

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Plan Change 5 Further Submission [#1]
Date: Monday, 3 April 2023 9:21:18 AM

Full name of individual / organisation making further submission: *	Aaron Lawrence
Email address for service *	alaw67@live.com
Postal address for service *	<input type="checkbox"/> 901 Rangiora Street Hastings 4120 New Zealand
Preferred method of contact *	Email
Correspondence to:	Submitter
I am:	A person who has an interest in the proposal greater than the interest that the general public has.
My reasons for selecting the category ticked above are:	Home owner in area selected
	Yes I wish to be heard at the hearing in support of my further submission; or
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	Yes
1. Name of original submitter	Aaron Lawrence
Address of original submitter	<input type="checkbox"/> 901 Rangiora Street Hastings 4120 New Zealand
Original submitter number	535768
Reasons for my support or opposition are	Oppose, as per my 1st submission....
I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details	DISALLOWED

From: [Aaron Lawrence](#)
To: [Anna E. Summerfield](#)
Subject: Re: Further Submission on Plan Change 5
Date: Tuesday, 4 April 2023 7:00:49 PM

Hi Anna,

Yeah I struggled a little understanding how to reply....

Yes please, could you change it to "That I oppose PC5"

There are some very good submissions (by cleverer people than me) opposing PC5.

Sun light stealing, struggling existing infrastructure ie; storm water, sewage, power etc...

Existing council rules regarding parking and green space requirements etc...

Parking, Rangiora Street is already a bottle neck at school and kindy time as it is not wide enough for parking and for cars to go both ways!

I did see one of our neighbours (911 Rangiora St) commented, she was for PC5, as she thought the new condensed housing looked lovely!

I wonder if she would still think they were lovely if the big corner property next to her was purchased for this PC5 and 3x3's were build next to her taking her sunlight and privacy at the minimum!

Thanks Aaron

On 4/04/2023, at 9:23 AM, Anna E. Summerfield wrote:

Good morning Aaron,

Thank you for making a further submission on Plan Change 5 (PC5).

The purpose of the further submission process is to give people (including original submitters such as yourself) an opportunity to view and understand the submissions that other people and organisations have made in respect of PC5. The process is then for people (such as yourself or those impacted by the plan change) to make further submissions on these original submissions or points of view.

Further submissions can be made either in support of or opposition to any of the original 118 submissions.

The further submission that you have made reads as if you are opposing your own submission which I am sure is not what you had intended. If you would like to amend your further submission so that you are in support of your original submission and wish for it be allowed – i.e that you oppose PC5 and wish for no condensed housing surrounding existing family homes. Please send through an email to confirm that you would like us to make those changes.

If you have had a chance to look at the summary of submissions document on the myvoicemychoice webpage ([Plan Change 5 - Right Homes; Right Place | Consultations \(myvoicemychoice.co.nz\)](#)), there may be submissions from other people or organisations that you might want to support or oppose. If this is the case, then please feel free to fill out more further submission forms accordingly. We are happy to meet with you and help you through the process if that would assist.

Kind regards

ANNA E. SUMMERFIELD

SENIOR ENVIRONMENTAL PLANNER - POLICY

Wāea / Phone (06) 871 5000

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

Te Kaunihera ā-Rohe o Heretaunga / Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

Attention:

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Please consider the environment before printing this e-mail

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Plan Change 5 Further Submission [#2]
Date: Wednesday, 5 April 2023 9:42:08 PM

Full name of individual / organisation making further submission: *	Jennifer Mary Price
Email address for service *	jenny.price987@gmail.com
Postal address for service *	<input type="checkbox"/> 15 Massey Avenue Woburn Lower Hutt, Wellington 5010 New Zealand
Preferred method of contact *	Email
Phone numbers	0278588384
Mobile:	
Daytime:	0278588384
Correspondence to:	Submitter
I am:	A person who has an interest in the proposal greater than the interest that the general public has.
My reasons for selecting the category ticked above are:	Homeowner.
	Yes I wish to be heard at the hearing in support of my further submission; or
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	Yes
1. Name of original submitter	Jennifer Price
Address of original submitter	<input type="checkbox"/> C/- 15 Massey Road Woburn Lower Hutt, Wellington 5010 New Zealand
Original submitter number	174
Original submission point number/s	174

Reasons for my support or opposition are

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

Original submission by email – I dont think I had a number.

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

I seek that the whole (or part
[describe part]) of the submission be
allowed (or disallowed)
Give precise details

I seek the whole of my submission as above be allowed.

Submission Form 6
**Further submission in support of, or in opposition to, submission on notified proposed
policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

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

Email: policyteam@hdc.govt.nz

1. This is a further submission in support of and in opposition to submissions on Proposed Plan Change 5 (Right Homes; Right Place) to the Hastings District Plan (“**PC5**”).
2. Oceania made an original submission on PC5 - Submission # 071.
3. Oceania could not gain an advantage in trade competition through this further submission.

Further Submitter Details:

Name of Submitter: Oceania Healthcare Limited (“**Oceania**”)

Address of Submitter: Oceania Healthcare Limited
C/- Andrew Buckingham
PO Box 9507
Newmarket
Auckland 1149

Contact Person: Bentley & Co. Limited
C/- Craig McGarr

Email Address for Service: cmcgarr@bentley.co.nz

Postal Address for Service: Bentley & Co. Limited
C/- Craig McGarr
PO Box 4492
Shortland Street
Auckland 1140

Phone Numbers(s): 021 741 418

Preferred Contact Method: ☒ Email ☐ Post

Correspondence To: ☐ Submitter ☒ Contact Person

Eligibility to make a Further Submission:

I am:

- ☐ A person representing a relevant aspect of the public interest;
- ☒ A person who has an interest in the proposal greater than the interest that the general public has

My reasons for selecting the category ticked above are:

4. Oceania has an interest in the plan change and the primary submissions that is greater than the interest the general public has, as Oceania made a submission on PC5 and has an interest (being the operator of retirement villages within the Hastings District) in the retirement village industry, which is directly affected by the relief sought in the identified primary submission made by Oceania on PC5.

Request to be Heard at the Hearing:

5. Oceania wishes to be heard in support of this further submission at the hearing.

Joint Submission:

6. If others make a similar submission, Oceania will consider presenting a joint case with them at the hearing.

Further Submission:

7. The submissions supported or opposed by Oceania, and the reasons for the support or opposition, are detailed in the table attached as **Appendix 1**.

Decision Sought:

8. The relief sought by Oceania is detailed in the table attached as **Appendix 1**.

Checklist for Further Submission:

- ✓ Yes, I have filled in the table on the next page with details of my further submission.
- ✓ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

Signature of Further Submitter:

Oceania Healthcare Limited

By its planning and resource management consultants Bentley & Co. Limited

A handwritten signature in blue ink, appearing to be 'e S' or similar, written in a cursive style.

Craig McGarr

Director

Resource Management Planner

6th April 2023

Appendix 1 – Further Submission of Oceania Healthcare Limited

The specific submission(s) on ‘Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan’ that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
Retirement Villages Association of New Zealand Incorporated	Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1140	081	081.1	#39. Section 33.1 Definitions - Comprehensive Residential Development	Support	Opposes the inclusion of retirement villages in the definition of Comprehensive Residential Development, which fails to recognise the positive effects of retirement Villages.	Remove retirement villages from the definition of comprehensive residential development.	Oceania supports the removal of the inclusion of 'retirement villages' from the definition of 'comprehensive residential development', as retirement villages have unique characteristics and operational needs that differ from other residential typologies, and are therefore better provided for as its own activity (as set out in the full submission (Paragraphs 40-43) made by the Retirement Villages Association of New Zealand Incorporated).	Allow the submission.
		081	081.2	#39. Section 33.1 Definitions	Support	Supports PC5 introduction of the National Planning Standard definition of retirement village but opposes the definition only applying to the MDRZ.	Remove the reference to the Medium Density Residential Zone from the National Planning standard [definition] for Retirement Village.	Oceania agrees that the proposed definition of 'retirement village' should apply district-wide, and therefore supports the deletion of the reference to the 'Medium Density Residential Zone', which is currently included in the proposed definition. For clarity, the existing definition of 'retirement villages' should be deleted and superseded by the proposed definition. As a consequential outcome, the term 'supported residential care' within the proposed definition of 'retirement village' should also defined.	Allow the submission.
		081	081.3	#18. MRZ - Objectives and Policies for Residential Zones	Support	There is no retirement village specific policy within the residential zones including the MDRZ. Objects to proposed objectives and policies that seek to guide and direct the future character of the MDRZ, which does not align with the outcomes of the NPS-UD or the policy framework within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Provide Objectives and Policies that provide support for the aging population as set out in Appendix 2 the submission. Amend the policy framework so that they are framed more flexibly to reflect the outcomes of the NPS-UD and Enabling Housing Act.	Oceania agrees that Plan Change 5 does not sufficiently include specific objectives and policies for retirement village developments, which play an important role in the community and are fundamental for catering for the fast growing elderly population. The objectives and policies proposed for 'retirement villages' in Appendix 2 of the submission made by the Retirement Villages Association of New Zealand Incorporated are supported on the basis that these are amended where necessary / appropriate to include references to the name of the particular zone they are applied to.	Allow the submission, with amendments.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
		081	081.4	#12. Retirement Village Provision - Rule Framework	Support	<p>Opposes the Hastings Medium Density Framework applying to Retirement Villages.</p> <p>Additional specific objectives and policies are needed to address the NPS-UD and better enable the provision of a diverse range of retirement housing and care options in the District.</p> <p>Provision should be made for retirement villages as a restricted discretionary activity.</p>	Include a retirement-village specific objective, policy and rule framework (set out in Appendix 2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.	<p>The objectives, policies, and rules proposed for 'retirement villages' activities in Appendix 2 of the submission made by the Retirement Villages Association of New Zealand Incorporated are supported on the basis that these are amended where necessary / appropriate to include references to the name of the particular zone they are applied to.</p> <p>Oceania agrees with and supports the provision of retirement villages as a Restricted Discretionary Activity.</p> <p>With reference to Paragraphs 45-46 of the submission made by the Retirement Villages Association of New Zealand Incorporated, Oceania also supports the preclusion of public notification for retirement villages (being a type of residential activity), and the preclusion of limited notification where a proposal for a retirement village complies with the relevant standards.</p>	Allow the submission, with amendments.
		081	081.5	#12. Retirement Village Provision - Matters of Discretion	Support	<p>Matters of Discretion should be clear and focussed on effects of retirement villages.</p> <p>Opposes the Hastings Residential Design Guide applying to retirement villages, which is not fit for purpose for this housing type.</p>	Policy framework within the Enabling Housing Act should inform matters of discretion. Do not apply the Intensive Residential Design Guide to retirement village assessment. Recognise positive effects of retirement villages.	Oceania agrees that the Hastings Residential Intensification Design Guide does not sufficiently cater for retirement village developments, and that matters of discretion specific to retirement villages (informed by the policy framework within the Enabling Housing Act) should be developed as part of the exercise to enable these types of developments being provided for as its own 'activity'. These matters of discretion should reflect the functional and operational needs and unique characteristics of retirement villages (compared with other residential typologies).	Allow the submission.
		050	050.51	#29. Section 8.2 – Rules - Havelock	Support	Kāinga Ora oppose the use of the Discretionary activity status in	Amendments sought:	Oceania supports the amendments proposed by Kainga Ora to Rule	Allow the submission.

