

PARTIALLY OPERATIVE HASTINGS DISTRICT PLAN

PLAN CHANGE 5 – RESIDENTIAL INTENSIFICATION AND MEDIUM DENSITY RESIDENTIAL ZONE

SECTION 32 SUMMARY EVALUATION REPORT

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1 Introduction

1.1 Purpose of this Report

This report presents the summary evaluation of proposed Plan Change 5 to the Partially Operative Hastings District Plan 2020 (District Plan), in accordance with Section 32 of the Resource Management Act 1991 (RMA).

Proposed Plan Change 5 is a first step in the process of aligning the District Plan with Policy 5 of the National Policy Statement on Urban Development 2020. This plan change expressly seeks to amend existing plan provisions to provide for a more enabling rule framework for residential intensification and in particular, comprehensive residential development, in existing locations already identified as suitable for greater housing densities.

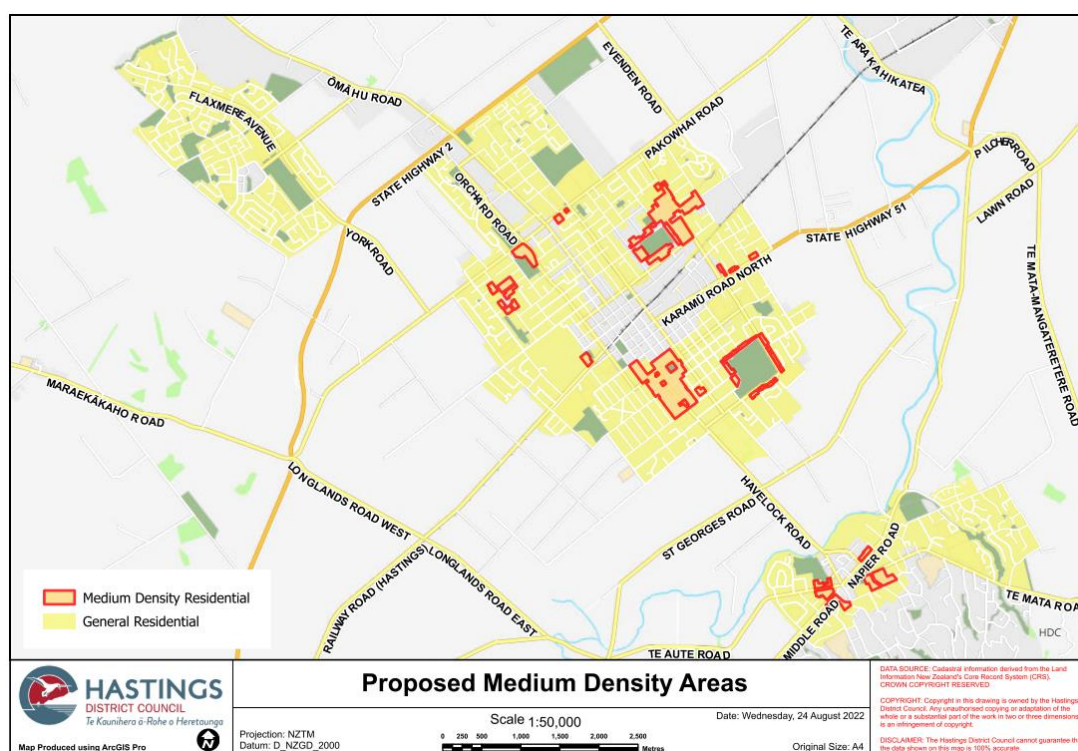
The locations subject to Plan Change 5 are shown on the map. The areas outlined in red were identified in 2010 as part of the Urban Issues workshops and Urban Design Framework studies as the most appropriate for medium density development as they have accessibility to public open space, amenities, employment, shops and services and public transport. In 2015 as part of the District Plan review process these areas were either zoned City Living Zone and or identified as sites suitable for comprehensive residential development in the Appendices to the District Plan.

The yellow areas shown in the map below outline the existing General Residential Zones for Hastings, Flaxmere and Havelock North. These areas are also subject to amended and new provisions for comprehensive residential developments as part of Plan Change 5.

The overall purpose and objectives of the plan change are:

- To make it easier to build more houses on existing residential land within Hastings, Havelock North and Flaxmere.
- To provide certainty through a less onerous rule framework that encourages high quality comprehensive residential development (medium density housing);

The locations that Plan Change 5 relate to are shown on the map below:



Plan Change 5 seeks to incorporate amendments that propose to:

- Change the name of the existing City Living Zone to Medium Density Residential Zone;
- Rezone to Medium Density Residential Zone land identified as appropriate for Comprehensive Residential Development in:
 - Appendix 27 (specific properties in Raureka near the school and shops, properties around the edge of Cornwall and Windsor Parks, and hotel sites in Railway, Pakowhai Rd and Karamū Roads);
 - Appendix 28 (the Saleyards site); and
 - Appendix 29 (areas around the Havelock North village) of the District Plan.
- In the Medium Density Residential Zone provide a rule framework that encourages comprehensive residential development (without the need for public notification) subject to a set of standards that ensure high quality design outcomes and sufficient infrastructure capacity to service development.
- In the General Residential Zones of Hastings, Havelock North and Flaxmere, lower the activity status of comprehensive residential development to Restricted Discretionary (Non-Notified). This will enable quality medium density housing development on sites in these areas where infrastructure capacity, amenity open spaces, services, employment and public transport are most accessible and available.
- Ensuring design quality is a high priority for comprehensive residential developments in both the Medium Density Residential and General Residential Zones. Therefore it is considered critical to require the assessment of all applications in respect of the key design elements of the updated Hastings Residential Intensification Design Guide 2020 (the updated version will be entitled the Hastings Medium Density Design Framework).

This section 32 evaluation report is required to accompany proposed Plan Change 5 at the time of public notification under Schedule 1 of the RMA.

1.2 Outline of Proposed Plan Change 5 to the Hastings District Plan

Specifically, Plan Change 5 proposes to introduce two new chapters to the District Plan:

- A Residential Zones Overview Chapter that outlines objectives and policies applicable to all residential zones within the District. This chapter also houses generic standards for relocated buildings and matters of control or discretion for activities that are common to all residential zones such as relocated buildings, education facilities, places of assembly, rest home care, non-residential care and emergency services facilities;
- A new Medium Density Residential Zone chapter that outlines objectives, policies, rules, standards and matters of control or discretion for activities located in this zone (previously the City Living Zone and properties identified as suitable for Comprehensive Residential Development in Appendices 27, 28 & 29 of the Operative District Plan); The following should be noted in the drafting of this new chapter:
 - In most cases the activity status rules for activities have been carried over from the existing City Living Zone activity table. Terms for activities however may have been changed to meet the new National Planning Standards definitions.
 - Zone standards are based on a hybrid approach – using some of the national Medium Density Residential Standards, the existing comprehensive residential development standards (with some slight modifications including the removal of parent site, density and minimum subdivision site size requirements) as well

as new standards for design variety, stormwater management and three waters infrastructure.

- Matters for control and discretion that are based on the 11 key design elements of the Hastings Medium Density Design Framework, streetscape amenity, site layout, building form and visual quality, infrastructure capacity and cumulative effects of non-compliance with zone standards.
- The abovementioned new chapters have been formatted to meet the national planning standard requirements and therefore look very different from the existing sections of the Operative District Plan.

