but it would also be a complete invasion of privacy to nearby residences. It would create congestion in the street and nearby streets as there would not be enough parking, street or otherwise for residences as well as visitors.

The medium density housing diversity code in Sydney, which is a large metropolis only allows for double Storey residences to be built and

is only allowed in certain areas where this type of housing is already established.

I feel this imposition is a great injustice to the residents of Hastings. Alternatively, new developing areas on the outskirts of Hastings town could potentially be considered for this type of housing but to place three Storey buildings in amongst mostly single Storey dwellings in our beautiful town is not in keeping with the culture, respect, wellbeing and quality of life for residences and to impose such a change of plan would be grossly unjust. I hope Council listens to the people of Hastings who are against this move (of which I am sure there will be many).

Sincerely

Lisa Williams and Andrew Calder

Anne-Marie and Allan WILSON

Submission 114

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)

ANNE-MARIE & ALLAN WILSON

Company Name (if applicable)

Postal Address (required)

504 FENWICK ST, HASTINGS

Email Address (required)

wilsonx4@extra.co.nz

Phone Number (required)

027 8232337

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)

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.)

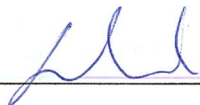
3 storey buildings should not be built in existing older neighbourhoods, but could be built in new subdivisions, where consideration has been given to how they will sit in the environment. Where existing houses were to be subdivided, neighbours should be consulted in the planned new build with regard to size & boundary issues. Impact reports should be required on areas where large numbers of houses are planned in older neighbourhoods.

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

That 3 storey builds be only done in new subdivisions. Consideration be given to the need for increased need for updated infrastructure.

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

Signature:



Date: 23/11/22

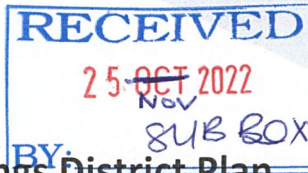
REMINDER: Submissions must reach Council by 5pm Friday 25th November 2022

Janice Jeffery WOLFENDEN

Submission 115

Plan Change 5

SUBMISSION FORM 5



Submission on Hastings District Plan

Proposed Plan Change ~~4 Te Mata Prohibited Building Area~~

5 Right Homes/Right Place

Submissions can be:

Posted to:
Plan Change 4
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)

Janice Jeffrey Wolfenden

Company Name (if applicable)

Postal Address (required)

905 Rimu Street, Mahora Hastings

Email Address (required)

thewolfendens@xtra.co.nz

Phone Number (required)

06 8704955

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

As above

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

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

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

RECEIVED
12 OCT 2022

1. MY SUBMISSION RELATES TO THE FOLLOWING MATTERS:

- ☐ Development of 906, 908 and 910 Rimi St. Mahora
too many houses on too small an area, 4 low
in front & 4 low on back area would be sufficient

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 Rule LS18A)

Section 30.1 Subdivision & land Development (PDF) 529K
Section 2.6 medium density Strategy.

I know we need more houses and stop encroaching
on our good agricultural land, but don't spoil the
city scape in doing so.

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

I oppose the full housing by developers where the houses
proposed are too great for the area. Rimi Street
has all one level houses - but proposal before
HDC is for 6 top story houses to go along the back
and 4 one level across the front, there would
end up being between 40 and 60 people living on
this site. Too many cars parked in the street,
school bus would have a problem negotiating the
street from Miro St T junction out to Frederick Street.
One would hope that whatever is allowed to proceed on
this site would be cared for and not turn into a slum
area
I seek the following decision from Hastings District Council: (Give precise details.)
that houses be no taller than 2 storeys, but
in keeping with the area/street in which they are to
be built. - How long before these houses go longer
are cared for and become an eyesore to the
city of Hastings

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

Signature: Jamie Wogenden Date: 25/11/2022

REMINDER: Submissions must reach Council by 5pm ~~Monday 21~~ November 2022

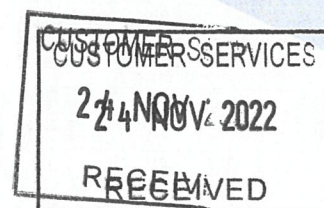
Friday 25

Kerry Joy WOOD

Submission 116

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)

Kerry Jay Wood

Company Name (if applicable)

Postal Address (required)

505a Fenwick St, Hastings

Email Address (required)

kerrywood100@gmail.com

Phone Number (required)

0221 706 172

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

as above

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

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

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



Yes



No

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



Yes



No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

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

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

All

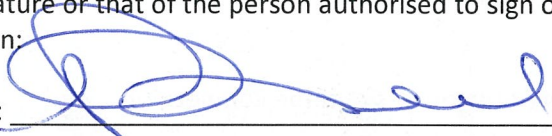
3. **MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

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: 22/11/22

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

Alan WHITAKER

Submission 117

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#51]
Date: Friday, 25 November 2022 2:27:47 PM

Full name *	Alan Whitaker
Postal address *	<input type="checkbox"/> 806 Francis Hicks Ave Hastings, Select One 4021 New Zealand
Email address *	awhitaker@xtra.co.nz
Phone number *	0211419074
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval <p>Building in the 'Medium Density Residential Zone' without affected parties consents. In the General Residential Zone areas if all the rules are met, more and higher houses will be able to be built without neighbours' approval. If a development in these General Residential Zone areas does not meet a rule such as height, or height in relation to boundary, then neighbours' consents may be required</p>
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Section 7.4.2.1 Part 3

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

I am concerned about the removal of the need for affected parties' consent or Neighbours approval. The component as below.

Building in the 'Medium Density Residential Zone' without affected parties' consents. In the General Residential Zone areas if all the rules are met, more and higher houses will be able to be built without neighbours' approval. If a development in these General Residential Zone areas does not meet a rule such as height, or height in relation to boundary, then neighbours' consents may be required

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

Will I still be able to raise an objection to planned changes in my neighbourhood.

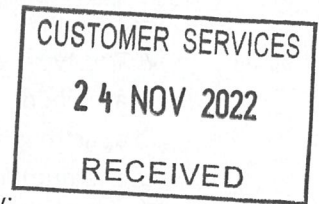
Kevin I. WHITE

Submission 118

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

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www.myvoicemychoice.co.nz

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policyteam@hdc.govt.nz

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Full Name (required)

Kevin J White

Company Name (if applicable)

Postal Address (required)

405 Fenwick St Hastings

Email Address (required)

keolynnick@gmail.com

Phone Number (required)

8184391

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

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

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

ALL.

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

I oppose all aspects
of plan change 5.

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

to abolish completely all parts
of the proposal.

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

Signature: K. J. White Date: 23-11-22

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