The specific submission(s) on ‘Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan’ that this further submission relates to:										
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)		Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
Kainga Ora – Homes and Communities	PO Box 74598 Greenlane, Auckland 1051 development planning@kaingaora.govt.nz			North Residential Environment		this context, emphasising that an activity that is Restricted Discretionary should be a suitable pathway for Council to assess the proposal and a higher threshold for where standards are not met is not required and further complicates the district plan provisions.	Any Permitted <u>or</u> Controlled or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 8.2.6 EXCEPT Supplementary residential buildings not complying with Specific Performance Standard 8.2.6D (b).	<u>RD</u>	HNCR29, as the Discretionary Activity status proposed for this rule conflicts with the Restricted Discretionary Activity status proposed under Rule HNCR26 for " <i>Comprehensive Residential Development not meeting one or more of the specific performance standards and terms in 8.2.6F</i> ". It is considered that a Restricted Discretionary Activity is the most appropriate activity status to apply in the instance that a Permitted or Controlled Activity status does not comply with the relevant standards, as the matters of discretion and assessment criteria will provide clear guidance as to the effects that consideration should be given towards and assessment undertaken.	
		050	050.172	#39. Section 33.1 Definitions - Retirement Village (in the Medium Density Residential Zone)	Support	Kāinga Ora support the inclusion of the definition of ‘retirement village’ in accordance with the National Planning Standards; however, this should apply to the full district plan rather than being exclusive to the Medium Density Zone. Kāinga Ora seek the deletion of the existing definition of ‘retirement village’ to be consistent with the national planning standards and to reduce unnecessary duplication and confusion.	Delete and replace existing definition with National Planning Standards definition: Retirement Village (in the Medium Density Residential Zone) : means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities		Oceania supports the replacement of the existing definition of "retirement village" with the amended definition proposed by Kainga Ora. Oceania agrees that the proposed definition should apply district-wide, and not be limited to the 'Medium Density Residential Zone'. As a consequential outcome, the term 'supported residential care' within the proposed definition of 'retirement village' should also be defined.	Allow the submission.
		050	050.2	#6. General Concerns - Comprehensive Residential Development (“CRD”)	Oppose	Kāinga Ora oppose the use of a separate activity pathway through Comprehensive Residential Development. Kāinga Ora consider that all residential activities should be considered under the same pathway; i.e. residential activities and	Kāinga Ora seek the deletion of the mechanism of CRD in its entirety throughout the Hastings District Plan.		The submitter seeks to delete all references to 'Comprehensive residential development' in the District Plan, the definition of which includes "retirement villages". Retirement villages are not provided for as a separate activity within the	Disallow the submission.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
						buildings, and that a simplified rule framework is constructed to enable housing in the respective zone, with appropriate performance standards and rules to regulate the extent of development within the urban environment.		residential zones, and therefore are only provided for under the definition of 'Comprehensive residential development'. The deletion of the 'Comprehensive residential development' activity and associated provisions (as sought by the submitter) inadvertently removes the provision of retirement villages.	
		050	050.21	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Kāinga Ora oppose the inclusion of design guidance, as a non-statutory document, within the District Plan. Accordingly, Kāinga Ora requests that any reference to the design guide within the District Plan be deleted. Kāinga Ora oppose the inclusion of a separate activity pathway through the use of Comprehensive Residential Development. Kāinga Ora considers it appropriate to rely on the standards of the relevant zone to regulate the level of activity appropriate for a site as opposed to two pathways that could be used.	<ol style="list-style-type: none"> 1. Kāinga Ora seek the deletion of and reference to design guidelines within the District Plan. 2. Kāinga Ora seek the deletion of all references and provisions relating to Comprehensive Residential Development. 	<p>Should 'retirement villages' be provided for as a separate activity in the residential zones (in accordance with the submission made by Retirement Villages Association of New Zealand Incorporated), Oceania will no longer have an interest in opposing Kainga Ora on this matter.</p> <p>In respect of Submission 050.21, Oceania agrees with the deletion of references to design guidance within the District Plan, as the Hastings Residential Intensification Design Guide does not sufficiently cater for retirement village developments.</p>	<p>Allow Item 1 of the submission.</p> <p>Disallow Item 2 of the submission.</p>
		050	050.24	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development. The deletion of this reference within the objective does not detract from the purpose and intent, with the objective continuing to seek to promote residential intensification in the appropriate and identified locations. It is the view of Kāinga Ora that these appropriate and identified locations should be an expanded Medium Density Zone.	<p>Consistent with the relief sought, Kāinga Ora request the deletion of all references and provisions relating to Comprehensive Residential Development</p> <p>Amendments sought:</p> <p>Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, Flaxmere and Havelock North</p>		Disallow the submission.
		050	050.26	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Kāinga Ora oppose the use of a separate activity pathway for more intensive residential	Consistent with the relief sought, Kāinga Ora request the deletion of all provisions and references to		Disallow the submission.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
						development. The performance standards of the relevant zone should be sufficient to regulate the scale of residential activity and development that is considered appropriate for the zone.	Comprehensive Residential Development. Amendments sought: Provide for comprehensive residential development residential intensification in areas with infrastructure capacity for higher housing yields by zoning the appropriate locations for such development 'City Living' Medium Density Residential Zone. and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public transport. identifying in the Plan other urban areas that are also suitable for comprehensive residential development		
		050	050.28	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development. Kāinga Ora request that this policy be amended to relate to residential intensification with the same outcomes sought; however, these should then refer back to the planned built environment.	Amendments sought: Promote residential intensification in the form of comprehensive residential development to ensure that high yield residential development is designed in a highly integrated manner that will provide high levels of amenity and liveability consistent with the planned built environment <u>consistent with the planned built environment.</u>		Disallow the submission.
		050	050.29	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Consistent with relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development. Moreover, Kāinga Ora consider this policy to be applicable to all residential developments and therefore request its retention, as amended.	Amendments sought: Ensure that comprehensive residential developments have a strong interface with adjacent public spaces to create safe and interesting streets and parks which encourage people to walk, cycle and enjoy.		Disallow the submission.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
		050	050.30	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Kāinga Ora consider that this requirement, in accordance with policy 1 of the NPS-UD, should apply to all residential development. Moreover, consistent with the relief sought, Kāinga Ora request the deletion of all reference to Comprehensive Residential Development	Amendments sought: Encourage comprehensive residential development to offer a diverse range of housing typologies and sizes to provide for the housing needs of the Hastings community.		Disallow the submission.
		050	050.32	#15. Section 2.6. Medium Density Housing Strategy	Oppose	Kāinga Ora support the differentiation between the General and Medium Density Zone environments; however, the provisions as drafted are contrary to this through the enablement of CRD within the General Residential Zone that will result in the delivery of housing at a density that is intended for the Medium Density Zone.	Consistent with the relief sought within this submission, Kāinga Ora seeks: 1. the removal of the CRD provisions in the District Plan; 2. more enabling provisions appropriate for a General Residential Zone; and 3. the increased spatial application (with amended provisions) of the Medium Density Zone		Disallow the submission in part (relating to Item 1).
		050	050.45	#29. Section 8.2 – Rules - Havelock North Residential Environment	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ.	Amendments sought: All Permitted, Controlled, Restricted Discretionary (Non-notified) Activities shall comply with the General Performance Standards and Terms in Section 8.2.5 and any relevant Specific Performance Standards and Terms in Section 8.2.6. Except that Comprehensive Residential Developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.		Disallow the submission.
		050	050.47	#29. Section 8.2 – Rules - Havelock North Residential Environment	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development within the GRZ	Delete rule.		Disallow the submission.
		050	050.50	#29. Section 8.2 – Rules - Havelock	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to	Delete rule.		Disallow the submission.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:									
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number(s)	Topic	Support or oppose	Submission Summary	Decision Requested (by the submitter)	Reasons for my support or opposition are	I seek that the whole (or part of the submission be allowed (or disallowed)
				North Residential Environment		Comprehensive Residential Development within the GRZ.			
		050	050.55	#29. Section 8.2 – Rules - Havelock North Residential Environment	Oppose	Consistent with the relief sought, Kāinga Ora seek reference to comprehensive residential development be deleted.	Partial deletion sought: The following General Performance Standards and Terms apply to all Permitted and Controlled Activities. Comprehensive residential developments need only comply with the specific performance standards in 8.2.6F and assessment criteria in 8.2.9.		Disallow the submission.
		050	050.73	#29. Section 8.2 – Rules - Havelock North Residential Environment	Oppose	Consistent with the relief sought, Kāinga Ora seek the deletion of all provisions relating to Comprehensive Residential Development. Notwithstanding the relief sought, Kāinga Ora oppose the inclusion of design guide standards, as a non-statutory document, within the statutory document of the district plan.	Delete provisions.		Disallow the submission.
		050	050.156	#39. Section 33.1 Definitions - Comprehensive Residential Development	Oppose	Consistent with the relief sought, Kāinga Ora seek that all provisions relating to Comprehensive Residential Development be deleted.	Delete definition.		Disallow the submission.
Bike Hawkes Bay		008	008.13	#29. Section 8.2 – Rules - Havelock North Residential Environment	Oppose	To support the uptake of active and public transport, proximity to these types of travel routes should be given particular consideration	Amend to: “Whether the site is located in proximity to places of employment or close to accessible travel routes, <u>particularly active and / or public transport routes</u> that link to areas of employment.”	The assessment criteria requires consideration towards whether the site is located in close proximity to "accessible travel routes", and adding emphasis on whether or not it is "active and / or public transport routes" does not provide benefit in respect of assessing whether a proposed development is appropriate.	Disallow the submission.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Jessie Monique Bradshaw
Contact person (if different from above)	
Email address for service	braddy.10@gmail.com.
Postal address for service	700 Rainbow Avenue Parkvale Hastings.
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 0273205118
Correspondence to:	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or</p> <p><input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>We do not want this type of development happening in our neighbourhood. The proposed development will ^{is} in a dead street will absolutely ruin our area and a multi story dwelling will look over our entire yard taking away all privacy.</p>
3. Request to be heard at a hearing
<p><input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 11/4/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

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Privacy Information

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes, right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:							
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part) of the submission be allowed (or disallowed) Give precise details	
<u>Example</u> Jo Bloggs	<u>Example</u> 213 House Lane Hastings	<u>Example</u> 148	<u>Example</u> 148.3	<u>Example</u> Support	<u>Example</u> It is important that....	<u>Example</u> I seek that the whole of the submission be allowed.	
Barbara Fyfe	1245 Hanged St Hastings	32	—	Support	- run the look of the neighbourhood - take away privacy - loss of native trees.	whole submission be allowed	



**Te Tāhuhu o
te Mātauranga**
Ministry of Education

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991.

To: Hastings District Council

Address for service: C/- Beca Ltd
PO Box 6345
Auckland 1142

Attention: Sophie Andrews

Phone: +64 9 300 9722

Email: sophie.andrews@beca.com

This is a further submission on the Hastings District Plan (HDP)- Plan Change Five (PC5)- Hawkes Bay on behalf of the Ministry of Education

The Ministry made an original submission on the HDP- PC5 as submitter number 065.

The Ministry of Education's further submission is in relation to the following submission(s):

Submitters	Submission details
Sub no. 080.3 Reid Michael	The submitter requests the reduction in the number of areas proposed for medium-density housing along Porter Drive, as it may cause traffic congestion in the area which can pose a danger to children walking and cycling to school. Decision requested by the submitter: Reduce the number of areas proposed for medium-density housing along Porter Drive.

The Ministry wishes to submit on no/Point No 080.3, specifically in relation to the request made by Reid Michael to reduce the number of areas proposed for medium-density housing along Porter Drive.

The Ministry's further submission is:

Havelock North Primary School is located just off Porter Road. The Ministry partly support Reid Michael's point that, as the area intensifies, there will be an increase of traffic on Porter Road. The Ministry agree that increased traffic along Porter Road is a safety concern for students walking and cycling to the primary school.

While the Ministry is neutral on the decision Reid Michael is seeking, the Ministry does support (and reiterate the importance of) students getting to and from school safely. Safe, separated walking and cycling facilities should be established in and around areas that are rezoned. This is important to enable an increase in the population of students living in higher density neighbourhoods to get to and from school safely.

The Ministry requests that Hastings District Council considers the effects the proposed intensification from PC5 will have on the safety of the road network by providing for active mode users with safer walking and cycling facilities, particularly around schools.

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



Sophie Andrews

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 5 April 2023

From: [Greg Neill](#)
To: [Policy Team](#)
Cc: [Greg Neill](#); [Jodi Lyndon](#)
Subject: Plan Change 5 Further Submission
Date: Monday, 10 April 2023 6:06:58 PM
Attachments: [District Plan Submission.docx](#)
[Plan Change 5 Original Submission_Greg Neill.pdf](#)
[9.-PC5-Further-Submission-Form-6_Greg Neill_6 Chambers Street.pdf](#)

Please find attached a further submission in relation to plan change 5.

We struggle to see why the Council is requesting further submissions on these proposals. It is clear that the majority (if not all) of those in support of the proposals are those that stand to gain financially - ie, property developers, planners and other commercial businesses or government departments. All local residents are firmly against the proposals.

We hope that particular consideration will be given to the submissions of local residents whose livelihoods will be affected by what is currently proposed (as opposed to the submissions of businesses that stand to benefit financially and that are not personally affected).

Kind regards
Greg Neill

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Greg Neill
Contact person <i>(if different from above)</i>	
Email address for service	greg.neill@gmail.com
Postal address for service	6 Chambers Street, Havelock North
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 02102605417
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>	
I am:	
<input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i>	
<input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>	
My reasons for selecting the category ticked above are:	
I own property in one of the affected residential areas of the current proposals	

3. Request to be heard at a hearing	
<input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or	
<input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission	

4. Joint Submission	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/>	

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☒ Yes, I have added 2 further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: J C Neill

Date: 10/04/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.
Greg Neill	6 Chambers Street, Havelock North	0 6 7	Full submission as outlined in point 3 on submission form 5	Support	Reasons are as outlined in the original submission	I seek that the whole of the submission be allowed

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

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;
- strain on infrastructure and amenities;
- Interference with access to light and privacy of existing dwellings.

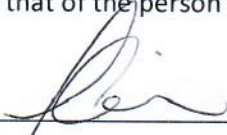
The erection of 3-storey townhouses would ruin the character of the residential environment on Chambers St, Havelock North.

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

SUBMISSION FORM 6

Form 6: Further submission in support of, or In opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Linda Fay Watson
Contact person <i>(if different from above)</i>	
Email address for service	lindawatson79@gmail.com
Postal address for service	1103A Haig Street, Parkvale North
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 027 388 5432 Mobile:
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
I am: <input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i> <input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>
My reasons for selecting the category ticked above are: I live in the zone allocated for high density social housing,

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: Linda Fay Watson

Date: 10 April 2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

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Hastings District Council Private
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Hastings 4156

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- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.
Boris & Richard Fyfe	1245 Howard Street, Parkvale	32	GRP3 GRP4	Support	I strongly support this opposition. The type of housing allocated to an area affects the social status and ambience of a suburb. If we alter the tranquility of Parkvale, you will alter Parkvale as a desired destination. You will not only affect privacy, but you will alter the sociodemographics and house values, ultimately creating a values flight syndrome which will impact housing values and will leave Hastings as a poorly planned City with little worth. This is adding to the existing social divide and is akin to stacking supermarket shelves to meet need as opposed to intelligently planning for an interesting and favourably diverse city catering to everyone's needs.	Whole submission allowed.
					You will definitely destroy the feel of the area.	

Further Submission - RMA Form 6

This submission form should be used for making a further submission on Proposed Plan Change 2 Intensification to the Operative District Plan (in accordance with Clause 8 of the First Schedule, Resource Management Act 1991)

To: Hastings District Council
Email to: policyteam@hdc.govt.nz
Subject: Further submission on Proposed Plan Change 5 Right Homes Right Place
Post: Hastings District Council, Private Bag 9002, Hastings 4156

Further Submitter Contact Details			
Full Name	<i>Last Name</i>		<i>First Name</i>
	Cottle		Kim
Company/Organisation Name (if applicable)	Waka Kotahi NZ Transport Agency (Waka Kotahi)		
Contact Person	Kim Cottle		
Email Address for Service	Kim Cottle: kim.cottle@nzta.govt.nz & Environmental Planning: Environmentalplanning@nzta.govt.nz		
Address	Level 7, Majestic Centre 100 Willis Street Wellington 6145		
Mail Address for Service (if different)	PO BOX 5084 Wellington 6140		
Phone	<i>Mobile</i>	<i>Home</i>	<i>Work</i> Kim Cottle (099288825)
Attendance and wish to be heard at the hearing:			
Waka Kotahi does wish to be heard in support of our further submission			
Waka Kotahi will consider presenting a joint case with other submitters, who make a similar further submission, at a hearing.			
Relevance:			
I am a person who has an interest in the proposal that is greater than an interest the general public has.			

Explain/specify the grounds for saying that you come within this category (you must fill this in):

Waka Kotahi NZ Transport Agency is a Crown Entity with statutory obligations of ensuring an integrated, safe and sustainable transport system.

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Kim Cottle – Principal Planner

11 April 2023

(A signature is not required if you make your submission by electronic means.)

Topic	Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	The reasons for my support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Topic 1: Plan Change in its Entirety	Development Nous, Phil Stickney	502 Karamu Road North, PO Box 385, Hastings 4122	025	025.1 025.2 025.3 025.4	Support	Waka Kotahi supports the need for further analysis and assessment of the efficiency and effectiveness of the proposed provisions of the plan change in achieving the objectives and policies in the NPS-UD and to meet long term-demand identified in the Housing Capacity Assessment (HCA).	Waka Kotahi seeks the submission be allowed.
Topic 1: Plan Change in its Entirety	Te Tuāpapa Kura Kāinga, Ministry of Housing and Development	PO Box 82, Wellington 6140	101	101.1	Support	Waka Kotahi agrees that further work is needed to ensure that PC5 will enable sufficient development capacity as required by the NPS-UD and as identified by the HCA.	Waka Kotahi seeks the submission be allowed.
Topic 5: Planning Maps	Clifton Bay, Mark Mahoney	380 Clifton Road, Te Awanga 4102	016	016.1	Oppose	Waka Kotahi is concerned that the proposed area of greenfield rezoning is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement that will not be consistent with the requirements of the NPS UD.	Waka Kotahi requests further site-specific assessments to ensure that the proposal will meet the requirements of the NPS UD, including (but not limited to) accessibility to active and public transport, hazards, infrastructure requirements (including stormwater) and any reverse sensitivity issues.
Topic 5: Planning Maps	Terra Nova Group	221 Wolseley Street, Hastings	103	103.1	Oppose in part	The submitter has requested rezoning of this site to Medium Density Residential to support implementation of the NPS-UD. Waka Kotahi supports this opportunity in principal but has concerns about the actual and potential adverse effects on the transport network, particularly noting the proximity of the site to SH51. Waka Kotahi is concerned that introducing medium density development at this site could result in adverse effects on the transport network, particularly at the intersections to SH51 from Grove Rd and Wolseley St.	Waka Kotahi seeks further site-specific assessment to determine suitability of the site for rezoning that addresses the effects on the transport network, including the potential safety effects on SH51. The assessment should also include consideration of accessibility to active and public transport and infrastructure requirements.
Topic 14: Section 2.6 – Medium Density Housing Strategy	Bike Hawke's Bay, Maggie Brown	702 Avenue Road East, Parkvale, Hastings, 4122	008	008.4	Support	Waka Kotahi supports an integrated approach to transport and land use, including accessibility to active transport as defined in the NPS-UD.	Waka Kotahi seeks the submission be allowed.
Topic 16: RESZ – Residential Overview	Bike Hawke's Bay, Maggie Brown	702 Avenue Road East, Parkvale, Hastings, 4122	008	008.6 and 008.7	Support	Waka Kotahi supports changes to ensure an integrated approach is taken to urban development and infrastructure planning, including providing for active transport infrastructure and considering active transport in determining infrastructure capacity for development.	Waka Kotahi seeks the submission be allowed.
Topic 22-26: Section 7.2 Hastings Residential Environment	Hastings District Council – Environmental Policy Team	Private Bag 9002, Hastings 4156	039	039.5	Support	Waka Kotahi supports these changes as they will provide greater clarity and enable consistent interpretations of this provision.	Waka Kotahi seeks the submission be allowed.