In addition, Plan Change 5 proposes amendments to the following chapters and sections of the District Plan:

- Section 2.4 Urban Strategy – to include a new objective and policies that give effect to Policy 5 of the National Policy Statement on Urban Development 2020.
- Section 2.6 Medium Density Strategy – an amendment to objective MDO1 to include Flaxmere.
- Section 7.2 Hastings Residential Environment – to amend objectives, policies, the activity status, standards and assessment matters for comprehensive residential development in the Hastings General Residential Zone;
- Section 8.2 Havelock North Residential Environment – to amend objectives, policies, the activity status, standards and assessment matters for comprehensive residential development in the Havelock North General Residential Zone ;
- Section 9.2 Flaxmere Residential Environment – to amend objectives, policies, the activity status, standards and assessment matters for comprehensive residential development in the Flaxmere General Residential Zone;
- Section 30.1 Subdivision and Land Development – to remove minimum site sizes for comprehensive residential developments in the Medium Density Residential Zone (previously City Living Zone and properties identified in Appendices 27, 28 and 29 of the District Plan);
- Section 33.1 Definitions – to amend the existing definitions of infill development and comprehensive residential development so that these activities are distinct and to include national planning standard terms and definitions that are used in the Medium Density Residential Zone;
- Removal of Scheduled Site –S3 - Vidals from Appendix 26 as this has been developed for comprehensive residential development and is proposed to be rezoned medium density residential zone;
- Removal of Appendices 27, 28, 29 Site Suitable for Comprehensive Residential Development as these sites are proposed to be rezoned to Medium Density Residential Zone;
- Amendments to Appendix 38 – Hastings Character Areas – Amendments to the boundary of Figures 3 (Fitzroy Avenue Character Area) and 6 (Tomoana Road Character Area), removal of Figure 7 (the Cornwall Road Character Area) as it is proposed to rezone properties in this area to Medium Density Residential Zone and inclusion of one property into Figure 8 the Nelson Street Character Area;

- Amendments to Appendix 60 to reflect the change of name of the City Living Zone to Medium Density Residential Zone; and
- Amendments to the Hastings Residential Intensification Design Guide to update the text to reflect the proposed changes to references to zone names, District Plan standard references, assessment matters for comprehensive residential development. The updated version of this document will be called the Hastings Medium Density Design Framework;

2 Section 32 Evaluation Requirements

Clause 5(1) of Schedule 1 of the RMA, requires preparation of an evaluation report for any proposed plan change in accordance with section 32, and for Councils to have particular regard to that report when deciding whether to proceed with the statement or plan.

Section 32 evaluations effectively ‘tell the story’ of what is proposed and the reasoning behind it. The Section 32 evaluation aims to communicate the thinking behind the proposal to the community and to decision-makers. The evaluation also provides a record for future reference of the process, including the methods, technical studies, and consultation that underpin it, including the assumptions and risks.¹

An evaluation report is required to examine both:

- the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)); and
- whether the provisions in the proposal are the most appropriate way in which to achieve the objectives in terms of their efficiency and effectiveness by identifying other reasonably practicable options for achieving the objectives; assessing the efficiency and effectiveness of the provisions in achieving the objectives; and summarizing the reasons for deciding on the provisions (s32(1)(b)).

The evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c)).

Such an evaluation must take into account:

- the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)) and, if practicable, quantify them (s32(2)(b)); and
- the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (s32(2)(c)).

In this case, proposed Plan Change 5 (the proposal) contains objectives in terms of Section 2.4 Urban Strategy, the new Residential Zones Overview Chapter and Medium Density Residential Zone. These objectives are set out below:

Section 2.4 Urban Strategy

¹ Ministry for the Environment. 2014. *A guide to section 32 of the Resource Management Act: Incorporating changes as a result of the Resource Management Amendment Act 2013*. Wellington: Ministry for the Environment.

OBJECTIVE 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:

UDO8

- 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 transport;
- c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment.

POLICY In the District's main urban areas of Hastings, Flaxmere and Havelock North provide for greater building heights and density of development that are commensurate with the area's accessibility to commercial activities and community services and the relative demand for housing and business use in that particular location.

UDP14

POLICY UDP15 Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open spaces, public transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.

Section 2.6 Medium Density Strategy

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| MDO1 | Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, and Havelock North <u>and</u> Flaxmere. |
|-------------|--|

Residential Zones Overview Objectives

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|---------------------------------|---|
| RESZ-O1 | Purpose of Residential Zones |
| | Primary purpose: To provide for residential activities and land use Secondary purpose: To allow activities that support the health and wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone. |
| RESZ – O2 | Well Functioning Residential Environments |
| Objective 1 and Policy 1 NPS-UD | Well-functioning residential environments that enable a variety of housing typologies and living arrangements that: <ul style="list-style-type: none"> a. meet the needs of different households; b. enable Māori to express their cultural traditions and norms; c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; d. support reductions in greenhouse gas emissions; and e. are resistant to the likely current and future effects of climate change. |
| RESZ – O3 | Planned Built Environments |
| Policy 6 NPS-UD | Development is in accordance with the planned residential built form and character anticipated in each particular residential zone or precinct and described in the zone specific objectives. |
| RESZ – O4 | Infrastructure |

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| | Residential Intensification and development is supported by sufficient three waters and roading infrastructure. |
| RESZ – O5 | Responsive Residential Environments |
| Objective 4 NPS-UD | Residential Environments, including their character and amenity values develop and change over time in response to the diverse and changing needs of people, communities and future generations. |
| RESZ – O6 | Urban Growth |
| | Urban growth is managed in accordance with the Hawke’s Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy |
| POLICIES | |
| RESZ – P1 | Housing Diversity |
| <i>Relates to RESZ-O2</i> | Provide a range of residential zones that cater for different types of housing densities, typologies and living arrangements. |
| RESZ – P2 | Residential Amenity |
| <i>Relates to RESZ-O3 & RESZ-O5</i> | Manage the effects of residential activities and development to ensure a quality living environment that is consistent with the Hastings Medium Density Design Framework relative to the particular planned built form environment sought for the zone. |
| RESZ – P3 | Planned Built Environment |
| <i>Relates to RESZ-O3</i> | Manage the effects of residential activities and development to ensure that the scale and intensity is aligned with the particular planned built form and character sought for each particular zone. |
| RESZ – P4 | Managing Growth |
| <i>Relates to RESZ-O6</i> | Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular residential environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District. |
| RESZ – P5 | Infrastructure |
| <i>Relates to RESZ-O4</i> | Ensure that the 3 waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring. |
| RESZ – P6 | Supporting Activities |
| <i>Relates to RESZ-O1</i> | Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment and planned built form character of the particular zone. |

Medium Density Residential Zone

| OBJECTIVES | |
|-------------------|---|
| MRZ – O1 | Purpose of the Zone |
| | The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the establishment of the planned built urban environment of the Zone while controlling other activities that support the health and wellbeing of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing. |
| MRZ – O2 | The Planned Urban Built Environment of the Zone |
| | <p>The planned urban built environment of the Zone is characterised by:</p> <ol style="list-style-type: none"> A diversity of housing typologies including townhouses, duplexes, terrace and low rise apartments; A built form of predominantly two and three storey buildings which are integrated with public and private open space; Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework; |