Topic 39: Section 33.1 - Definitions	Kāinga Ora	Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051	050	050.149 to 050.155 050.157 to 050.163 050.166 to 050.170	Support	Waka Kotahi supports the inclusion of definitions in the District Plan that are consistent with the NPS-UD and National Planning Standards. We agree these definitions should apply across the entire District Plan for consistency and clarity. This will aid plan user interpretation. Where there is duplication between new and existing definitions, proposed definitions that are consistent with the NPS-UD and National Planning Standards should supersede any existing definitions.	Waka Kotahi seeks the submission be allowed.
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From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Plan Change 5 Further Submission [#3]
Date: Tuesday, 11 April 2023 2:28:49 PM

Full name of individual /
organisation making further
submission: *

Bridget Ellen Harrison

Email address for service *

bridgetharrison521@gmail.com

Postal address for service *

☐ 521 Fenwick St Mayfair
hastings 4122
New Zealand

Preferred method of contact *

Email

Phone numbers

021 1805415

Mobile:

Daytime:

021 1805415

Correspondence to:

Submitter

I am:

A person who has an interest in the proposal greater than
the interest that the general public has.

My reasons for selecting the
category ticked above are:

As a long term resident of Fenwick St and Mayfair the plan
change 5 allows for a huge change in our neighbourhood.
We chose to buy in Fenwick Street because it is a quiet
street with NO social housing.

Yes I wish to be heard at the hearing in support of my
further submission; or

If others make a similar submission,
I will consider presenting a joint
case with them at the hearing.

Yes



ARA POUTAMA AOTEAROA THE DEPARTMENT OF CORRECTIONS: FURTHER SUBMISSION ON PLAN CHANGE 5 TO THE HASTINGS DISTRICT PLAN

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

Email: policyteam@hdc.govt.nz

**Further
Submitter:** Ara Poutama Aotearoa the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Andrea Millar – Manager, Resource Management and Land Management
Phone: 027 216 7741
Email: andrea.millar@corrections.govt.nz

Ara Poutama Aotearoa the Department of Corrections (**Ara Poutama**) makes further submissions on Plan Change 5 – “Right Homes, Right Place” (**PC5**) to the operative Hastings District Plan in the **attached** document.

Ara Poutama, as a Central Government agency administering custodial and non-custodial corrections services in the Hastings District, has an interest in the PC5 greater than the interest that the general public has.

Ara Poutama would like to be heard in support of its further submission at a hearing. If others make a similar submission, Ara Poutama will consider presenting a joint case with them at the hearing.

A handwritten signature in blue ink, appearing to read 'A. Millar', is positioned above a horizontal line.

Andrea Millar – Manager, Resource Management and Land Management

For and on behalf of Ara Poutama Aotearoa the Department of Corrections

Dated this 11th day of April 2023

Submitter's name, address and email who Ara Poutama are further submitting on	Submission no and point	Support or oppose	Submission description	Reason for support or opposition	Decision sought
Kāinga Ora – Homes and Communities PO Box 74598, Greenlane, Auckland 1051 developmentplanning@kaingaora.govt.nz	050.170	Support	<p>Kāinga Ora have sought the amendment of the proposed definition of “residential activity” to be consistent with the definition from the National Planning Standards, as follows:</p> <p><i>Residential Activity</i> (in the Medium Density Residential Zone): means the use of land and building(s) for people's living accommodation.</p> <p>Kāinga Ora support the inclusion of the definition of “residential activity” in accordance with the National Planning Standards; however, considers that this should apply to the full District Plan rather than being exclusive to the Medium Density Residential Zone.</p> <p>Kāinga Ora also seek the deletion of the existing definition of “residential activity” in the Operative District Plan.</p>	Ara Poutama supports the relief sought by Kāinga Ora as it promotes consistency with the National Planning Standards.	Amend the definition of “residential activity” as sought by Kāinga Ora.
Kāinga Ora – Homes and Communities PO Box 74598, Greenlane, Auckland 1051 developmentplanning@kaingaora.govt.nz	050.071	Support with amendment	<p>Kāinga Ora have sought the amendment of the proposed definition of “residential unit” to be consistent with the definition from the National Planning Standards, as follows:</p> <p><i>Residential Unit</i> (in the Medium Density Residential Zone): means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p> <p>Kāinga Ora support the inclusion of the definition of “residential unit” in accordance with the National Planning Standards; however, considers that this should apply to the full District Plan rather than being exclusive to the Medium Density Zone.</p> <p>Kāinga Ora also seek the deletion of the existing definition of “residential building” in the Operative District Plan to be consistent with the National Planning Standards and to reduce unnecessary duplication and confusion.</p>	<p>Ara Poutama supports the relief sought by Kāinga Ora as it promotes consistency with the National Planning Standards.</p> <p>Ara Poutama also supports the inclusion of a definition of “household”, which is a term referenced under the definition of “residential unit”. “Household” is not otherwise defined in the operative District Plan or PC5.</p> <p>Inclusion of such a definition is necessary to clarify that a household is not necessarily limited to a family unit or a flatting arrangement, which are more commonly perceived household situations, in the context of a person or a group of people living together in a residential unit. Further, the definition clarifies that in some instances care, support and/or supervision may be provided to a person or people within a household.</p>	<p>Amend the definition of “residential activity” as sought by Kāinga Ora, and include a definition of “household” as follows:</p> <p><i>Household</i>: means a person or group of people who live together as a unit whether or not:</p> <p><i>a. any or all of them are members of the same family; or</i></p> <p><i>b. one or more members of the group (whether or not they are paid) receives day-to-day care, support and/or supervision.</i></p>

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

**FS11**

DISTRICT COUNCIL

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Development Nous Ltd
Contact person <i>(if different from above)</i>	Phil Stickney
Email address for service	Phil.stickney@developmentnous.nz
Postal address for service	PO Box 385 Hastings 4156
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 06 876 2159 Mobile: 027 333 0585
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>	
I am:	
<input type="checkbox"/>	A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i>
<input checked="" type="checkbox"/>	A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for stating that you come within this category;</i>
My reasons for selecting the category ticked above are:	
Development Nous is actively involved in the property development industry and provides professional services in the land development sector. The company spans both greenfields and brownfields developments in urban areas and is required to consider all Central, Regional and Local Government planning documents in transacting its business. Accordingly, it is considered that the Submitter has an interest in the Plan Change that is greater than the general public.	

3. Request to be heard at a hearing	
<input checked="" type="checkbox"/>	Yes I wish to be heard at the hearing in support of my further submission; or
<input type="checkbox"/>	No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	
<input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature:



Date: 11/04/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
Hastings District Council – Environmental Policy Team	Private Bag 9002 Hastings 4156	039	In its entirety	Oppose	The submitter seeks amendments or additions to the standards as notified. The submitter does not suggest any substantive redrafting or changes to PC5 which if adopted would align with the requirements and intent of the NPS-UD not give effect to the substantive concerns regarding the adequacy of the Plan Change as a whole.	Disallow this submission in its entirety as it does not align with the substantive, or alternate relief sought by the original submission of Development Nous, disallowed.
Kāinga Ora	PO Box 74598 Greenlane Auckland 1051	050	In its entirety, with particular reference to (however not limited to): Point 4; Point 5; Point 7a, b and f; Point 8b; and Point 12	Support, in part	<p>This submission aligns with the matters set out in the submission of Development Nous in that the NPS-UD is not adequately being given effect to through PC5.</p> <p>The submission raises matters concerning the nature of the overly complex provisions proposed.</p> <p>The submitter supports the inclusion of a MDRZ in the District, however, believes that the area identified is too small. The proposed Medium Density Residential zones have been identified within the existing City Living Zone, and within areas that are already identified for comprehensive development. No new areas have been identified as appropriate for more intensive development. The submitter seeks the extension of the MDRZ to encompass all of Hastings General Residential Zone, and to a walkable catchment of 800 metres in the Flaxmere and Havelock North Residential Zones.</p>	Development Nous seeks the submission be allowed to the extent that those parts of the submission align with the points raised and relief sought in Development Nous' submission.

McFlynn Surveying and Planning	PO Box 13036, Mahora, Hastings	061	Plan Change 5; Policy MRZ-P2 Compact Development	Support	The submitter states that PC5 is not consistent with the NPS-UD. As it does not remove proposed restrictive planning rules, the proposed Medium Density Zone will prevent an efficient land resource from being appropriately developed in line with the NPS-UD.	Development Nous seeks this submission be allowed aligns with the alternate relief sought in its original submission.
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Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development	PO Box 82 Wellington 6140	101	In its entirety	Support	<p>This submission aligns with the view of Development Nous in that the submitter identifies that PC5 will not provide sufficient development capacity in the District and that there is already a long-term deficit in housing capacity in Hastings. The submitter identifies the need for PC5 to be aligned with the NPS-UD, outlining that PC5 is required to be amended in order to meet Council's obligations of this policy statement. The submitter also believes that the NPS-UD is not appropriately applied to the proposed plan change.</p> <p>The submitter seeks a larger increase to the zoned development capacity to address the supply gaps identified in the Housing and Business Assessment that Council has undertaken. The submitter is of the view that demand for more intensive development, and that further assessments are required (with findings given effect to) to ensure that Policy 5 of the NPS-UD can be adequately upheld.</p> <p>In light of this, similar to the view of Development Nous' the submitter seeks the rezoning of all residential areas that fall within a walkable catchment of the CBD, Flaxmere and Havelock North.</p> <p>The submitter also seeks the limiting of notification to more intensive developments.</p> <p>The submitter seeks the management of effects on infrastructure to be simplified through to the consenting process. The submitter also seeks any action to address and rectify the points made throughout the submission.</p>	Development Nous seeks the submission be allowed in its entirety as it aligns with the alternate relief sought in its submission.
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Waka Kotahi - NZTA	Environment alPlanning@nzta.govt.nz	107	Point 1	Support	<p>Development Nous agrees with the submitter identifying that PC5 seeks to meet the obligations of the NPS-UD, however, recognises that a hybrid approach is being taken, which will not fully give effect to the NPS. The submitter seeks amendments which align with those raised in Development Nous' submission. These amendments include (amongst others):</p> <ul style="list-style-type: none"> <i>a) A focus on alignment with the NPS UD defined objective of a "well-functioning urban environment";</i> <i>b) PC5 needs to take an evidence based and integrated approach to infrastructure and urban planning and funding decisions;</i> <i>c) Any plan change needs to ensure the appropriate medium density land is plan-enabled;</i> <i>d) Further evidence based 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;</i> <i>e) 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.</i> 	Development Nous seeks this submission be allowed in its entirety as it aligns with the alternate relief sought in its submission.
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Waka Kotahi - NZTA continued			Point 2	Support	Of key relevance is the identification of deficiencies in the s.32 analysis that do not enable a clear justification for the extent of the proposed zoning and the extent of housing capacity that will be enabled associated provisions. Additionally, that the definitions section of PC5 is not consistent with those of the NPS-UD.	
			Point 3, 4 & 6	Support	Waka Kotahi also express concerns with sections 2.4 (Urban Strategy) and 2.6 (Medium Density Housing Strategy) and the entire Residential Zone in that it does not implement the NPS UD. Stronger objectives and policies in these sections would better align with the NPS UD and help to achieve its purpose.	
			Point 5	Support	Waka Kotahi seek further evidence and analysis in relation to the appropriate zoning required to meet forecast housing demand. The Submitter seeks such evidence be provided and based on the results of such investigations that zone rules and maps be amended as required.	

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

From: [Sheryl Eustace](#)
To: [Policy Team](#)
Subject: Submission
Date: Tuesday, 11 April 2023 4:07:28 PM
Attachments: [council_ada_st.jpeg](#)
[council_ada_st_1.jpeg](#)
[council_ada_st_2.jpeg](#)



Tania Sansom-Anderson

From: Sheryl Eustace <50sheryle@gmail.com>
Sent: Tuesday, 11 April 2023 4:07 PM
To: Policy Team
Subject: Submission

SUBMISSION FORM 6
Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

HASTINGS DISTRICT COUNCIL
Te Kaitiaki Take Kōwhiri

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Sheryl Eustace
Contact person (if different from above):	
Email address for service:	50 Sheryle@gmail.com
Postal address for service:	1234, Adair St Parkvale Hastings
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers:	Daytime: 021 1831534 Mobile:
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section go to RMA Schedule 2, clause 8)	
I am:	
<input checked="" type="checkbox"/>	A person representing a relevant aspect of the public interest; in this case also specify below the grounds for saying that you come within this category; or
<input type="checkbox"/>	A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;
My reasons for selecting the category ticked above are:	

3. Request to be heard at a hearing	
<input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or	
<input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission	

4. Joint Submission	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4126
Phone 06 871 5000 | www.hastings.govt.nz
TE KAITIAKI TAKE KŌWHIRI

5. Checklist for further submission being made

- ☐ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature:

SS Ewington

Date: 11/4/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.gov.uk

Important note to person making further submission

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- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

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SUBMISSION FORM 6

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)

Give precise details

207 Lyndon Buzard Trail, Hastings 4127 | Private Bag 9002, Hastings 4156
Phone 06 871 5000 | www.hastings.govt.nz



Further Submission on ‘Right Homes; right place - Proposed District Plan Change 5’ on Hastings District Plan by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Plan Change 5
 Environmental Policy manager
 Hastings District Council
Submitted via email to: policyteam@hdc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on the Right Homes; Right Place: Plan Change 5 (“**PC5**”) in support of/in opposition to original submissions to the **PC5**.
2. Kāinga Ora has an interest in PC5 that is greater than the interest the general public has, being an original submitter on the PC5 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Hastings and the Hawkes Bay Region.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC5.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC5.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and

- (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
- 6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
- 7. For the avoidance of doubt, the Kāinga Ora primary submission sought the deletion of the entire chapter 7.2 (Hastings Residential Environment). To avoid duplication, Kāinga Ora has not further submitted on any matters relating to this chapter as in its view, the chapter should be removed in full.
- 8. Kāinga Ora wishes to be heard in support of its further submission.
- 9. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 11th April 2023

Kāinga Ora – Homes and Communities


Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Plan change in its entirety	Lifemark	055.1	Not Stated	We encourage HDC to develop and adopt an initiative that will provide an incentive to designers and developers to increase the number of universally designed / lifemark homes being built through the District.	Oppose in part	Whilst Kāinga Ora support the provision of dwellings that are designed to meet universal access requirements, it is not considered appropriate to regulate this through the District Plan as such requirements are already managed through the Building Act.	Disallow submission
Plan change in its entirety	Waka Kotahi	107.1	Support with Amendment	Supports plan change subject to: <ul style="list-style-type: none"> • Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives of the NPS-UD and providing reasons for the proposed provisions, and; • Amendments to Proposed Plan Change 5 to address Waka Kotahi submissions to better align and implement the objectives, policies and definitions in the NPS-UD. 	Support	Kāinga Ora support the submission as it is consistent with the overall intent of its primary submission.	Allow submission
Definitions	Waka Kotahi	107.2	Support in Part	Support subject to various amendments to the definitions section to be consistent with the NPS-UD definitions including (but not limited to) the following NPS-UD definitions: <ul style="list-style-type: none"> - well-functioning urban environment - active transport - additional infrastructure - community services - development capacity - development infrastructure - infrastructure ready - plan-enabled public transport 	Support in part	Kāinga Ora support the submission insofar as definitions included within the District Plan should be consistent with the definitions of the NPS-UD and the National Planning Standards.	Allow submission
MRZ-R16 7.2.4 8.2.4 9.2.4	Hastings District Council – Environmental Policy Team	039.6	Support with Amendment	Make provision for third party involvement over a certain scale of development.	Oppose	Kāinga Ora oppose the inclusion of a requirement for third party approval as this is ultra vires within the consent process. Additionally, it is unclear what Council are seeking as ultimate relief and how the justification for the submission has given particular regard to policy 6 of the NPS-UD. Kāinga Ora therefore oppose this submission.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Internal Noise Environment	Hastings District Council – Environmental Policy Team	039.3	Support with Amendment	Consider including an internal noise standard applicable to all comprehensive residential development activities that include housing typologies with common walls or floors in the Medium Density Residential Zone and the General Residential Zones of Hastings, Havelock North and Flaxmere	Oppose	Kāinga Ora opposes this submission. Noise provisions are already included in section 25.1 of the ODP and the Building Act goes further to provide for internal noise standards and fire rating/acoustic insulation on party walls.	Disallow submission
New standard suggested for Minimum gross floor area	Hastings District Council – Environmental Policy Team	039.1	Support with Amendment	Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones	Oppose	<p>Kāinga Ora opposes the submission as the standards are inflexible and do not necessarily provide for quality residential accommodation and housing choice.</p> <p>If the Council seeks to manage internal floor space of residential dwellings, Kāinga Ora considers a more appropriate standard would be:</p> <p>Every residential unit provides a net floor area of at least:</p> <p>Studio – 35m² 1 or more bedrooms – 45m²</p>	Disallow submission
MRZ-S7 Outdoor living space	Hastings District Council – Environmental Policy Team	039.2	Support with Amendment	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.</p>	Oppose	Kāinga Ora opposes additional standards for outdoor living spaces based on the number of bedrooms within a dwelling as the standards are inflexible and do not necessarily provide for the delivery of high quality outdoor space.	Disallow submission
Minimum site size and density provisions	Hastings District Council – Environmental Policy Team	039.4	Support with Amendment	Council have been undertaking on-going modelling, investigation and assessment work with respect to infrastructure capacity across the City over the past few months. As a result of this work there is concern that the proposal to remove minimum site size controls for developments in the General Residential Zones of Hastings, Flaxmere and Havelock North could undermine infrastructure capacity and could potentially exhaust any capacity available in the Medium Density Residential Zone through more intensive residential development of the General Residential Zone.	Oppose	<p>Kāinga Ora oppose the use of minimum lot sizes and density controls for Medium Density development and subdivision as a means of addressing concerns surrounding infrastructure capacity.</p> <p>Kāinga Ora consider infrastructure capacity to be a matter that can be considered through the resource consent process for a development of three or more units and should not be used as a reason to reduce the enablement of intensification.</p>	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Planning maps	First Gas	029.1	Support with Amendment	<p>Firstgas seeks that a ‘pipeline corridor’ be provided for within the District Plan and shown on associated planning maps, which requires any increase of residential intensity, change of use to a sensitive activity and/or subdivision of site to consult with Firstgas to ensure that the activity does not result in any adverse effects on pipeline safety, integrity and continued operation of the pipeline. Firstgas seek the corridor to have dimensions of 120 metres (60m either side) of the transmission gas pipeline.</p> <p>Firstgas also seeks that specific use and reference to the terminology of ‘qualifying matters’ is enabled within PC5, so as to ensure consistency with NPS-UD and to promote greater awareness of location of gas networks and safety considerations.</p>	Oppose	<p>Kāinga Ora opposes this submission. The provision for new extent of a 120m corridor (60m either side) is excessive. As a Requiring Authority, First Gas should follow a separate NOR process for a designation rather than seeking a new standards and overlay in PC5</p> <p>Kainga Ora do not support the inclusion and reference to ‘Qualifying Matters’ within the district plan, as this is not relevant to the implementation of the plan but rather is a mechanism introduced through the NPS-UD and the Resource Management (Enabling Housing Supply) Amendment Act (“HSAA”) to be used through the plan making process to inform provisions.</p>	Disallow submission
Rule Framework	Retirement Villages Association of NZ	081.4	Oppose	Include a retirement-village specific objective, policy and rule framework (set out in Appendix2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission
Objectives and Policies	Retirement Villages Association of NZ	081.3	Oppose	<p>Provide Objectives and Policies that provide support for the aging population as set out in Appendix 2 the submission.</p> <p>Amend the policy framework so that they are framed more flexibly to reflect the outcomes of the NPS-UD and Enabling Housing Act.</p>	Support in part	<p>Kāinga Ora support the inclusion of objectives and policies that are encouraging of the provision of aged care facilities, noting that this forms part of providing a variety of housing and typologies for a range of people and needs.</p> <p>Kāinga Ora generally support the use of the density standards as a baseline for effects; however, do not consider that this should lead to a permitted activity status for retirement villages as there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed.</p>	Allow in part

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Rule Framework	Ryman Healthcare Limited	085.1	Oppose	Include a retirement-village specific objective, policy and rule framework (set out in Appendix 2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission
UDO8(b)	Bike Hawkes Bay	008.2	Support with Amendment	Amend to the following: UDO8 Enable more people, business, and community services to live and be located in, areas of the Hastings urban environment in which one or more of the following apply: a. the area is in or near a commercial zone or an area with many employment opportunities; b. the area is well-served by existing and planned public and active transport there is high demand for housing or for business land in the area, relative to other areas of the urban environment.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
UDP15	Bike Hawkes Bay	008.3	Support with Amendment	Amend to: “Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open space, public and active transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
Section 2.6.2.2	Bike Hawkes Bay	008.4	Support with Amendment	Amend to: “The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public and active transport networks are most accessible and available.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
RESZ-O4 - Infrastructure	Bike Hawkes Bay	008.6	Support with Amendment	Amend to: “Residential intensification and development is supported by sufficient three waters and roading infrastructure, including active transport infrastructure.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
RESZ-P5 - Infrastructure	Bike Hawkes Bay	008.7	Support with Amendment	Amend to: “Ensure that the three waters and roading infrastructure network <u>(including active transport)</u> has sufficient capacity to accommodate development prior to it occurring.	Oppose	Kāinga Ora oppose the amendment of the policy as it is unclear how the capacity of an active transport network can be measured as part of understanding the ability of the network to accommodate a development.	Disallow submission
New	Fire and Emergency	028.1	Not Stated	Add a new objective as follows: Objective UDOX <i>Enable subdivision, use, or development where:</i> 1. <i>sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> 2. <i>It can be satisfactorily serviced through an alternative means where existing three water infrastructure capacity is insufficient.</i> Add a new policy as follows: UPDX <i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i>	Oppose	Whilst Kāinga Ora support the consideration of appropriate servicing for subdivision, use or development of land, the request to include new objectives and policies relating to this is opposed as there are existing objectives and policies within Section 30.1 of the ODP.	Disallow submission
Multiple	Fire and Emergency	028.14	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission.
MRZ-S2 – Fences and standalone walls	Fire and Emergency	028.17	Support in Part	Amend as follows: <i>All fences and standalone walls must not ... Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other</i>	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
				<i>emergency response facilities.</i>			
MRZ-S7 Outdoor Living Space	Fire and Emergency	028.18	Support in Part	Amend as follows: Advice note: <i>Site layout requirements are further controlled by the Building Code. This includes the provision of firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission
8.2 Havelock North Residential Environment	Fire and Emergency	028.25	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
Outdoor Living Spaces	Fire and Emergency	028.27	Support in Part	Amend as follows: Advice note: Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
				considered/granted.			
Fences and walls	Fire and Emergency	028.28	Support in Part	Amend as follows: All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission
9.2 Flaxmere Residential Zone	Fire and Emergency	028.31	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
9.2.6J.8 – Outdoor Living Spaces	Fire and Emergency	028.33	Support in Part	Amend as follows: <u>Advice note:</u> <i><u>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></i>	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
9.2.6J.3 – Fences and Walls	Fire and Emergency	028.34	Support in Part	Amend as follows: All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission
30.1 Subdivision and Land Development	Fire and Emergency	028.36	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
MRZ-S12	McFlynn Surveying and Planning	061.18	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with</u> , the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]	Oppose in part	Kāinga Ora consider that standard MRZ-S12 sits on its own and the compliance with this is not linked to standards MRZ-S6 and/or MRZ-S8.	Disallow submission
8.2.6G & 8.2.6.F(13) – Stormwater Management	McFlynn Surveying and Planning	061.20	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with</u> , the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified].	Oppose in part	As above, Kāinga Ora consider that the standard relating to peak stormwater runoff should sit on its own and the compliance of this should not be linked with standards relating to building coverage and landscaping. It is also noted that the MRZ standards have been incorrectly reference, and emphasised that reference to these standards should not be made through other specific zone provisions.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
9.2.5K and 9.2.6.J.13 – Stormwater Management	McFlynn Surveying and Planning	061.21	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]	Oppose in part	As above, Kāinga Ora consider that the standard relating to peak stormwater runoff should sit on its own and the compliance of this should not be linked with standards relating to building coverage and landscaping. It is also noted that the MRZ standards have been incorrectly reference, and emphasised that reference to these standards should not be made through other specific zone provisions.	Disallow submission
MRZ – S3 Height relation to boundary	Te Kāhui Whaihangā: New Zealand Institute of Architects :Gisborne Hawkes Bay Branch	100.6	Support with Amendment	Use minimum sunshine hours rather than recession planes to ensure a minimum amount of light and sun for property.	Oppose	Kāinga Ora oppose the replacement of the height in relation to boundary control with minimum sunshine hours as this unnecessarily complicates the permitted standards of the District Plan.	Disallow submission.
Service areas	Te Kāhui Whaihangā New Zealand Institute of Architects :Gisborne Hawkes Bay Branch	100.17	Oppose	Consider including measures in the plan to minimise noise disturbance to neighbours, as well as visual screening.	Oppose	Kāinga Ora oppose the submission as noise standards are regulated through section 25.1 of the ODP and the inclusion of these within the residential provisions would result in unnecessary duplication.	Disallow submission
MRZ-S8 Landscaped Areas	Tumu Development	106.9	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
MRZ-S9 Windows and connection to the street /road	Tumu Development	106.13	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
8.2.6F.9 – Landscaped areas	Tumu Development	106.11	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
8.2.6.F.10 – Windows and connection to the street /road	Tumu Development	106.15	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission
9.2.6J.9 – Landscaped areas	Tumu Development	106.12	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
9.2.6.J.10 – Windows and connection to the street /road	Tumu Development	106.16	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission
Outlook Space	Bay Planning	007.35	Support with Amendment	Provide a definition of outlook space	Oppose	Kāinga Ora oppose the inclusion of a definition for ‘Outlook space’ insofar as the standard is prescriptive and self-explanatory.	Disallow submission

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Julie Davies
Contact person <i>(if different from above)</i>	
Email address for service	pidandjulie7@gmail.com
Postal address for service	
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 0272877067
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
I am: <input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i> <input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>
My reasons for selecting the category ticked above are: <div style="font-family: cursive; font-size: 1.2em; padding: 10px;"> Stop the Proposed change 5, let us have a say, no high density Parkvale and general Hastings </div>

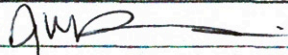
3. Request to be heard at a hearing
<input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 11/4/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.
Boris Fyfe	1245 Howard Street Portwale	032	GRP3 GRP4	Support	Support 032 no to high density, and double story buildings	

email this form by 5pm today to
policyteam@hdc.govt.nz.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation



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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	PARKVALE COMMUNITY GROUP
Contact person (if different from above)	BRIAN WILKINSON
Email address for service	PARKVALECOMMUNITYGROUP@GMAIL.COM
Postal address for service	711 RAINBOW AVE PARKVALE HASTINGS
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 027 2946777
Correspondence to:	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or</p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>THE PARKVALE COMMUNITY GROUP IS MADE UP OF PARKVALE RESIDENTS CONCERNED ABOUT HIGH DENSITY HOUSING IN THE PARKVALE AREA. A GROUP OF 587 PEOPLE WHO SIGNED A PETITION AGAINST A DEVELOPMENT IN ADA STREET THAT WAS PRESENTED TO COUNCIL.</p>


3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 11/4/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further Submissions can be:

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

Delivered to:
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Hastings District Council Lyndon
Road East Hastings

Electronically:
Email: policyteam@hdc.govt.nz

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- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes, right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.
BOBIS TYPE	1245 HOWARD ST, PARUAKE HASTINGS	032	GRP 3 GRP 4	SUPPORT	MULTI STOREY BUILDINGS AND HIGH DENSITY HOUSING SHOULD NOT BE ALLOWED IN PARUAKE	I SEEK THE WHOLE OF THE SUBMISSION BE ALLOWED

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Plan Change 5 Further Submission [#4]
Date: Tuesday, 11 April 2023 4:55:05 PM

Full name of individual / organisation making further submission: *	Michael Reid
Contact person (if different from above)	Emma Donadieu
Email address for service *	emmalynn.donadieu@gmail.com
Postal address for service *	<input type="checkbox"/> 24 Christie Crescent Havelock North 4130 New Zealand
Preferred method of contact *	Email
Phone numbers	02102390172
Mobile:	
Correspondence to:	Both
I am:	A person who has an interest in the proposal greater than the interest that the general public has.
My reasons for selecting the category ticked above are:	We own property in the area proposed for medium density housing
	Yes I wish to be heard at the hearing in support of my further submission; or
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	No
1. Name of original submitter	Kainga Ora
Address of original submitter	<input type="checkbox"/> Homes and Communities PO Box 74598 Greenlane , Auckland 1051 New Zealand
Original submitter number	050
Original submission point number/s	1
Reasons for my support or opposition are	see table submitted by email
I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details	See table submitted via email