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| | d. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. |
| MRZ – O3 | Sustainable Design and Infrastructure |
| | Public health and environmental wellbeing is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure. |
| POLICIES | |
| MRZ – P1 | Comprehensive Residential Development |
| <i>Relates to MRZ – O1 MR-O2</i> | Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development. |
| MRZ – P2 | Compact Development |
| <i>Relates to MRZ – O1</i> | Restrict infill development of one additional dwelling on a site to ensure the efficient use of the zone for more compact housing types including duplex, terraced housing and low-rise apartments. |
| MRZ – P3 | Urban Character |
| <i>Relates to MRZ – O2</i> | Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by: <ul style="list-style-type: none"> a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks, and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements. |
| MRZ – P4 | High Quality Living Environments |
| <i>Relates to MRZ – O2</i> | Manage development to achieve a healthy, safe, high amenity and comfortable living environment for residents and neighbours that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing: <ul style="list-style-type: none"> a. Useable and accessible outdoor living space appropriate for the orientation of the site and housing typology; b. Privacy c. Access to sunlight d. functional living spaces e. storage, including outdoor storage/ service areas f. safe pedestrian and/or vehicle access and carparking |
| MRZ – P5 | High Amenity Streets and Neighbourhoods |
| <i>Relates to MRZ – O2</i> | Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by: <ul style="list-style-type: none"> a. requiring consistency with the Hastings Medium Density Design Framework principles and key design elements; b. requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance CPTED principles; c. requiring front yard setbacks, landscaping and permeable front fencing; d. minimising visual dominance of large, bulky buildings, garages, service and storage areas; e. requiring publicly accessible connections through large sites where practical and beneficial. |
| MRZ – P6 | Sustainable Design and Infrastructure |
| <i>Relates to MRZ – O3</i> | Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by: <ul style="list-style-type: none"> a. Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated; b. requiring low impact stormwater management where practicable; |

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| | <p>c. encouraging sustainable design in development including optimising solar orientation and passive ventilation;</p> <p>d. requiring sufficient infrastructure provision and / or mitigation measures to accommodate demand.</p> |
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Hastings General Residential Zone

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| Objective RO1 | To enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties and the local environment <u>ensuring a quality living environment for residents and neighbours.</u> |
| Objective RO2 | To ensure <u>a high quality</u> that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities. |
| Policy RP4 | <i>Maintain and enhance a high <u>quality standard of amenity in the residential environment for residents and neighbours</u> while enabling development innovation and building variety.</i> |
| Policy GRP3 | <i>Provide for comprehensive residential development in locations <u>on sites that are located in close proximity within walking distance (400m-600m) of high quality public amenities public parks, and commercial zones and are located on public transport routes.</u></i> |
| Policy GRP4 | Manage the <u>design, layout,</u> scale and intensity of infill housing and comprehensive residential development to <u>ensure developments contribute positively to</u> avoid adverse effects on the local neighbourhood character and amenity |

Havelock North General Residential Zone

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| Objective HNRO6 | To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its <u>designed to create a high quality living environment for residents and neighbours</u> and is location. |
| Policy HNRP10 | <i>Provide for comprehensive development on a limited basis and in appropriate locations <u>on sites that are located within walking distance (400m-600m) of public parks, or commercial centres and are located on public transport routes</u></i> |

Flaxmere General Residential Zone

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| Policy FRP5 | <i>Enable and provide for the development of a range of housing types through subdivision, comprehensive <u>residential development</u> provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles</i> |
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The 'provisions' to be evaluated are essentially those of the:

- proposed Residential Zones overview chapter;
- proposed Medium Density Residential Zone Chapter; and
- the amendments to Comprehensive Residential Development provisions in the General Residential Zone Sections 7.2, 8.2 and 9.2 of the Hastings District Plan;

- the amendments to comprehensive residential development provisions in the land development and subdivision chapter Section 30.1

The first part of the evaluation therefore has to address:

- *‘Whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA’.*

Secondly, in evaluating the provisions of the proposal in terms of efficiency and effectiveness, the evaluation has to address:

- *‘Whether amending the identified provisions is the most appropriate way to achieve the objectives of the proposal’.*

The following evaluation fulfils Council’s statutory obligations under Clause 5(1) of Schedule 1 of the RMA, in accordance with section 32, for Proposed Plan Change 5 to the District Plan.

3 Statutory Basis for Addressing the Proposed Amendments to the District Plan

Section 74 of the RMA outlines the requirements for District Councils in terms of the preparation of, and any change to, their district plan in accordance with their functions under section 31 and the provisions of Part 2 of the RMA.

3.1 Part 2 (Purpose & Principles) of the RMA

Managing the efficient use and development of urban land, enabling increased and varied housing densities and types to meet the changing needs of a growing City closely aligns with the purpose of the RMA, which is *‘the sustainable management of natural and physical resources’*. Section 5 of the RMA defines ‘sustainable management’ as:

“managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
 - (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*
-

The proposal relates to enabling comprehensive residential development (medium density housing) in appropriate locations within the Hastings urban environment, in a manner that ensures quality residential living outcomes while reducing costs and risk to housing providers and land developers. The amendments sought by Plan Change 5 seek to achieve a balance between using existing urban land more efficiently while protecting the plains growing land that surrounds the urban areas of Hastings. This ensures that the sustainable management of natural and physical resources across the District occurs in an efficient manner while enabling the local community to effectively provide for their social, economic and cultural wellbeing.

This proposal will also assist in helping to meet the reasonably foreseeable needs of future generations by enabling an increased housing supply in areas where additional density is appropriate and where parks, public transport, employment and commercial services are easily accessible. It will also assist in relieving pressure for development on the versatile land of the Heretaunga Plains, by providing more capacity for growth within existing urban areas. This allows the potential of the natural and physical resource of the Plains to be sustained to meet the needs of future generations

Section 7 identifies other matters requiring particular regard. Of particular relevance are:

-
- b) the efficient use and development of natural and physical resources:*
 - c) the maintenance and enhancement of amenity values:*
 - f) maintenance and enhancement of the quality of the environment:*
 - i) the effects of climate change*
-

The purpose of the proposal is to ensure that the natural and physical resources of the District can be utilized and developed in an efficient manner while enabling people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.

The proposal also seeks to ensure through the incorporation of design considerations and matters of assessment that developments contribute to the maintenance and enhancement of local amenity values and the quality of the environment.

Enabling an increase in densities in urban areas that are not currently susceptible or unlikely to be susceptible to natural hazards in the future, reduces risk to property and people and ensures a resilient urban environment. However cognisance of increasing paved or impermeable areas resulting in additional stormwater and potential increase in heat traps or sources needs to be considered. Mitigation measures such as low impact design techniques including water storage and harvest, permeable paving and retention of existing established trees, and landscaping form part of the proposal in terms of assessment matters.

3.2 Part 4 (Functions, Powers & Duties) of the RMA

The particular statutory functions of the District Council in giving effect to the Act as contained in section 31 of the Resource Management Act 1991 also provide a clear mandate for managing the effects of land use activities and ensuring that District Plan provisions provide an effective and efficient tool for managing such effects.

In particular:

-
- “(1)(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the District:*
 - (aa) the establishment, implementation and review of objectives, policies and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district;*
 - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of –*
 - (i) the avoidance or mitigation of natural hazards; and*
 - ...*
 - (2) the methods used to carry out any functions under subsection (1) may include the control of subdivision.”*
-

The proposal expressly seeks to establish and implement plan provisions to enable more houses to be built and thereby increase development capacity within the existing urban areas of the District. The proposed provisions seek to enable an increased density of development while managing the outcomes to ensure high quality residential environments. Existing zone and district wide rules and standards in the District Plan (and any proposed amendments to

provisions that are part of this proposal) provide the mechanism for controlling any actual or potential effects of the subdivision, use and development within the District.