	Specific provision		Relief sought
Table 1, point 1.2 and 1.3 (General/All of plan change)		<p>We are in complete opposition of the proposal of Kainga Ora to seek that the medium density zone be applied to the walkable catchment of 800 m from the Havelock North town centre on the basis that:</p> <ul style="list-style-type: none"> - The map of the zone provided covers areas of community and recreational importance including the bowling green and the Havelock Club - The infrastructure (water, roads, parking, utilities) in place in Havelock North is insufficient to support the original zones proposed by council, let alone the extended medium density zone proposed by Kainga Ora - Such a vast area of medium density housing within the village would be to the detriment of the unique village character of Havelock North 	<p>MRZ-O1–MRZ-O2: Reduce the number of areas proposed for medium density housing along Porter Drive in Havelock North due to the existing congestion and additional traffic flow from proposed developments on Middle Road and Havelock Road, and due to the poor water management infrastructure along Campbell Street and Porter Drive.</p> <p>Remove the Havelock North bowling green, an important recreational resource for the community, from plans for medium density housing</p>
Table 1, point 36		<p>We are in opposition to the changes of wording proposed by KO to include the statement “However, to allow for intensity and a more compact urban form, it is also recognised that this character and amenity of the area will change over time.”</p> <p>It is important the unique village character of Havelock North is retained.</p>	Revert to original wording
Table 1, points 37–40	HNRAO1, HNRAO2, HNRAO7, HNRO6	<p>We are in opposition to the wording proposed by Kainga Ora in Table 1 points 37–40.</p> <p>All revisions proposed by Kainga Ora seek to remove mention of the need to maintain the existing character of residential areas.</p>	Revert to original wording

		It is important that the unique village character of Havelock North is retained and existing residents are unaffected by proposed medium density housing developments	
Table 1, point 42	HNRP2	<p>We are in opposition to the wording proposed by Kainga Ora:</p> <p>“Where possible, avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the planned built environment.”</p> <p>This removes mention of the existing character of residential areas. It is important that the unique village character of Havelock North is retained.</p>	Revert to original wording
Table 1, point 43	HNRP9	<p>We are in opposition to the wording proposed by Kainga Ora, which removes mention of ‘the wellbeing of the community and those who live in such developments’</p> <p>This change would discharge the responsibility of developers to ensure that their medium density buildings do not adversely affect the lives of existing residents.</p>	Revert to original wording
Table 1, point 56	8.2.5A	We oppose the proposal by Kainga Ora to increase the number of dwellings to no more than 2 dwellings per site as there is insufficient infrastructure to meet the proposal of the original plan 5 change proposals	Revert to existing wording
Table 1, point 62		We are in opposition to Kainga Ora’s proposal to decrease the minimum area of outdoor living space on the basis that this	Revert to existing wording

		would be to the detriment of people living in these developments and would lead to over intensification of the area	
Table 1, point 68	8.2.8C(c)	<p>We oppose the changes to wording proposed by Kainga Ora, which removes mention of the 'neighbourhood and its character'.</p> <p>It is important that the unique village character of Havelock North is retained, and existing residents are unaffected by proposed medium density housing developments.</p>	Revert to original wording
Table 1, point 69	8.2.8C(d)	<p>We oppose the changes of wording proposed by Kainga Ora, which removes mention of the neighbourhood character and removes clause (ii) Whether the site retains capacity for a front lawn and tree planting in the front yard.</p> <p>It is important that the unique village character of Havelock North is retained, and existing residents are unaffected by proposed medium density housing developments.</p>	Revert to original wording
Table 1, point 71	8.2.8C(h)(ii)	<p>We oppose the changes of wording proposed by Kainga Ora, which removes mention of the need of developers to ensure buildings do not adversely affect the neighbourhood character.</p> <p>It is important that the unique village character of Havelock North is retained, and existing residents are unaffected by proposed medium density housing developments.</p>	Revert to original wording
Table 1, point 72	8.2.8C(h)(ii)	<p>We oppose the changes of wording proposed by Kainga Ora, which would remove many of the requirements for landscaping. This could negatively impact the unique village character of Havelock North</p>	Revert to original wording

Table 1, point 113		<p>We are in complete opposition of the proposal of Kainga Ora to seek that the medium density zone be applied to the walkable catchment of 800 m from the Havelock North town centre on the basis that:</p> <ul style="list-style-type: none"> - The map of the zone provided covers areas of community and recreational importance including the bowling green and the Havelock Club - The infrastructure (water, roads, parking, utilities) in place in Havelock North is insufficient to support the original zones proposed by council, let alone the extended medium density zone proposed by Kainga Ora - Such a vast area of medium density housing within the village would be to the detriment of the unique village character of Havelock North 	<p>MRZ-O1–MRZ-O2: Reduce the number of areas proposed for medium density housing along Porter Drive in Havelock North due to the existing congestion and additional traffic flow from proposed developments on Middle Road and Havelock Road, and due to the poor water management infrastructure along Campbell Street and Porter Drive.</p> <p>Remove the Havelock North bowling green, an important recreational resource for the community, from plans for medium density housing</p>
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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	The Retirement Villages Association of New Zealand Incorporated
Contact person <i>(if different from above)</i>	John Collyns
Email address for service	luke.hinchey@chapmantripp.com / alice.hall@chapmantripp.com
Postal address for service	c/o Chapman Tripp, Level 34, 15 Customs Street West PO Box 2206 Auckland 1140
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: +64 9 357 2709 Mobile:
Correspondence to:	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
I am: <input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i> <input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>
My reasons for selecting the category ticked above are: <small>The RVA represents a relevant aspect of the public interest and has an interest in PC5 greater than the general public for a number of reasons, including (without limitation):</small> a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout Hastings. The RVA, on behalf of its members, has a significant interest in how the Hastings District Plan, including amendments proposed by PC5, provides for retirement village and aged care provision in Hastings, given the existing and predicted demand by our members for such accommodation. b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Hastings will depend on the reasonableness and appropriateness of the Hastings District Plan provisions, including amendments proposed by PC5. c. Given the RVA's broad membership, history and representation in Hastings, the RVA has specialist experience and expertise relevant to determining the merits of the Hastings District Plan provisions, including amendments proposed by PC5. d. The RVA made a submission on PC5.

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission Please see attached submission
- ☒ Yes, I have added two further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: _____

Date: 11/04/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on ‘Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan’ that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	The particular submission point I/we support or oppose is:	The reasons for my/our support or opposition are:	I/we seek that Council:
Fire and Emergency NZ Attn: Fleur Rohleder	85 Molesworth Street, PO Box 3942, Wellington 6140	028	028.25, 028.31 and 028.36	Oppose	028.25, 028.31 and 028.36 - Amend as follows: Require all land use activities to comply with the following standards: <u>Firefighting water supply</u> <u>Where a connection to reticulated water supply system is available, all developments must be provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u> <u>Firefighting access</u> <u>Any access to a site where:</u> <ul style="list-style-type: none"> <u>no reticulated firefighting water supply is available</u> <u>or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u> <ul style="list-style-type: none"> <u>a) A gradient of no more than 16%; and</u> <u>b) A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</u> <u>c) A minimum formed carriageway width of 4 metres; and</u> <u>d) A height clearance of at least 4 metres; and</u> <u>e) A design that is free of obstacles that could hinder access for emergency services vehicles</u> 	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 5.	Disallow the submission point.

					<p><u>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</u></p> <ul style="list-style-type: none"> <u>The ability for fire appliances to access the site</u> <u>The provision of a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</u> 		
Kāinga Ora	Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051	050	050.4 – Design Guidelines	Support	050.4 – Design Guidelines to be removed from the District Plan.	The RVA supports this submission insofar as it is consistent with the RVA's primary submission.	Allow the submission point.
			050.172 – Definitions	Support	<p>050.172 – Definitions</p> <p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Retirement Village (in the Medium Density Residential Zone): means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>	The RVA supports this submission insofar as it is consistent with the RVA's primary submission.	Allow the submission point.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Ryman Healthcare Limited
Contact person <i>(if different from above)</i>	Matthew Brown
Email address for service	luke.hinchey@chapmantripp.com / alice.hall@chapmantripp.com
Postal address for service	c/o Chapman Tripp, Level 34, 15 Customs Street West PO Box 2206 Auckland 1140
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: +64 9 357 2709 Mobile:
Correspondence to:	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
<p>I am:</p> <p><input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category;</i></p> <p><input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i></p>
<p>My reasons for selecting the category ticked above are:</p> <p>1. Ryman represents a relevant aspect of the public interest and has an interest in PC5 greater than the general public for a number of reasons, including (without limitation):</p> <p>a. Ryman has a significant interest in how the Hastings District Plan provides for and regulates retirement villages and aged care provision within Hastings, given the existing and predicted demand for such accommodation in the city. Ryman wishes to ensure that the Hastings District Plan, and amendments proposed by PC5, appropriately provides for retirement villages and all related activities so that the plan enables proportionate, flexible, efficient and effective consenting processes.</p> <p>b. Ryman's villages make a substantial contribution to housing and healthcare for older people in the Hawkes Bay region, providing for the social and economic wellbeing of communities. Ryman's ability to provide for the social and economic wellbeing within Hastings will depend on the reasonableness and appropriateness of the Plan provisions, including amendments proposed by PC5.</p> <p>c. Given Ryman's history, operations and current activities, Ryman has specialist experience and expertise relevant to determining the merits of the Plan provisions, including amendments proposed by PC5.</p> <p>d. Ryman made a submission on PC5.</p>

3. Request to be heard at a hearing
<p><input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission Please see attached submission
- ☒ Yes, I have added two further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: _____

Date: 11/04/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

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- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on ‘Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan’ that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	The particular submission point I/we support or oppose is:	The reasons for my/our support or opposition are:	I/we seek that Council:
Fire and Emergency NZ Attn: Fleur Rohleder	85 Molesworth Street, PO Box 3942, Wellington 6140	028	028.25, 028.31 and 028.36	Oppose	028.25, 028.31 and 028.36 - Amend as follows: Require all land use activities to comply with the following standards: <u>Firefighting water supply</u> <u>Where a connection to reticulated water supply system is available, all developments must be provided with a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. Where a connection to a reticulated water supply system is unavailable, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, an alternative firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u> <u>Firefighting access</u> <u>Any access to a site where:</u> <ul style="list-style-type: none"> <u>no reticulated firefighting water supply is available</u> <u>or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants must be designed to accommodate a fire appliance design vehicle of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u> <ul style="list-style-type: none"> <u>a) A gradient of no more than 16%; and</u> <u>b) A minimum clear passageway and/or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</u> <u>c) A minimum formed carriageway width of 4 metres; and</u> <u>d) A height clearance of at least 4 metres; and</u> <u>e) A design that is free of obstacles that could hinder access for emergency services vehicles</u> 	Ryman opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Plan Change 5.	Disallow the submission point.

					<p><u>Include the following matters of discretion / control for all activities with a 'Restricted Discretionary' or 'Controlled' activity status:</u></p> <ul style="list-style-type: none"> <u>The ability for fire appliances to access the site</u> <u>The provision of a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</u> 		
Kāinga Ora	Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051	050	050.4 – Design Guidelines	Support	050.4 – Design Guidelines to be removed from the District Plan.	Ryman supports this submission point insofar as it is consistent with the RVA's primary submission.	Allow the submission point.
			050.172 – Definitions	Support	<p>050.172 – Definitions</p> <p>Delete and replace existing definition with National Planning Standards definition:</p> <p>Retirement Village (in the Medium Density Residential Zone): means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>	Ryman supports this submission point insofar as it is consistent with the RVA's primary submission.	Allow the submission point.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation



Further Submission on Hastings District Plan

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Residents of Kaiapo Road, Harding Road, Oliphant Road, Maraekakaho Road (as attached to this document)
Contact person (if different from above)	Lee Russell
Email address for service	lee@russellcorporation.co.nz
Postal address for service	910 Harding Road, Hastings
Preferred method of contact	<input checked="" type="checkbox"/> Email
Phone numbers	Daytime: Mobile: 021 560 071
Correspondence to:	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
I am: A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or <input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;
My reasons for selecting the category ticked above are: We live in an area that will be directly affected by Plan Change 5

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes we wish to be heard at the hearing in support of our further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☒ Yes, I have added 6 further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter (For and on behalf of the residents affected at the end of our submission)

Signature: L.A. Russell Date: 10/04/2023

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Electronically:
Email: policyteam@hdc.govt.nz

Further 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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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

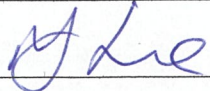

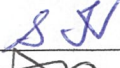



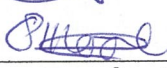
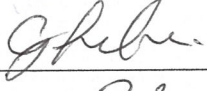
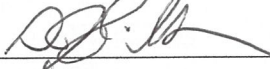
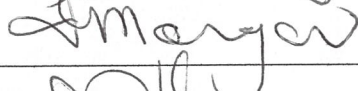
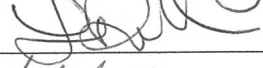
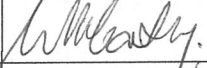
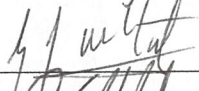

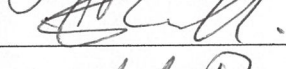
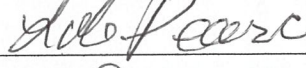
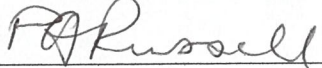
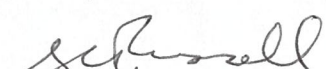
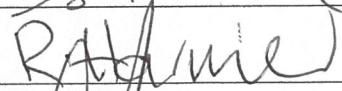

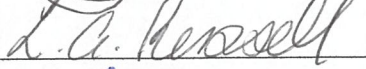

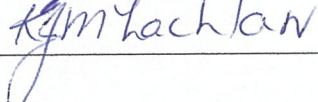
The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:							
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for our support or opposition are	We seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>	
Development Nous Limited	502 Karamu Road North, Hastings	025	1(b), 3.2, 3.3, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 5.0, 5.4, 7.1(a)(b)(c)	Support all of those points listed here	Reasons for our support of the Nous submission is we support particularly point 7.1(a), calling for the full withdrawal of PC 5	We seek that parts of the Nous Submission, as the items numbers listed in column 4 of this document are allowed. To allow for better planning for the community and developers, equally. To stop the fragmented approach and for proper planning to take place.	
HDC Environmental Policy Team	Private Bag 9002, Hastings 4156	039	Entirety	Support	Reasons for our support are the concerns expressed over the volume of houses on a site, the volume of people living in these spaces, the lack of third party involvement, ie neighbours. The walkable catchment area is not taken into account strictly in Plan Change 5	We seek that all of the submission is allowed.	

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for our support or opposition are	We seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
Fire and Emergency New Zealand	85 Molesworth Street, PO Box 3942, Wellington	028	1.3.3	Support all parts of this point	Reasons for our support are due to increased cars on the road in skinny residential/rural streets, such as Kaiapo Road, Hastings	We seek that the whole of 1.3.3 is allowed
Ann Galloway	5 Goldsmith Terrace Mataruahou, Napier	034	Entirety	Support	Building heights, overlooking, sunlight, shading, visual impact, reduction of height limit	We seek the whole of the submission be allowed
Kainga Ora	Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland	050	Entirety	Oppose all	Serves only the needs of Kainga Ora and does not take into account any consideration for those living in the areas currently. Extending the walkable catchment area greater than 400m would mean that any development by KO could happen anywhere, thereby not servicing the population the homes are built for	We seek the whole of the KO submission be disallowed, as the requests are far too broad and far reaching. Resulting in severely adversely affecting existing communities and residents.

Supporters of the Further Submission done by Lee Russell as a
Group Submission on behalf of the Residents of Kaiapo Road,
Harding Road, Oliphant Road, Maraekakaho Road (as attached to
this document)

Proposed Plan Change 5 - Medium Density Housing

Name	Address & Contact Number	Signature
Anthony Cacace	38 Kaiapo Rd 02102424317	A. Cacace
ANDREA CACACE	38 KAIAPO RD	A. Cacace
Chris Proffitt	803A Maraekakaho road	Chris Proffitt
Craig Clifton	902 Maraekakaho rd	Craig Clifton
Rebecca Biggs ^{trustee}	911a Harding Rd	Rebecca Biggs
CHARLES PALMER	911A HARDING RD	Charles Palmer
Leah Palmer	911A Harding Rd	Leah Palmer
Maia Palmer	911A Harding Rd	Maia Palmer
Ava Palmer	911a Harding Rd	Ava Palmer
Gareth Biggs ^{Trustee}	24 Greenwood Rd	Gareth Biggs
Kara Biggs	24 Greenwood Rd	Kara Biggs
Tom Fyfe	904b Harding	Tom Fyfe
Natalie Proffitt	803A Maraekakaho Rd	Natalie Proffitt
Jo McCulloch	1208 Kaiapo Rd	Jo McCulloch
Mark McCulloch	1208 Kaiapo Rd	Mark McCulloch
Lisa Jones	902 Harding Rd	Lisa Jones
Andrew Jones	902 Harding Rd.	Andrew Jones
Sue Geenty	909A Harding Rd	Sue Geenty
Ian McCulloch	901 Harding Rd.	Ian McCulloch
Mike Mucalo	22 Kaiapo Rd	Mike Mucalo

Name	Address & Contact Number	Signature
Irish Lane	^{021 743 995} 913 Harding Road	
George Lane	⁰²⁷²⁵²¹⁹⁵⁹ 913 Harding Road ^{Itasca}	
Susie Harmer	911 Harding Rd	
Dawn Willis	34 Kaiapo Rd	
Peter Willis	34 Kaiapo Rd	
Carol Curtis	914 Harding Rd	C. A. C.
Gary Curtis	" " "	G. D. Curtis
Clynis Moore	909C Maraekakaho Rd	
Philip Moore	" "	
Georgina Fyfe	904b Harding Road	
STEVE DILKON	1203 OLIPHANT ROAD	
Deirdre Morgan	1108 Kaiapo Rd.	
Leanne Dillon	1203 Oliphant Rd	
Wendy McCarthy	1204 Kaiapo Road	
Grant McCarthy	1204 Kaiapo Road	
Richard Griffiths	908A Harding Rd	
Chris Russell	910 Harding Rd	
LILIAN PEARCE	1104 OLIPHANT Rd	
Peter Russell	907a Harding Rd.	
Shona Russell	907A Harding Rd	
Robert + Haime	911 Harding Rd	
Andrew Jones	902 Harding Road	
Lee Russell	^{021 156 009} 910 Harding Rd	
Leanne Griffiths	908A Harding Road	
Kathy McLachlan	901 Harding Rd	

Name	Address & Contact Number	Signature
Diane Mucalo	Kaiapo Road 0211414614	D Mucalo
Barbara Sheehan	36 Kaiapo Rd	B-A Sheehan
John Sheehan	36 Kaiapo Rd	JPSheehan
George Johnsa	803 Maraekakaho Rd	WJ
Joanna Johnson	803B Maraekakaho Rd	J Johnson
Tom Agnew	68 KAIAPO Rd	T. P. Agnew
Tania Agnew	68 Kaiapo Rd	T Agnew
Kevin + Megan Deacon	1212 Kaiapo Rd.	Kevin. M Deacon
WAYNE MORISAW	1108 KAIAPO RD	W Morisaw
Brenda MacDargall	912A Harding Rd	B MacDargall
Don MacDargall	912A Harding Rd	Don MacDargall
Phillip Geenty	909a Harding Rd.	P Geenty
Rachel Paulsen	909A Harding Rd.	R Paulsen
Lyne Feather	14 Kaiapo Rd	L Feather
MIKE JONES	905 HARDING Rd.	M. R. Jones
Heather Jones	905 Harding Rd	H Jones
Diane Smith	415B Maraekakaho Rd	D Smith
Janine Spargo	1001 Maraekakaho Rd	J Spargo
Carol Halbert	1100 Kaiapo Rd - Hstys	C Halbert
Lara Hornby	907 Maraekakaho Rd	L Hornby
Kurt Livingston	907 Maraekakaho Rd	K Livingston
Clint Beckett	117A Kaiapo Road	C Beckett
Gaylene Wright	909 Harding Road	G Wright
Graeme Wright	909 Harding Road	G Wright

[illegible]

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

RECEIVED

11 APR 2023

TIME: _____



HASTINGS
DISTRICT COUNCIL
Te Kaitiaki o Hastings

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Shane Davies
Contact person (if different from above)	
Email address for service	ishanefly@icloud.com
Postal address for service	86 Joll Road Havelock North
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: _____ Mobile: 027 870 6000
Correspondence to:	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or</p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>Supporting O32 in objection to proposed plan change 5</p>

3. Request to be heard at a hearing
<p><input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 11/4/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<u>Example</u> Jo Bloggs	<u>Example</u> 213 House Lane Hastings	<u>Example</u> 148	<u>Example</u> 148.3	<u>Example</u> Support	<u>Example</u> It is important that...	<u>Example</u> I seek that the whole of the submission be allowed.
Boris Fyfe	1245 Howard Street Pakuare	032	GRP3 GRP4	Support	Support Boris in 94 of his Submissions re O32	I seek that Pakuare not be a part of Change 5.

email this form by 5pm today to
policyteam@hdc.govt.nz.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation



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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Meyll Ireland
Contact person <i>(if different from above)</i>	
Email address for service	bmireland.co.nz
Postal address for service	
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 027 530 9422
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i></p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i></p>
<p>My reasons for selecting the category ticked above are:</p> <p style="font-size: 1.2em;">I'm supporting 032 1245 Howard St</p>

3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:							
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details	
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.	
Boris Fyfe	1245 Howard Street Pakowai	032	GRP3 GRP4	Support	In support of O-32 1245 Howard St.		

email this form by 5pm today to
policyteam@hdc.govt.nz.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

**FS22**

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	RICHARD NORMAN SANKO
Contact person <i>(if different from above)</i>	No.
Email address for service	rsankoi@gmail.com
Postal address for service	1228 ADA ST
Preferred method of contact	<input type="checkbox"/> Email <input checked="" type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 0277700074
Correspondence to:	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i></p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i></p>
<p>My reasons for selecting the category ticked above are:</p> <p>I Reside in ada St Parkvale</p>

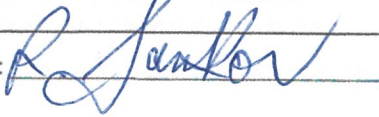
3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>
4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature:



Date: 11-4-23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

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- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that...	<i>Example</i> I seek that the whole of the submission be allowed.
BORIS FYFE	1245 HOWARD ST HASTINGS 4112	032	GRP3 GRP4	Support	CHANGING PLAN S WITHOUT ENOUGH NOTIFICATION	DISALLOWED.

HASTINGS DISTRICT COUNCIL

207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156

Phone 06 871 5000 | www.hastingsdc.govt.nz

TE KAUNIHERA A ROHE O HERETAUNGA

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation



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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Jane Christieson
Contact person (if different from above)	
Email address for service	jane13@nowmail.co.nz
Postal address for service	1233 Ada St Parkvale Hastings
Preferred method of contact	<input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 0274577925
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section go to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; in this case also specify below the grounds for saying that you come within this category; or</p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>Over crowding of our area and Hastings in general</p>

3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: Jane Christensen

Date: 11/4/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

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- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes, right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
Example Jo Bloggs	Example 213 House Lane Hastings	Example 148	Example 148.3	Example Support	Example It is important that...	Example I seek that the whole of the submission be allowed.
Boris Fyfe	1245 Howard Street Pakowai	032	GRP3 GRP4	Support	Supporting 1245 Howard St submission	overcrowding of residential areas.

email this form by 5pm today to
policyteam@hdc.govt.nz.

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone 06 871 5000 | www.hastingsdc.govt.nz
TE KAUNIHERA A ROHE O HERETAUNGA

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

RECEIVED

11 APR 2023

TIME: _____



HASTINGS
DISTRICT COUNCIL
Te Kauhē o ō Rohe o Heretaunga

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Sule Barclay
Contact person (if different from above)	
Email address for service	Sulebarclay@icloud.com
Postal address for service	708 Maxville Drive
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 027 867 0642
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or</p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>I do not want over crowding in my area</p>

3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
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- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: _____

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place - Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:							
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details	
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that...	<i>Example</i> I seek that the whole of the submission be allowed.	
Boris Fyfe	1245 Haward Street Pakowai	032	GRP3 GRP4	Support			

email this form by 5pm today to
policyteam@hdc.govt.nz.

SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation



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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Thea Mardene Vennell
Contact person (if different from above)	
Email address for service	mardenevennell@gmail.com
Postal address for service	12
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 021 0691436
Correspondence to:	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or</p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;</p>
<p>My reasons for selecting the category ticked above are:</p> <p>Supporting against the proposal of multi story buildings in Parkvale x general Hastings</p>

3. Request to be heard at a hearing
<p><input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or</p> <p><input checked="" type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint Submission
<p>If others make a similar submission, I will consider presenting a joint case with them at the hearing.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: _____

Date: _____

[Handwritten signature: J. Verneil]

[Handwritten date: 11-4-2023]

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that...	<i>Example</i> I seek that the whole of the submission be allowed.
Boris Fyfe	1245 Howard Street Parkvale	032	GRP3 GRP4	Support	No multi-story housing in Parkvale Hastings	

email this form by 5pm today to
policyteam@hdc.govt.nz.

RECEIVED

11 APR 2023

TIME: _____


HASTINGS
 DISTRICT COUNCIL
Te Kaitiaki o Rohe o Heretaunga
SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

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

1. Further Submitter Details (mandatory information)	
Full name of individual / organisation making further submission:	Crang Davies -
Contact person (if different from above)	
Email address for service	Pudddavies@gmail.com
Postal address for service	700 MAXVILLE DRIVE PARKVALE HASTINGS
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 0272088708
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input checked="" type="checkbox"/> Both

2. Eligibility to make a further submission (for more information on this section got to RMA Schedule 1, clause 8)
I am: <input type="checkbox"/> A person representing a relevant aspect of the public interest; In this case also specify below the grounds for saying that you come within this category; or <input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category;
My reasons for selecting the category ticked above are: To support 032 in regards to the intensification of housing in the Parkvale Area due to its style and number of houses on a single section

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 11-4-23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Tuesday 11 April 2023

Further 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:
Email: policyteam@hdc.govt.nz

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- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

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SUBMISSION FORM 6

Form 6: Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

The specific submission(s) on 'Right homes; right place' - Proposed Plan Change 5 to the Hastings District Plan that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<u>Example</u> Jo Bloggs	<u>Example</u> 213 House Lane Hastings	<u>Example</u> 148	<u>Example</u> 148.3	<u>Example</u> Support	<u>Example</u> It is important that....	<u>Example</u> I seek that the whole of the submission be allowed.
Boris Fyle	1245 Howard Street Pakuare	032	GRP3 GRP4	Support	Houses are not fitting with other surrounding houses To much intensification on to smaller sections	Pakuare was not part of the change 5

email this form by 5pm today to
policyteam@hdc.govt.nz.

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone 06 871 5000 | www.hastingsdc.govt.nz
TE KAUNIHERA A ROHE O HERETAUNGA

Further Submission on Hastings District Plan

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

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Janet Jackson
Contact person <i>(if different from above)</i>	
Email address for service	atomac22@gmail.com
Postal address for service	708 Charles Street Hastings 4120
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 8788141 Mobile: 0210480720
Correspondence to:	<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>	
I am:	
<input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i>	
<input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>	
My reasons for selecting the category ticked above are: Ratepayer	

3. Request to be heard at a hearing	
<input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or	
<input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission	

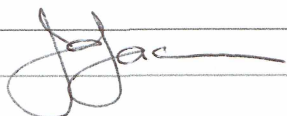
4. Joint Submission	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5. Checklist for further submission being made

- ☒ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: _____



Date: _____

21/9/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Friday 22 September 2023

Further 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:
Email: policyteam@hdc.govt.nz

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- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
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Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> Jo Bloggs	<i>Example</i> 213 House Lane Hastings	<i>Example</i> 148	<i>Example</i> 148.3	<i>Example</i> Support	<i>Example</i> It is important that....	<i>Example</i> I seek that the whole of the submission be allowed.
Angela McFlynn	P O Box 13036 Mahora Hastings	134	All	Support	This submission addresses my concerns re 'a consistent plan providing development at an appropriate density'. 'Meaningful consultation should be undertaken with the community - those people that actually live within the Hastings residential environment' as involved / immediate neighbours to current developments feel excluded & ignored.	I seek that the whole submission be allowed - also including that onsite parking must be provided for each dwelling.