3.3 National Policy Statement on Urban Development 2020

Section 55(2) of the RMA states that a local authority '*must amend a document [district plan], if a national policy statement directs so, -*

- (a) *To include specific objectives and policies set out in the statement; or*
- (b) *So that objectives and policies specified in the document give effect to objectives and policies specified in the statement; or*
- (c) *If it is necessary to make the document (district plan) consistent with any constraint or limit set out in the statement.*

Section 55(2B) states that "*the local authority must also make all other amendments to a document that are required to give effect any provision in a national policy statement that affects the document*".

Section 55(3) of the RMA also states that "*A local authority must also take any action that is directed by the national policy statement*".

The NPS-UD applies to Hastings District Council as it is a 'Tier 2 local authority' with urban environments within the District.

The NPS-UD directs council to remove overly restrictive planning rules that make it more difficult to build homes. It requires Councils to respond to changes in demand by enabling a greater density of housing in walkable distances to areas such as around city centres and rapid transit stops.

Relevant objectives and policies of the NPS -UD include:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing and for their health and safety now and into the future.

Objective 2 Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 3 Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities;
- (b) the area is well-served by existing or planned public transport
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment;

Objective 4 New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Objective 6: Local authority decisions on urban development that affect urban environments are:

- a. integrated with infrastructure planning and funding decisions; and
- b. strategic over the medium term and long term; and

- c. responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Objective 8: New Zealand's urban environments:

- a. support reductions in greenhouse gas emissions; and
- b. are resilient to the current and future effects of climate change

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that:

- i. meet the needs, in terms of type, price, and location, of different households; and
- ii. enable Māori to express their cultural traditions and norms; and
- iii. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- iv. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- v. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- vi. support reductions in greenhouse gas emissions; and
- vii. are resilient to the likely current and future effects of climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- a. the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- b. relative demand for housing and business use in that location.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a. the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement;
- b. that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - (ii) are not, of themselves, an adverse effect the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity the likely current and future effects of climate change.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: unanticipated by RMA planning documents; or out-of-sequence with planned land release.

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and
- (d) operate in a way that is consistent with iwi participation legislation.

Policy 10: Tier 1, 2, and 3 local authorities: that share jurisdiction over urban environments work together when implementing this National Policy Statement; and engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and engage with the development sector to identify significant opportunities for urban development.

This proposal seeks to give effect to Objectives 1-4, 8 and policies 1, 2, 5 and 6 of the NPS-UD.

3.4 Hawke's Bay Regional Policy Statement

Section 75 of the RMA states that a district plan *'must give effect to'* any regional policy statement (RPS).

Of particular relevance in terms of residential intensification, the Hawke's Bay Regional Policy Statement dedicates a whole chapter to issues, objectives, policies, methods and anticipated environmental results for urban development and the strategic integration of infrastructure across the Region, and particularly within the Heretaunga Plains, titled 'Managing the Built Environment' (Chapter 3.1B of the RPS).

This includes planned provision for urban development and integration of land use with significant infrastructure. Of particular relevance, the RPS places priority on:

- Establishing a compact and strongly connected urban form that:
 - (a) Achieves quality built environments that:
 - i. Provide for a range of housing choices and affordability;
 - ii. Have a sense of character and identity;
 - iii. Retain heritage values and values important to tangata whenua;
 - iv. Are healthy, environmentally sustainable, functionally efficient and economically and socially resilient; and
 - v. Demonstrates consideration of the principles of urban design;
 - (d) Avoids unnecessary encroachment of urban activities on the versatile land of the Heretaunga Plains; and

(e) Avoids or mitigates increasing the frequency or severity of risk to people and property from natural hazards (OBJUD1);

- Intensification of residential areas (OBJUD2);
- Planning provision for urban development in a planned and staged manner, and integrated with the provision of strategic and transport infrastructure (OBJ UD4 & OBJ UD5, OBJ-UD6);
- Retention of the versatile land of the Heretaunga Plains, efficient utilization of existing infrastructure and planned infrastructure (POL UD1);
- The establishment of urban limits and criteria for determining future residential greenfield growth areas (POL UD4.1 & POL UD4.2);
- Promoting intensification by redevelopment of suitable locations within existing residential areas (POL UD7);
- Achieving minimum net densities in intensification development areas (POL UD8)
- having regard to the following matters and various other matters when preparing or assessing other provisions for the development of urban activities (POL UD12):
 - Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;
 - Location within walkable distance to community, social and commercial facilities;
 - Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distances of commercial centres;
 - Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;
 - Provision for a high standard of visual interest and amenity;
 - Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;
 - Provision for low impact stormwater treatment and disposal;
 - Effective and efficient use of existing and new infrastructure networks;

The proposal will give effect to the RPS objectives and policies relating to managing the built environment. In particular the proposed amendments will assist by enabling the potential for an increased proportion of residential growth to be provided through intensification of existing urban residential areas, assisting the move towards a more compact urban form and the transition to 60% of all growth being accommodated through intensification by 2045.

Relevant Anticipated Environment Results in the RPS include:

- AER UD1** *Availability of sufficient land to accommodate population and household growth, as and where required, while retaining versatile land for existing and foreseeable future primary production.*
- AER UD2** *Balanced supply of affordable residential housing and locational choice in the Heretaunga Plains subregion.*
- AER UD3** *More compact, well-designed and strongly connected urban areas.*
- AER UD4** *Napier and Hastings retained as the primary urban centres for the Heretaunga Plains sub-region.*
- AER UD5** *Encroachment of urban activities (residential, commercial, industrial) onto the versatile land of the Heretaunga Plains is confined to defined greenfield growth areas within specified urban limits.*
- AER UD6** *The retention, as far as is reasonably practicable, of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production.*
- AER UD7** *Efficient utilisation of existing infrastructure.*
- AER UD8** *Efficient utilisation of infrastructure which has already been planned and committed to by a Local Authority (e.g. by funding) but not yet constructed.*
- AER UD9** *Increased use of public transport and active transport modes (cycling, walking), reduced dependency on the private motor vehicle and reduced energy use.*
- AER UD10** *Planned provision for, and protection of, infrastructure to support existing development and anticipated urban growth in defined growth areas.*
- AER UD11** *Urban activities and urban development maintains groundwater and surface water quality and habitat health.*
- AER UD12** *Urban development is avoided in areas identified as being an unacceptable risk from natural hazard (flooding, coastal inundation, coastal erosion, liquefaction, and instability).*
- AER UD13** *New development is appropriately serviced by wastewater, stormwater, potable water and multi-modal transport infrastructure.*

In summary, the RPS sets a vision for planned, compact and well-designed urban development within defined urban limits on the Heretaunga Plains, with limited encroachment on the versatile soils of the Plains; a target to increase intensification from 45% -60% between 2015-2045 and a staged approach to the release of land for greenfield growth which ensures balanced supply (both in terms of price and location) and the efficient, planned provision of public infrastructure.

4 Background

4.1 Overview

Housing demand has increased significantly across New Zealand, including in Hastings. The population of Hastings District grew 7% between 2018 – 2021. While the last 5 years has seen a period of high immigration driven population increase, growth scenarios see a dropping back from 2021-2023, and steadying out after that, but at a level higher than previous forecast in HPUDS.

The long term 2050 growth outlook for Hastings is for a population of between 104,600 and 119,800 people and 42,300 households (an additional 10,970 households requiring housing).

Access to good housing underpins all other wellbeing outcomes including health, education, and employment. The Council are committed to facilitating the provision of homes for our people which is one of the key pillars of the Council's long term plan vision 2021-2031. Tied in with this is the need to recognise that residential development cannot continue to spread out onto the valuable growing land that surrounds our City.

Nationally central government, through the NPS-UD, are requiring Councils across the country to make it easier to develop more houses in existing residential areas, especially those that are located close to public transport routes, parks and playgrounds, shops, places of work, and schools.

Accommodating growth is not a new issue for Council. District Planning policies have focused on protecting the versatile soils of the Heretaunga Plains, while providing for development in certain locations and identifying future development areas for the last 50 years. Managing growth appropriately is one of the core goals of the Regional Policy Statement (RPS), and the purpose of Heretaunga Plains Urban Development Strategy (HPUDS).

The following outlines a timeline of relevant studies and measures that have sought to implement the objectives and policies of the RPS and HPUDS in terms of growth management through the residential intensification of existing urban areas:

- 2009/2010 – identification of the most appropriate locations for medium density housing as part of the Hastings Urban Issues workshops and Urban Design Framework reports;
- 2010: HPUDs adopted to protect versatile soils and implement a planned and integrated management approach to development in the Region.
- 2014 Medium Density Strategy adopted and confirmed that HPUDS intensification targets for Hastings can be met by mixture of infill and comprehensive residential development.
- 2015: Hastings District Plan Review - rezoned preferred areas for medium density development - City Living Zone and Comprehensive Residential Development Areas (Appendices 27, 28 and 29)
- 2017: HPUDs reviewed and updated.
- 2019: Proposed District Plan Variation 5 allowed first floor inner city apartment living in the retail zone.
- November 2020: Hastings Residential Intensification Design Guide adopted to assist property developers, builders and architects to construct well-designed, sustainable housing
- February 2021 – Hastings Residential Intensification Design Guide launched at the Development Forum, used extensively in pre-application meetings and assessing resource consent applications for more intensive housing over the following year.
- November 2021 Housing and Business Capacity Analysis as required by the NPS-UD
- March 2022 - Monitoring information collected of the use of the Residential Intensification Design Guide and review of the outcomes achieved occurred throughout 2021 / 2022

- June 2022 Medium Density Strategy Review
- On-going: Infrastructure assessment and planning to ensure medium density housing occurs where infrastructure can cope with more homes.
- July - September 2022: drafting of proposed Plan Change 5 to allow more housing intensification, in line with Government directives.

5 Main Drivers of Proposed Plan Change 5

The proposed plan change arises from three main mechanisms or drivers:

1. National policy relating to growth and the need to achieve well-functioning cities with a more sustainable urban form. Specific requirements are placed on Tier 1 and Tier 2 authorities under the NPS-UD. The Napier – Hastings urban environment is classed as a Tier 2 local authority under the NPS-UD provisions. As a Tier 2 authority Hastings is required to notify changes to its District Plan in order to provide for greater levels of residential intensification within its urban environment.
2. Regional Policy that encourages the move towards a more compact urban form with greater densities to be achieved within existing neighbourhoods in order to reduce the need for the urban area to expand onto the highly productive soils that surround Hastings, Havelock North and Flaxmere.
3. The recent review of the Medium Density Strategy which included recommendations to remove barriers to development within the District Plan and provide greater certainty for the development community.

5.1 National Policy

5.1.1 Urban Growth Agenda 2017

The Urban Growth Agenda (UGA) is a key Central Government policy initiative to improve urban outcomes in response to the challenges facing urban areas. The work programme crosses multiple portfolios and includes the Ministers of Housing, Infrastructure, Transport, Local Government, and the Ministers for Building and Construction and the Environment. The objectives of the UGA are:

Affordable Housing: Giving people more and better options for housing locations and types, to improve housing affordability in urban areas.

Emissions Reductions: Encouraging, enabling and incentivizing lower emission urban form and construction.

Livable Resilient Cities: Making urban areas more accessible and inclusive, and increasing resilience to natural hazards and climate change impacts.

The UGA programme is built on five pillars:

Infrastructure, funding, financing and delivery – to enable a more responsive supply of infrastructure and appropriate cost allocation, while supporting stable and certain funding systems.

Urban Planning – to allow for cities to make room for growth, support quality built environments and enable strategic integrated planning

Urban Growth Partnership – to build a stronger partnership with iwi and Māori and between local and central government as a means of developing integrated spatial planning.

Levering and Integrating Transport - to ensure low carbon, well-connected public and active transport through transport investment and land use across the pillars.

System Coherence - to ensure that regulatory, institutional and funding settings are integrated and mutually reinforcing, and that urban development perspective is included across government forums.

The programme aims to remove barriers to the supply of land and infrastructure and make room for cities to grow up and out.

The UGA signals that “business as usual” cannot prevail and this has been given effect through several policy levers, with key ones discussed below.

5.1.2 National Policy Statement on Urban Development 2020 (NPS – UD)

The NPS – UD aims to ensure that New Zealand’s towns and cities are well-functioning urban environments that meet the changing and diverse needs of communities.

The NPS-UD requires changes to the District Plan to be implemented to enable a greater height and density of development in areas where there is demand for housing and areas that are accessible by public transport or are within walking/cycling distance to services and facilities.

In other words, the proposed changes to the District Plan need to make it easier to develop more houses in existing residential areas, especially those that are located close to public transport routes, parks and playgrounds, shops, places of work, and schools.

The Government sees increasing urban density as critical to addressing the housing shortage in New Zealand and to creating well-functioning urban environments. More density enables more houses to be built within existing urban areas including the CBD, close to schools, jobs and parks supporting public and active transport and local business and services in these areas. The need to achieve a reduction in greenhouse gas emissions has added further to the priority of achieving increased urban density and a more sustainable urban form.

The Resource Management (Enabling Housing Supply and Other Matters Amendment Act) 2021 and the National Policy Statement for Urban Development, 2020 requires Councils to remove barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.

This proposal seeks to achieve the directives of these documents within existing areas identified for residential intensification as a first stage.

As part of the development of the Future Development Strategy (FDS) for Hastings, an analysis and identification of additional new areas that may be appropriate for residential intensification will be undertaken. These expanded areas for medium and high density residential can then be the subject of a subsequent plan change.

Essentially (through the NPS-UD Policy 5), District Plans are required to enable heights and density of urban form commensurate with the greater of:

- (a) The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (b) Relative demand for housing and business use in that location.

The identification of expanded areas through the FDS process will be subject to an analysis of the above considerations contained in Policy 5.

5.2 Regional Policy

5.2.1 Heretaunga Plains Urban Development Strategy 2010 (and 2017 review)

In 2009, the three local authorities with jurisdiction over the Heretaunga Plains (Hawke’s Bay Regional Council, Napier City Council and Hastings District Council), partnered on the development of a comprehensive review of the strategic direction for long term growth on the Heretaunga Plains, out to 2045.

The Heretaunga Plains Urban Development Strategy (HPUDS) was formally adopted by the partner Councils in August 2010. HPUDS recognises that the Heretaunga Plains is a high value, resource rich

area, and that the soils and water resources are finite and under increasing pressure and should be better managed.