**Further Submission on ‘Right Homes; right place - Proposed District Plan Change 5’
on Hastings District Plan by Kāinga Ora – Homes and Communities**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Plan Change 5
Environmental Policy manager
Hastings District Council
Submitted via email to: policyteam@hdc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on the Right Homes; Right Place: Plan Change 5 (“**PC5**”) in support of/in opposition to the second round of primary submissions to the **PC5**. This further submission is in addition to that which was submitted to Hastings District Council on 11 April 2023 (**attached as Appendix B**).
2. Kāinga Ora has an interest in PC5 that is greater than the interest the general public has, being an original submitter on the PC5 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Hastings and the Hawkes Bay Region.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC5.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC5.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with

the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

- (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. For the avoidance of doubt, the Kāinga Ora primary submission sought the deletion of the entire chapter 7.2 (Hastings Residential Environment). To avoid duplication, Kāinga Ora has not further submitted on any matters relating to this chapter as in its view, the chapter should be removed in full.
8. Kāinga Ora wishes to be heard in support of its further submission.
9. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 22 September 2023

Kāinga Ora – Homes and Communities



Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Submission Point Number	Submitter Name	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
134.14	McFlynn Surveying and Planning	MRZ - P4	Support in part	Amend Policy MRZ-P4 to include: a. Limiting development to medium density development, comprising of a density of no greater than one dwelling per 250m ² net site area.	Oppose	Notwithstanding the relief sought in the Kāinga Ora primary submission, Kāinga Ora oppose the proposed introduction of a density standard for medium density development. Further, this addition reads as a rule rather than a policy.	Disallow submission
134.15	McFlynn Surveying and Planning	MRZ-P5	Support in part	Amend Policy MRZ-P5 to include: a. Limiting development to medium density development, comprising of a density of no greater than one dwelling per 250m ² net site area.	Oppose	Notwithstanding the relief sought in the Kāinga Ora primary submission, Kāinga Ora oppose the proposed introduction of a density standard for medium density development. Further, this addition reads as a rule rather than a policy.	Disallow submission
134.17	McFlynn Surveying and Planning	MRZ-R16	Oppose	Remove the statement precluding notification of applications pursuant to these rules.	Oppose	Notwithstanding the relief sought in the Kāinga Ora primary submission, Kāinga Ora oppose the removal of notification preclusions relating to the density of development. Kāinga Ora considers that it is sufficient to limit notification assessments to developments where permitted building bulk and location standards within a proposed residential development are infringed.	Disallow submission
134.19	McFlynn Surveying and Planning	MRZ-S1	Oppose	A maximum height of 11m is excessive for a medium density residential area. Revert to the existing, and appropriate, maximum building height of 8m.	Oppose	Kāinga Ora oppose the submission to reduce the permitted height from 11m to 8m. Such a deduction in the permitted height will limit the ability to deliver genuine medium density development, particularly in relation to the deliverability of low-rise apartments and terraced dwellings.	Disallow submission
134.20	McFlynn Surveying and Planning	MRZ-S7	Oppose	Add the following additional standard: c. Where any residential unit is provided with less than 50m ² private outdoor living space, any shortfall must be provided for within a shared communal outdoor living space.	Oppose	Kāinga Ora oppose the requirement to provide communal open space where units are provided with less than 50m ² of private outdoor living space. Such a standard will limit the ability to deliver genuine medium density development and is not necessarily a mechanism to ensure high quality residential development is realised.	Disallow submission
134.21	McFlynn Surveying and Planning	MRZ-S12 8.2.5G, 8.2.6F(13), 9.2.5K, 9.2.6J(13)	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with, the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]</u>	Oppose in part	As per the commentary within the further submission attached as Appendix B, Kāinga Ora consider that standard MRZ-S12 sits on its own and compliance with this is not linked to standards MRZ-S6 and/or MRZ-S8. It is also noted that with regards to the Havelock North Residential and Flaxmere Residential zone standards, the MRZ standards have been incorrectly referenced, and emphasised that reference to these standards should not be made through other specific zone provisions.	Disallow submission

Submission Point Number	Submitter Name	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
134.22	McFlynn Surveying and Planning	MRZ-S13, 8.2.5M, 8.2.6F(14), 9.2.5M, 9.2.6J(14)	Oppose	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. Amend to: <u>Where on-site parking is proposed to be provided on a site</u> , activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.	Support in part	Kāinga Ora support the relief sought, acknowledging that the current standard could result in unnecessary requirements for a development to fulfill. Consistent with the relief sought in the Kāinga Ora primary submission, the requested amendments to the Hastings General Residential Zone are not supported insofar as the Kāinga Ora relief sought to have this zone deleted in its entirety.	Allow submission in part
134.24	McFlynn Surveying and Planning	New density standard	Support	In order to ensure that development is undertaken at an appropriate (medium) density, a new standard is required. Add a new development standard: MRZ-SXX Density The density of development must be no greater than one residential unit per 250m ² net site area.	Oppose	Kāinga Ora oppose the proposed introduction of a density standard for medium density development and instead consider it appropriate to rely on building bulk and location standards as well as the rule framework to regulate the extent of development on a site.	Disallow submission
134.25	McFlynn Surveying and Planning	Assessment criteria MRZ-R16	Oppose	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.	Support in part	Consistent with the relief sought through the Kāinga Ora primary submission, the submission point is supported in so far as the creation of less prescriptive assessment criteria will provide for greater flexibility in building and site design. Kāinga Ora however do not support a checklist approach.	Allow submission in part
134.43	McFlynn Surveying and Planning	9.2.5a – Density	Oppose in part	The proposed density standard does not provide for the construction of a residential unit on any existing vacant site with an area of between 350m ² and 500m ² . Amend to allow the construction of a new dwelling on an existing site less than 500m ² as a permitted activity.	Oppose	Notwithstanding the relief sought in the Kāinga Ora primary submission, Kāinga Ora oppose the use of a density standard and instead consider it appropriate to have a permitted number of dwellings (being two in this context), and to rely on building bulk and location standards as well as the rule framework to regulate the extent of development on a site.	Disallow submission
134.51	McFlynn Surveying and Planning	30.1.7E (subdivision)	Not stated	The vehicle access standards are only relevant on residential sites where on-site parking is being provided. Amend to: <u>Where on-site parking is proposed to be provided on a site</u> , activities shall comply with the rules and standards for access outlined in Section 26.1 Transport and Parking of the District Plan.	Support	Kāinga Ora support the relief sought, acknowledging that the current standard could result in unnecessary requirements for a development to fulfill.	Allow submission

Submission Point Number	Submitter Name	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
140.1	Save our Fertile Soils	N/A	Not stated	The Council needs to focus on new residential and industrial communities within existing town and city boundaries and on unproductive land.	Support in part	Kāinga Ora support the relief sought insofar as it is consistent with the primary submission and the need for Hastings District to focus on residential development and intensification within the existing urban environment to avoid further sprawl into highly productive land; however, recognises that greenfield development also has merit when appropriately planned.	Allow submission in part.
146.1	TW Property	N/A	Support with amendment	<p>There is limited development opportunity in the identified Medium Density Zones (former City Living Zones). Providing greater zoned opportunities for medium density housing will allow the market to respond to the demand sectors and ensure that the development economics can stack up.</p> <p>Inadequate supply will increase acquisition costs and could lead to developers avoiding the higher cost land in the Medium Density Residential zone.</p> <p>It is unclear if the extent of the general residential zones that would meet all three locational criteria to enable a non-notified application. Without a clear understanding of the 'supply' land areas enabled by the criteria, an assessment of whether the provisions will achieve the intent cannot be made.</p> <p>Publish publicly accessible maps to provide transparency as to where the opportunities for non-notified medium density development are provided for.</p> <p>The medium density residential zone should be extended having regard to accessibility to a greater range of amenities including schools.</p>	Support in part	Kāinga Ora support the relief sought insofar as it is consistent with the primary submission.	Allow the submission in part

Appendix B – Kāinga Ora Further Submission table filed 11 April 2023

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Plan change in its entirety	Lifemark	055.1	Not Stated	We encourage HDC to develop and adopt an initiative that will provide an incentive to designers and developers to increase the number of universally designed / lifemark homes being built through the District.	Oppose in part	Whilst Kāinga Ora support the provision of dwellings that are designed to meet universal access requirements, it is not considered appropriate to regulate this through the District Plan as such requirements are already managed through the Building Act.	Disallow submission
Plan change in its entirety	Waka Kotahi	107.1	Support with Amendment	Supports plan change subject to: <ul style="list-style-type: none"> Further analysis to assess the efficiency and effectiveness of the proposed provisions in achieving the objectives of the NPS-UD and providing reasons for the proposed provisions, and; Amendments to Proposed Plan Change 5 to address Waka Kotahi submissions to better align and implement the objectives, policies and definitions in the NPS-UD. 	Support	Kāinga Ora support the submission as it is consistent with the overall intent of its primary submission.	Allow submission
Definitions	Waka Kotahi	107.2	Support in Part	Support subject to various amendments to the definitions section to be consistent with the NPS-UD definitions including (but not limited to) the following NPS-UD definitions: <ul style="list-style-type: none"> - well-functioning urban environment - active transport - additional infrastructure - community services - development capacity - development infrastructure - infrastructure ready - plan-enabled public transport 	Support in part	Kāinga Ora support the submission insofar as definitions included within the District Plan should be consistent with the definitions of the NPS-UD and the National Planning Standards.	Allow submission
MRZ-R16 7.2.4 8.2.4 9.2.4	Hastings District Council – Environmental Policy Team	039.6	Support with Amendment	Make provision for third party involvement over a certain scale of development.	Oppose	Kāinga Ora oppose the inclusion of a requirement for third party approval as this is ultra vires within the consent process. Additionally, it is unclear what Council are seeking as ultimate relief and how the justification for the submission has given particular regard to policy 6 of the NPS-UD. Kāinga Ora therefore oppose this submission.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Internal Noise Environment	Hastings District Council – Environmental Policy Team	039.3	Support with Amendment	Consider including an internal noise standard applicable to all comprehensive residential development activities that include housing typologies with common walls or floors in the Medium Density Residential Zone and the General Residential Zones of Hastings, Havelock North and Flaxmere	Oppose	Kāinga Ora opposes this submission. Noise provisions are already included in section 25.1 of the ODP and the Building Act goes further to provide for internal noise standards and fire rating/acoustic insulation on party walls.	Disallow submission
New standard suggested for Minimum gross floor area	Hastings District Council – Environmental Policy Team	039.1	Support with Amendment	Include a standard to ensure a minimum gross floor area for residential units in the Medium Density and General Residential Zones	Oppose	<p>Kāinga Ora opposes the submission as the standards are inflexible and do not necessarily provide for quality residential accommodation and housing choice.</p> <p>If the Council seeks to manage internal floor space of residential dwellings, Kāinga Ora considers a more appropriate standard would be:</p> <p>Every residential unit provides a net floor area of at least:</p> <p>Studio – 35m² 1 or more bedrooms – 45m²</p>	Disallow submission
MRZ-S7 Outdoor living space	Hastings District Council – Environmental Policy Team	039.2	Support with Amendment	<p>Consider including a standard that relates minimum ground floor outdoor living space to the proposed number of bedrooms within a unit to ensure that the minimum outdoor space provided is sufficient for the number of people living in the residential unit.</p> <p>Consider including a minimum requirement for communal outdoor living spaces for apartment complexes.</p>	Oppose	Kāinga Ora opposes additional standards for outdoor living spaces based on the number of bedrooms within a dwelling as the standards are inflexible and do not necessarily provide for the delivery of high quality outdoor space.	Disallow submission
Minimum site size and density provisions	Hastings District Council – Environmental Policy Team	039.4	Support with Amendment	Council have been undertaking on-going modelling, investigation and assessment work with respect to infrastructure capacity across the City over the past few months. As a result of this work there is concern that the proposal to remove minimum site size controls for developments in the General Residential Zones of Hastings, Flaxmere and Havelock North could undermine infrastructure capacity and could potentially exhaust any capacity available in the Medium Density Residential Zone through more intensive residential development of the General Residential Zone.	Oppose	<p>Kāinga Ora oppose the use of minimum lot sizes and density controls for Medium Density development and subdivision as a means of addressing concerns surrounding infrastructure capacity.</p> <p>Kāinga Ora consider infrastructure capacity to be a matter that can be considered through the resource consent process for a development of three or more units and should not be used as a reason to reduce the enablement of intensification.</p>	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Planning maps	First Gas	029.1	Support with Amendment	<p>Firstgas seeks that a ‘pipeline corridor’ be provided for within the District Plan and shown on associated planning maps, which requires any increase of residential intensity, change of use to a sensitive activity and/or subdivision of site to consult with Firstgas to ensure that the activity does not result in any adverse effects on pipeline safety, integrity and continued operation of the pipeline. Firstgas seek the corridor to have dimensions of 120 metres (60m either side) of the transmission gas pipeline.</p> <p>Firstgas also seeks that specific use and reference to the terminology of ‘qualifying matters’ is enabled within PC5, so as to ensure consistency with NPS-UD and to promote greater awareness of location of gas networks and safety considerations.</p>	Oppose	<p>Kāinga Ora opposes this submission. The provision for new extent of a 120m corridor (60m either side) is excessive. As a Requiring Authority, First Gas should follow a separate NOR process for a designation rather than seeking a new standards and overlay in PC5</p> <p>Kainga Ora do not support the inclusion and reference to ‘Qualifying Matters’ within the district plan, as this is not relevant to the implementation of the plan but rather is a mechanism introduced through the NPS-UD and the Resource Management (Enabling Housing Supply) Amendment Act (“HSAA”) to be used through the plan making process to inform provisions.</p>	Disallow submission
Rule Framework	Retirement Villages Association of NZ	081.4	Oppose	Include a retirement-village specific objective, policy and rule framework (set out in Appendix2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission
Objectives and Policies	Retirement Villages Association of NZ	081.3	Oppose	<p>Provide Objectives and Policies that provide support for the aging population as set out in Appendix 2 the submission.</p> <p>Amend the policy framework so that they are framed more flexibly to reflect the outcomes of the NPS-UD and Enabling Housing Act.</p>	Support in part	<p>Kāinga Ora support the inclusion of objectives and policies that are encouraging of the provision of aged care facilities, noting that this forms part of providing a variety of housing and typologies for a range of people and needs.</p> <p>Kāinga Ora generally support the use of the density standards as a baseline for effects; however, do not consider that this should lead to a permitted activity status for retirement villages as there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed.</p>	Allow in part