The Strategy purpose is *“to assist, in a collaborative manner, the local authorities to plan and manage growth on the Heretaunga Plains while recognising the value of water and soil as a significant source for ongoing food production and as a major contributor to the regional economy”*

The Strategy adopted a ‘compact development’ settlement pattern for the Heretaunga Plains with defined urban limits; higher density development and intensification over time; quality living environments, high levels of amenity, and thriving, resilient communities and economy; and integrated, sustainable and affordable infrastructure provision; while minimising the need for urban development on versatile soils.

The joint HPUDS strategy was reviewed by the three Councils and re-adopted in early 2017. The revised HPUDS 2017 updates the original joint strategy to accommodate and adapt to new growth projects, demographic changes and market drivers for housing and business land needs projected over the next 30 years. The basic premise of the strategy has remained with the goal to achieve a more compact and sustainable urban form in order to minimize the impacts of urban growth on the Heretaunga Plains.

5.2.2 Regional Policy Statement

Urban development and strategic integration of infrastructure are addressed in the Managing the Built Environment chapter of the RPS. The RPS gives effect to the general themes and growth management direction of HPUDS. The core issue being the adverse effects from urban development encroaching on the versatile land and productive capacity of the Heretaunga Plains. Establishing a compact and connected urban form is intended to achieve the objectives outlined in 3.4 above.

Given that achieving a compact urban form is a central tenet of both the RPS and HPUDS, intensification of existing urban residential areas is essential in order to achieve this goal. Therefore this proposal is a fundamental component of meeting the objectives and policies of HPUDS and the RPS.

5.3 District Policy Initiatives and Studies

5.3.1 Hastings Residential Intensification Design Guide 2020

The Design Guide was prepared in 2020 by urban design and landscape architecture consultancy DCM urban. The aim of the guide is to provide a resource for property developers, builders, architects and other land development professionals in order to assist in producing high quality, well-designed and sustainable housing developments. The Design Guide also seeks to ensure that the best outcomes for residents and neighbours are achieved when developing land more intensively.

The guide was launched on 10 February 2021 at the Council’s Land Development Forum meeting which was attended by a large number of industry professionals. Since then the guide has been extensively used in the assessment of development proposals both prior to and during the resource consent process. The guide has been instrumental in raising design quality of development proposals and in delivering higher quality developments.

After monitoring the design guide outcomes for a period of 12 months, Council officers reported back to Council in March 2022 on the effectiveness of the guide in improving design outcomes of more intensive residential developments.

The report concluded that the Guide has been an effective tool, used in both the design stage of a proposal (prior to lodgement of a resource consent) and as part of the resource consent application process, to improve design outcomes.

The Guide has been a conversation starter which has provided visual examples of the desired design elements as well as site layouts and unit typologies which have assisted in illustrating the

outcomes sought, as well as, demonstrating what is required to meet the District Plan assessment criteria.

Using the Guide early in the design process and as a way to open dialogue between developers and their consultant and Council has effected change to development proposals which has ultimately resulted in not only better urban design outcomes but time and cost savings. When urban design matters are agreed prior to lodgement this reduces the potential for delays through the consent evaluation process.

Now, a year on from the launch of the Guide, Architects and Designers are directly requesting comments on development proposals early on in their design process. Consultant planners are also advising clients to get feedback from Council early and prior to any resource consent application being prepared. There is recognition that this engagement simplifies the consenting process.

Along with monitoring the Guide, officers were asked to consider how to incorporate its design principles and elements into the regulatory framework of the District Plan.

Through the experience of working with developers, landowners and their consultants on proposals, officers have found that open engagement and communication with a willingness to work through issues have resulted in the achievement of good design outcomes.

Therefore, it is recommended that the residential design principles and key design elements outlined in the Guide be included as assessment criteria in the District Plan for all comprehensive residential developments and any development that exceeds residential density or minimum subdivision site size standards.

Using assessment criteria to guide the achievement of good design outcomes works better than having rigid standards or rules in the District Plan for design matters. Standards and rules cannot take into account the context, characteristics or constraints of a particular site. They must be quantifiable and measurable and cannot provide flexibility. Whereas with assessment criteria, each application can be considered in relation to the specific site and development typology proposed. This enables a creative response to the design principles and key design elements.

At this meeting in March the District Plan and Bylaws sub-committee made a recommendation in principle for officers to work toward preparing a plan change to include the key design elements of the Design Guide into the District Plan assessment criteria for comprehensive residential developments and that this be wrapped up with any other plan changes recommended by the review of the Medium Density Strategy.

As a consequence of the proposed amendments to the District Plan by Plan Change 5 there is a need to update the Design Guide. This provides an opportunity to further refine the Guide and strengthen its messages, particularly around achieving privacy for residents and neighbours, encouraging low impact design solutions for stormwater management and thinking about sustainability initiatives and changes to our lifestyle. The updated version of the Guide will be called the Hastings Medium Density Design Framework.

5.3.2 Housing Capacity Assessment 2021

The Housing Capacity assessment 2021 (HCA) was prepared for Napier and Hastings areas to comply with the NPS-UD. The HCA report assesses housing demand and development capacity (supply) over the short (0-3 years), medium (3-10 years) and long (10-30 years) term.

This study has estimated that there is a need to provide capacity for over 5000 more houses by 2030 and approximately 7000 more from 2030 – 2050 (including the required competitiveness margins). This was reported to Council in November 2021 along with officer suggestions on how to address that demand through a combination of intensification, greenfields and rural / lifestyle development.

Based on an initial target of 35% intensification to meet this demand (as reported in the November officers report on the HCA) and addressing updated estimates of latent demand (backlog) over 5 years, approximately 900 intensifications units in the main residential areas of Hastings, Havelock North and Flaxmere will be required over the first 3 years to the end of 2023 and a further 1200 by 2030 (excluding the competitiveness margin).

The HCA analysis of consent data reveals evidence of recent shifts in housing typologies through:

- A shift towards higher density typologies, with intermittent increases in retirement dwellings; and
- A shift toward smaller houses, influenced by higher density developments in response to price-affordability pressures, retirement village growth and recent increases in social housing construction;

The main findings of the HCA for Hastings are:

- There is sufficient capacity for the short to medium term, but the medium term margin is small and sensitive to the assumptions made;
- There is a deficiency for the long term housing capacity, even when capacity that has unconfirmed infrastructure is included;

In analyzing the HCA findings, the Council has identified the need to more actively promote intensification to achieve higher overall uptake rates, including through District Plan changes to provide further feasible intensification capacity in the short to medium term.

Housing Bottom Lines established through the HCA have been included in the RPS and the Hastings District Plan.

Key decisions that followed the HCA included:

- Reviewing the operative planning provisions to ensure they are enabling growth alignment with the NPS-UD requirements and not unnecessarily constraining development potential and opportunities;
- Reviewing infrastructure strategies based on the new growth projections, including confirming or otherwise the capacity of existing infrastructure;
- Reviewing the 2014 Medium Density Strategy to consider how to incentivise residential intensification objectives;

5.3.3 Medium Density Strategy Review

The Medium Density Strategy was originally adopted by Council 2014 prior to the District Plan Review in 2015 which sought to implement it. A review of this strategy was finalized in June 2022.

This review confirmed that the outcomes of the Medium Density Strategy have substantially increased in relevance and importance since being prepared in 2014.

Specifically in relation to the District Plan provisions for intensification, the review found that:

- The Hastings Operative District Plan makes comprehensive provision for medium density housing clearly tied to the strategic priorities of HPUDS;
- There is tension in the plan provisions which seek to enable intensification while also maintaining the levels of amenity currently enjoyed by the community. This policy weighting must inevitably constrain the delivery of intensification through increasing development risk and uncertainty.

- The District Plan provisions are mainly concerned with managing effects on sites and surrounds with less emphasis on neighbourhood scale outcomes. The City Living Zone and Comprehensive Residential Development provisions largely stand along as a delivery tool and are not clearly supported by broader spatial planning of the neighbourhood in terms of location, infrastructure and connectivity.
- Development of Local Area Plans are envisaged in the Medium Density Strategy from 2021, and this needs to occur to optimize community outcomes and to create quality medium density neighbourhoods.

Liaison with medium density housing providers identified several key obstacles to the delivery of medium density housing in Hastings. These included:

- Constrained land supply. A more expansive approach is needed to increase supply, identifying more areas accessible to centres and open space.
- Infrastructure is a significant obstacle and upgrades need to be progressed;
- The District Plan is good at producing conventional housing types which are now unaffordable to purchase and rent but does not sufficiently enable other typologies. There is increasing demand for one and two bedroom dwellings types that need to be better accommodated in the overall development planning system;
- The District Plan focus on maintaining residential character creates a significant obstacle. Character changed by intensification is currently considered an adverse effect. This leads to involvement of neighbours in consent processes with inherent delays, cost and uncertainty.

The review made the following recommendations in respect of District Plan provisions and plan changes:

- Implement plan changes to address existing rule inefficiencies in enabled areas in order to facilitate development and provide greater certainty for the development community;
- Implement plan changes to zone identified Medium Density Development Areas *High and Medium Density Residential Zone* following completion of the FDS.

The proposal ultimately seeks to put in place a regulatory framework that gives effect to the above recommendations of the review.

6 Engagement

Due to the nature of the plan change which is to implement RPS and HPUDS objectives and the NPS-UD, the approach to engagement has been to inform stakeholders and the wider community about the proposed changes that are intended. This has been achieved by creating an illustrative video that conveys the main ideas and reasoning behind Plan Change 5. A webpage has also been created on the Council's website entitled 'Right Homes, Right Place' which has information about plan change 5 including a range of frequently asked questions to help inform the community of what these changes might mean for them.

Information sessions within the community are planned in the month prior to public notification of this Plan Change in order to raise awareness and understanding of the plan change and to encourage feedback on the proposed amendments to the plan provisions through the formal submissions process.

A record of engagement undertaken in respect of proposed plan change 5 is attached to this report and will provide an on-going record of all engagement that occurs.

7 Appropriateness, Efficiency & Effectiveness of Proposed Plan Change 5 in Achieving the Purpose of the RMA

7.1 Is the Proposal the Most Appropriate Way to Achieve the Purpose of the RMA?

As outlined in section 2 of this report, the first part of this evaluation is:

- *‘Whether the objectives of Proposed Plan Change 5 are the most appropriate way to achieve the purpose of the RMA’.*

The objectives of Proposed Plan Change 5 include the following

- A new objective UDO8 in section 2.4 Urban Strategy
- New objectives RESZ-O1-O6 within the Residential Overview Chapter
- New objectives MRZ-O1-O3 in the Medium Density Residential Zone

The proposed new objective UDO8 in the urban strategy section aligns with objective 3 of the NPS-UD.

The proposed objectives of the Residential Overview Chapter will apply to all residential zones in the District and outline the general purpose of residential zones. These proposed objectives also seek to align with the objectives and policies of the NPDS-UD around achieving well-functioning residential environments that cater for a range of household types and sizes and are supported by sufficient infrastructure. In line with the NPS-UD objectives, each particular zone chapter will describe the planned urban environment for the particular zone while also acknowledging that residential environments are dynamic and will develop and change overtime in response to the changing needs of communities and future generations.

There are three new objectives in the Medium Density Residential Zone which cover the purpose, the planned built urban environment and the need for sustainable design and sufficient infrastructure provision.

7.2 Evaluation of the Proposed Plan Change 5 Objectives

7.2.1 Strategic Objectives

The following assessment evaluates how the proposed new objective in Section 2.4 Urban Strategy, and amended objective MDO1 in Section 2.6 Medium Density Strategy will meet Part 2 of the Resource Management Act 1991 (RMA).

| Section 2.4 Urban Strategy Objective | Part 2 of the Resource Management Act 1991 |
|---|--|
| <p>Objective UDO8</p> <p>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:</p> <ul style="list-style-type: none"> a. the area is in or near a commercial zone or an area with many employment opportunities; b. the area is well-serviced by existing and planned public transport; c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment. | <p>This objective gives effect to the sustainable management purpose of the Act and provides the basis for residential intensification in suitable locations in accordance with the NPS-UD.</p> <p>This objective seeks urban containment and intensification and therefore aligns with Sec5(2)(b) in terms of safeguarding the life-supporting capacity of the versatile soils of the Heretaunga Plains, the Hawke's Bay Regional Policy Statement and HPUDS.</p> <p>This objective also meets section 7(b) the efficient use and development of natural and physical resources given that enabling more people to live and do business in the urban areas of the District will utilise this land more efficiently.</p> |
| Section 2.6 Medium Density Housing Strategy Objective | Part 2 of the Resource Management Act 1991 |
| <p>Proposed Amended Objective MDO1</p> <p>Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, and Havelock North <u>and</u> <u>Flaxmere</u>.</p> | <p>Enabling and encouraging comprehensive residential development in suitable locations where there is demand enables people and communities to provide for their social, cultural and economic wellbeing. Allowing residential intensification in all locations of the Hastings urban environment provides greater choice to the community and means that different housing types can be developed to cater for the reasonably foreseeable needs of future generations. Providing a range of housing options in all urban locations means that all members of the community have access to these options and therefore can provide for their social, cultural and economic wellbeing.</p> <p>This objective is considered consistent with the purpose of the Act sec5(2).</p> |

7.2.2 New Residential Zones Overview & Medium Density Residential Zone Objectives

The following assessment evaluates how the proposed new zone objectives are consistent with the higher order strategic objectives of the District Plan and how these objectives meet Part 2 of the Resource Management Act (RMA).

| Medium Density Residential Zone Objectives | Residential Zone Overview Objectives | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
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| <p>Objective MRZ –O1</p> <p>The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the establishment of the planned built urban environment of the Zone while controlling other activities that support the health and wellbeing of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.</p> | <p>Objective RESZ-O1</p> <p>Primary purpose: To provide for residential activities and land use</p> <p>Secondary purpose: To allow activities that support the health and wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone.</p> | <p>MRZ-O1 and RESZ-O1 are both consistent with Objective UDO3 To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community and Objective UDO5 To promote the redevelopment of existing residential areas and Policy UDP12 Encourage higher density development as both short and long term mechanisms to avoid adverse effects including the effects on versatile land.</p> <p>The explanation to this objective and policy states that <i>‘Infill development has played a lesser role in providing for the residential needs of the District to date. The Council has undertaken a Medium Density Housing Strategy to facilitate more intensive residential development. This Strategy has identified the areas of the City where the high levels of amenity and good transportation links required for successful medium density development would be most achievable...’</i>.</p> <p>Objective MDO1 Promote residential intensification in the form of comprehensive</p> | <p>Objectives RESZ-O1 and MRZ-O1 achieve the purpose of the Act by promoting the sustainable management of the medium density residential zone (S5(1)). The objectives enable this land resource to be used efficiently to provide additional development capacity to cater for current and future demand for housing. The objectives will ensure this land is developed to create additional housing for the community as a priority to other activities while enabling the owners of the land within the zone to provide for their social, cultural and economic wellbeing while ensuring future generations will benefit from the establishment of a residential area that caters to a wide range of household types and sizes in areas with high accessibility to parks, public transport, commercial services and amenities and employment (S5(2)(a)).</p> |