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
Rule Framework	Ryman Healthcare Limited	085.1	Oppose	Include a retirement-village specific objective, policy and rule framework (set out in Appendix 2) that would apply in all areas and zones that are part of Plan Change 5. Modifications to the rules may be required in areas other than the MDRZ to reflect the different development standards in the other zones.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity, does not provide a framework in which effects arising from development can be adequately and efficiently assessed. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission
UDO8(b)	Bike Hawkes Bay	008.2	Support with Amendment	Amend to the following: UDO8 Enable more people, business, and community services to live and be located in, areas of the Hastings urban environment in which one or more of the following apply: a. the area is in or near a commercial zone or an area with many employment opportunities; b. the area is well-served by existing and planned public <u>and active</u> transport there is high demand for housing or for business land in the area, relative to other areas of the urban environment.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
UDP15	Bike Hawkes Bay	008.3	Support with Amendment	Amend to: “Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open space, public <u>and active</u> transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
Section 2.6.2.2	Bike Hawkes Bay	008.4	Support with Amendment	Amend to: “The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public <u>and active transport networks</u> are most accessible and available.	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission
RESZ-O4 - Infrastructure	Bike Hawkes Bay	008.6	Support with Amendment	Amend to: “Residential intensification and development is supported by sufficient three waters and roading infrastructure, <u>including active transport infrastructure</u> .	Support	Kāinga Ora supports the additional text sought by this submission as it is consistent with the overall intent of its primary submission.	Allow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
RESZ-P5 - Infrastructure	Bike Hawkes Bay	008.7	Support with Amendment	Amend to: “Ensure that the three waters and roading infrastructure network <u>(including active transport)</u> has sufficient capacity to accommodate development prior to it occurring.	Oppose	Kāinga Ora oppose the amendment of the policy as it is unclear how the capacity of an active transport network can be measured as part of understanding the ability of the network to accommodate a development.	Disallow submission
New	Fire and Emergency	028.1	Not Stated	Add a new objective as follows: Objective UDOX <i>Enable subdivision, use, or development where:</i> 1. <i>sufficient existing or planned three waters infrastructure is, or will be, available to service the development; or</i> 2. <i>It can be satisfactorily serviced through an alternative means where existing three water infrastructure capacity is insufficient.</i> Add a new policy as follows: UPDX <i>New subdivision, use, or development is enabled in areas that have existing or planned three waters infrastructure to meet demand.</i>	Oppose	Whilst Kāinga Ora support the consideration of appropriate servicing for subdivision, use or development of land, the request to include new objectives and policies relating to this is opposed as there are existing objectives and policies within Section 30.1 of the ODP.	Disallow submission
Multiple	Fire and Emergency	028.14	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission.
MRZ-S2 – Fences and standalone walls	Fire and Emergency	028.17	Support in Part	Amend as follows: <i>All fences and standalone walls must not ...</i> <i>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other</i>	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
				<i>emergency response facilities.</i>			
MRZ-S7 Outdoor Living Space	Fire and Emergency	028.18	Support in Part	Amend as follows: Advice note: <i>Site layout requirements are further controlled by the Building Code. This includes the provision of firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission
8.2 Havelock North Residential Environment	Fire and Emergency	028.25	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
Outdoor Living Spaces	Fire and Emergency	028.27	Support in Part	Amend as follows: Advice note: Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
				considered/granted.			
Fences and walls	Fire and Emergency	028.28	Support in Part	Amend as follows: All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission
9.2 Flaxmere Residential Zone	Fire and Emergency	028.31	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
9.2.6J.8 – Outdoor Living Spaces	Fire and Emergency	028.33	Support in Part	Amend as follows: <u>Advice note:</u> <i><u>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></i>	Oppose	Kāinga Ora supports the intent of the submission; however, as highlighted through the proposed advice note, the Building Code already regulates this and referring to this within the District Plan is not necessary.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
9.2.6J.3 – Fences and Walls	Fire and Emergency	028.34	Support in Part	Amend as follows: All fences and standalone walls must not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Oppose	Kāinga Ora opposes this submission as these matters are addressed through The Building Act.	Disallow submission
30.1 Subdivision and Land Development	Fire and Emergency	028.36	Support in Part	Firefighting water supply Firefighting access	Oppose	Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment, however, the inclusion of standards relating to water supply specific to firefighting is opposed as such standards are covered through the building consent process. While Kāinga Ora acknowledges that emergency services are a core component of a well-functioning environment; Kāinga Ora notes that wider vehicle crossings, appliance-friendly passing pays etc may have a cumulative effect on the streetscape and reduce area available for housing which needs to be fully-assessed and justified by the submitter.	Disallow submission
MRZ-S12	McFlynn Surveying and Planning	061.18	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with</u> , the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]	Oppose in part	Kāinga Ora consider that standard MRZ-S12 sits on its own and the compliance with this is not linked to standards MRZ-S6 and/or MRZ-S8.	Disallow submission
8.2.6G & 8.2.6.F(13) – Stormwater Management	McFlynn Surveying and Planning	061.20	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with</u> , the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified].	Oppose in part	As above, Kāinga Ora consider that the standard relating to peak stormwater runoff should sit on its own and the compliance of this should not be linked with standards relating to building coverage and landscaping. It is also noted that the MRZ standards have been incorrectly reference, and emphasised that reference to these standards should not be made through other specific zone provisions.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
9.2.5K and 9.2.6.J.13 – Stormwater Management	McFlynn Surveying and Planning	061.21	Oppose in Part	Amend to: <u>Where standards MRZ-S6 and/or MRZ-S8 are not complied with,</u> the peak stormwater runoff from the site shall not exceed the following standards.....[retain the remainder of the standard as notified]	Oppose in part	As above, Kāinga Ora consider that the standard relating to peak stormwater runoff should sit on its own and the compliance of this should not be linked with standards relating to building coverage and landscaping. It is also noted that the MRZ standards have been incorrectly reference, and emphasised that reference to these standards should not be made through other specific zone provisions.	Disallow submission
MRZ – S3 Height relation to boundary	Te Kāhui Whaihangā: New Zealand Institute of Architects :Gisborne Hawkes Bay Branch	100.6	Support with Amendment	Use minimum sunshine hours rather than recession planes to ensure a minimum amount of light and sun for property.	Oppose	Kāinga Ora oppose the replacement of the height in relation to boundary control with minimum sunshine hours as this unnecessarily complicates the permitted standards of the District Plan.	Disallow submission.
Service areas	Te Kāhui Whaihangā New Zealand Institute of Architects :Gisborne Hawkes Bay Branch	100.17	Oppose	Consider including measures in the plan to minimise noise disturbance to neighbours, as well as visual screening.	Oppose	Kāinga Ora oppose the submission as noise standards are regulated through section 25.1 of the ODP and the inclusion of these within the residential provisions would result in unnecessary duplication.	Disallow submission
MRZ-S8 Landscaped Areas	Tumu Development	106.9	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
MRZ-S9 Windows and connection to the street /road	Tumu Development	106.13	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or Disallow submission)
8.2.6F.9 – Landscaped areas	Tumu Development	106.11	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
8.2.6.F.10 – Windows and connection to the street /road	Tumu Development	106.15	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission
9.2.6J.9 – Landscaped areas	Tumu Development	106.12	Support with Amendment	We suggest this rule should be amended to 20% of the outdoor living space provided for the exclusive use of each residential unit.	Oppose	Kāinga Ora oppose the inclusion of ‘exclusive use’ within this standard, as notified. The MDRS standard specifically states that the landscaping requirement does not need to be associated with each residential unit and therefore the inclusion of this is contrary to the MDRS standards.	Disallow submission
9.2.6.J.10 – Windows and connection to the street /road	Tumu Development	106.16	Support with Amendment	We suggest consideration is given to a dispensation to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.	Oppose	Kāinga Ora opposes the amendment of this standard as the wording of the standard is such that the requirement applies to the front façade of a unit rather than the full frontage of the property, and therefore the scenario mentioned through the submission would not alter the application or outcome of complying with the standard.	Disallow submission
Outlook Space	Bay Planning	007.35	Support with Amendment	Provide a definition of outlook space	Oppose	Kāinga Ora oppose the inclusion of a definition for ‘Outlook space’ insofar as the standard is prescriptive and self-explanatory.	Disallow submission

**Further Submission on Hastings District Plan
Proposed Plan Change 5 ‘Right Homes, Right
Place – Medium Density Housing’ - Reopened**

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	McFlynn Surveying & Planning
Contact person <i>(if different from above)</i>	Angela McFlynn
Email address for service	angela@mcflynnsurveying.co.nz
Postal address for service	PO Box 13036, Mahora, Hastings 4155
Preferred method of contact	<input type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: Mobile: 022 568 7750
Correspondence to:	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
I am: <input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i> <input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>
My reasons for selecting the category ticked above are: McFlynn Surveying and Planning is actively involved in the property development industry and provides professional services in the land development sector. The company directors also reside in the General Residential Zone of Hastings, and therefore are also personally directly affected by the proposed Plan Change.

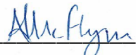
3. Request to be heard at a hearing
<input type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No

5. Checklist for further submission being made

- ☐ Yes I have filled in the table on the next page with details of my further submission
- ☐ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☐ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: 

Date: 22/09/23

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Friday 22 September 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

The specific submission(s) on 'Right homes; right place – Proposed Plan Change 5 to the Hastings District Plan' that this further submission relates to:						
Name of original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
TW Property	c.- Stadey PO Box 29 Napier 4140	S146	In its entirety	Oppose	<p>The relief sought is contrary to the purpose and principles of the Resource Management Act 1991. In particular, the submission seeks that HDC allow overly intensive residential development to be undertaken in a way which does not enable people and communities to provide for their social, economic and cultural well-being, and in a manner that does not avoid, remedy or mitigate adverse effects on the environment.</p> <p>An appropriate means of providing certainty to current and future residents, and developers, that any future development will be of a density and scale that is appropriate for a low-medium density residential environment would be to make any development that would result in a net site area around any new residential building of less than 250m² a prohibited activity.</p> <p>Concerns raised in the submission relating to developers being more likely to undertake CRD's in General Residential Zones for economic reasons can be resolved by limiting CRD's to the Medium Density Residential Zone, and making any applications for CRD's outside these areas a Non-Complying Activity with mandatory public notification, thereby ensuring the character and amenity of the general residential zoned areas is not further compromised by inappropriate developments.</p>	I seek that the whole of the submission be disallowed

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Plan Change 5 Further Submissions [#1]
Date: Friday, 22 September 2023 3:02:48 PM

Full name of individual / organisation making further submission: *	Pamela Rawle
Email address for service *	j.mcnaur@xtra.co.nz
Postal address for service *	<input type="checkbox"/> 705 Charles Street Raureka Hastings 4120 New Zealand
Preferred method of contact *	Email
Phone numbers	02102934390
Mobile:	
Daytime:	8768437
Correspondence to:	Both
I am:	A person who has an interest in the proposal greater than the interest that the general public has.
My reasons for selecting the category ticked above are:	I am a Hastings ratepayer.
	Yes I wish to be heard at the hearing in support of my further submission; or
If others make a similar submission, I will consider presenting a joint case with them at the hearing.	Yes
1. Name of original submitter	Christine Blackberry
Address of original submitter	<input type="checkbox"/> 1209b Ada Street 2 Ada Court Parkvale Hastings 4122 New Zealand
Original submitter number	122
Original submission point number/s	122.6
Reasons for my support or opposition are	Support. It is important that affected residents have the opportunity to be involved in meaningful consultation during the early stages of planning.
I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details	I seek that the whole of 122.6 be allowed to the extent that it is consistent with the relief sought in my original submission.
2. Name of original submitter	Angela McFlynn
Address of original submitter	<input type="checkbox"/> PO Box13036 Mahora Hastings 4155

New Zealand	
Original submitter number	134
Original submission point number/s	134.1
Reasons for my support or opposition are	<p>Points 134.1–5, 134.8–9, 134.12–13, 134.16–20, 134.26–32</p> <p>I support these parts of Submission 134 to the extent that they align with the relief sought in my original submission.</p>
<p>I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)</p> <p>Give precise details</p>	<p>I seek that the parts 134.1–5, 134.8–9, 134.12–13, 134.16–20, 26–32. of Submission 134 be allowed as they will enable the social and economic wellbeing of the people of Hastings in a sustainable way.</p> <p>The success of Hastings has been built on the productive land that surrounds the urban centre of the area.</p> <p>This submission demonstrates how a sustainable balance can be achieved between development of residential areas and preservation of fertile land.</p>

**Further Submission on Hastings District Plan
Proposed Plan Change 5 'Right Homes, Right
Place – Medium Density Housing' - Reopened**

1. Further Submitter Details <i>(mandatory information)</i>	
Full name of individual / organisation making further submission:	Surveying the Bay Ltd
Contact person <i>(if different from above)</i>	Andrew Taylor
Email address for service	andrew@surveyingthebay.co.nz
Postal address for service	P.O Box 611 Hastings
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 021 237 3939 Mobile:
Correspondence to:	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for more information on this section got to RMA Schedule 1, clause 8)</i>
I am: <input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case also specify below the grounds for saying that you come within this category; or</i> <input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category;</i>
My reasons for selecting the category ticked above are:

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes I wish to be heard at the hearing in support of my further submission; or <input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint Submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

5. Checklist for further submission being made

- ☐ Yes I have filled in the table on the next page with details of my further submission
No - Covered by attached submission
- ☒ Yes, I have added _____ further pages / sheets that form part of my further submission
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter

Signature: _____



Date: **22 September 2023**

Signature of person making further submission (or person authorised to sign on behalf of person making further submission). A signature is not required if you make your submission by electronic means.

7. Further submissions must be received by 5pm Friday 22 September 2023

Further 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:

Email: policyteam@hdc.govt.nz

Important note to person making further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

22nd September 2023

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

Via email: policyteam@hdc.govt.nz

Dear Sir/Madam

Further Submission to Proposed Plan Change 5 - Right House, Right Place

We wish to make the following submission to this proposed plan change.

As a general comment we accept the need for intensification and for greater certainty in associated consenting processes. This we believe is important to encourage developers to commit to quality development. However many recent development medium development projects are creating a perception in the development industry and the market place that medium density development does not result in nice places to live, and it is important that appropriate controls are in place to minimise impact on existing residents.

The introduction of taller building forms, multi level, over greater footprints into established residential areas has potential to significantly alter character and amenity. Fundamentally we are concerned with this, particularly where such proposals are unlikely to require any consultation. However we accept that there is a need for more housing, and that Hastings City is an appropriate place for that to occur.

Extent of Zone.

We support that part of the submission of Tumu Developments Ltd (Submission 106) as reproduced below:

Site Context

For clarity we suggest standard 7.2.6E 1, 8.2.6F 1, 9.2.6J 1 should be amended as follows

Comprehensive Residential Developments that propose a density of development greater than 1 residential unit per 350m net site area shall be located on sites in the General Residential Zone that are within or partially within a ~~400 to~~ 600m radius of:

- a. An existing or proposed public transport bus-stop; and
- b. A existing public park or proposed open space reserve, or a proposed on-site communal playground or open space area; and
- c. A commercial zone.

Specifying a distance range of "400 to 600 metres" is not clear enough, and the suggested change to "within or partially within a 600 metre radius" is supported.

The maps attached to the end of the submission of Kainga Ora (Submission 50) suggest almost all of Hastings, approx. half of Flaxmere and a third of Havelock North should be zoned “Kainga Ora Proposed Medium Residential Zone”. We do not agree with this approach, feel it would be extremely difficult to plan infrastructure and prefer the 600 metre radius approach as set out above.

Height. Hastings contains mostly single level residential development and there are very few units of two or more stories, even across recent subdivisions. Accordingly it will be very difficult to integrate new development of three stories and to a height of 11 metres without changing character and significantly impacting on adjoining and nearby properties. In this respect we support McFlynn Surveying and planning (submission 61) as reproduced below:

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°.
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While McFlynn's submission 134 suggests a maximum height of 8 metres, if the above controls are implemented a height of 9 metres might be appropriate, 11 metres seems too much.

Fences. Submission 007 (Bay Planning) suggests an amendment to the fencing controls as reproduced below:

2.3.2	3. Fences and Standalone Walls (a.i) provides for fences up to 1.2m. What about fences along collector or arterial roads that are permitted up to between 1.5m - 1.8m (incorporating some visual permeability)?	Suggest that it would be appropriate to make consideration of the benefit of higher fences along these busy roads.	Amend
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While we agree that taller fences are often desirable along a front boundary to create private areas in a front yard too much fencing is unsightly, and contrary to streetscape and “eyes on the street” principles of CPTED and Urban Design. We suggest a middle ground is practical whereby fencing of a front boundary or yard is limited to a maximum height of metres for half of the boundary length, allowing a fence of up to 1.8 metres in height across the remainder of the front boundary to allow areas of privacy to be created.

Relevant Boundary. Submission 028 of the New Zealand Fire Service, at Section 1.3.4, discusses compliance with Clause C3 of the Building Code and it's relevance to medium density development. That submission identifies “Relevant Boundary” as an important consideration and suggests:

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


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

While we believe Building Act matters have a separate process from Resource Consent processes we would feel there is merit in having private access arrangements consider "Relevant Boundary" to reinforce that access routes are to remain open and available for fire and emergency access and thus the opposite side of a shared Access Lot or Right of Way can be considered the "Relevant Boundary" for dwelling design on an adjacent site.

In past examples we have found that boundaries between shared private access and adjacent sites can be very awkward. Side yard setbacks and height in relation to boundaries provisions are relatively easily understood but the way "Relevant Boundary" has been interpreted under the Building Act often leads to removal of windows or openings from the design of adjacent building which result in less attractive, more poorly connected building forms, for no obvious fire protection benefit.

Thank you for your consideration.

Yours faithfully
Surveying The Bay Ltd



Andrew Taylor
Registered Professional Surveyor