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| | | <p>residential development in suitable locations of Hastings and Havelock North</p> <p>Therefore RESZ-O1 and MRZ-O1 are entirely consistent with these higher order objectives given that their purpose is to provide for residential development and in particular medium density residential development in the locations identified as suitable for this type of housing.</p> | |
| Medium Density Residential Zone Objectives | Residential Zone Overview Objectives | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
| | <p>Objective RESZ-O2</p> <p>Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ol style="list-style-type: none"> meet the needs of different households; enable Māori to express their cultural traditions and norms; have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; | <p>Objective UDO3 To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community</p> <p>Anticipated Outcome UDAO1</p> <p>A well-functioning residential market that is able to cater for and respond to demand for a range of residential housing types with the focus on compact development</p> <p>Objective HNSMAO6</p> <p>The diverse range of housing demands, preferences and lifestyles in Havelock North are met and residential use is compatible with the surrounding environment</p> <p>RESZ-O2 is consistent with the above high order objectives and anticipated outcomes as it seeks to ensure that as a collective the</p> | <p>Objective RESZ-O2 meets the purpose of the Act as it seeks to ensure a residential environment that meets current and future demands for housing including the reasonable foreseeable needs of future generations. This objective also seeks to achieve a residential environment that has good accessibility to parks, jobs, and commercial and community services and thereby enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.</p> |

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| | <ul style="list-style-type: none"> d. support reductions in greenhouse gas emissions; and e. are resistant to the likely current and future effects of climate change. | residential zones will provide for a variety of living options and locations enabling a wide range of housing choice to the community and thereby ensuring that the current and future demands of the District are met. | |
| Medium Density Residential Zone Objectives | Residential Zone Overview Objectives | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
| | <p>Objective RESZ-O5</p> <p>Residential Environments, including their character and amenity values develop and change overtime in response to the diverse and changing needs of people, communities and future generations.</p> | <p>Objective UDO5 To promote the redevelopment of existing residential areas</p> <p>Objective HSMAO2 To contain development within the Hastings SMA urban boundaries</p> <p>Policy HSMAP3</p> <p>Promote a high quality urban environment, where environmental and amenity values are protected.</p> <p>RESZ-O5 is consistent with the above objectives and policy as it acknowledges that in order to contain development there is a need to intensify development within existing residential areas. Intensification will undoubtedly change the existing environment and this will happen over time as residential intensification occurs in different parts of the Medium Density Residential Zone and appropriate locations of the General Residential Zone. These changes however are not necessarily adverse provided that design elements and principles</p> | This objective acknowledges that residential environments are dynamic and will change over time as residential preferences and living arrangements change. This objective meets the intent of Part 2 in that it encourages the sustainable management of natural and physical resources in order to provide for the different and changing needs of the community. |

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| | | of the Hastings Medium Density Design Framework are met, a high quality residential living environment can be provided even though residential development is more dense. | |
| Medium Density Residential Zone Objectives | Residential Zone Overview Objectives | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
| | <p>Objective RESZ – O6</p> <p>Urban growth is managed in accordance with the Hawke’s Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy</p> | <p>Objective UDO1</p> <p>To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy (HPUDS)</p> <p>Objective UDO7</p> <p>To identify housing bottom lines for Napier-Hastings Urban Environment</p> <p>Note: The purpose of housing bottom lines is to clearly state the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin in the Napier – Hastings urban environment. These housing bottom lines for the 2020-2050 period are based on the assessment published in 2021 titled <i>‘Housing Development Capacity Assessment 2021, preparing by m.e consulting for Napier City Council, Hastings</i></p> | Objective RESZ-O6 is consistent with Section 5(2)(b) in that it will assist in safeguarding the life-supporting capacity of the versatile soils of the Heretaunga Plains by ensuring that urban development is contained and undertaken in a manner consistent with the RPS and current or future regional growth strategies. |

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| | | <p><i>District Council and Hawkes Bay Regional Council.'</i></p> <p>Objective RESZ-O6 is consistent with these objectives as it seeks to ensure urban growth and development are managed in accordance with the region's Regional Policy Statement and growth management strategies including any future development strategy prepared for the region under the requirements of the NPS-UD.</p> | |
| Medium Density Residential Zone Objectives | Residential Zone Overview Objectives | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
| <p>Objective MRZ-O2 The planned urban built environment of the Zone is characterised by:</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including townhouses, duplexes, terrace and low rise apartments; b. A built form of predominantly two and three storey buildings which are integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health | <p>Objective RESZ-O3 Development is in accordance with the planned residential built form and character anticipated in each particular residential zone or precinct and described in the zone specific objectives.</p> | <p>Objective MDO2 Ensure that residential intensification provides high levels of environmental amenity</p> <p>Anticipated Outcome UDAO2 Increased intensification of the existing urban environments while maintaining acceptable levels of residential amenity</p> <p>Objective HNSMAO1 To ensure that the characteristics which make the Havelock North environment distinctive and memorable are identified, retained and enhanced</p> <p>Objective HNSMAO2 To have an environment that provides for a variety of activities, promotes good quality</p> | <p>Objectives RESZ-O3 and MRZ-O2 seek to achieve matters outlined in Section 7(b) – the efficient use and development of natural and physical resources, (c) – the maintenance and enhancement of amenity values and (f) – the maintenance and enhancement of the quality of the environment by providing for a wide range of housing typologies and therefore household types and residential choice while ensuring that amenity values and the quality of the environment are maintained or enhanced through good quality on and off site amenity and neighbourhoods that are visually attractive, safe and easy to get around.</p> <p>These objectives give effect to the purpose of the Act by ensuring that the health and wellbeing of the community is maintained through good quality design outcomes that are consistent with the urban design elements and</p> |

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| <p>and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework;</p> <p>d. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</p> | | <p>urban design and promotes sustainable development practices.</p> <p>Objective FSO4</p> <p>Encourage new developments and servicing infrastructure to integrate low impact urban designs, efficient energy use and good urban design principles</p> <p>Both MRZ-O3 and RESZ-O3 seeks to ensure that residential development occurs in a way that is anticipated and provided for in the zone and creates a high quality residential environment that meets the needs of the community and ensures their wellbeing. Therefore these objectives are considered consistent with those higher order objectives outlined above.</p> | <p>principles of the Hastings Medium Density Design Framework.</p> <p>These objectives also seek to achieve s5(2)(c) of the Act by ensuring there are provisions that require adverse effects of activities on the environment to be avoided, remedied or mitigated</p> |
| <p>Medium Density Residential Zone Objectives</p> | <p>Residential Zone Overview Objectives</p> | <p>Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere</p> | <p>Part 2 of the Resource Management Act 1991</p> |
| <p>Objective MRZ-O3</p> <p>Public health and environmental wellbeing is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.</p> | <p>Objective RESZ-O4</p> <p>Residential Intensification and development is supported by sufficient three waters and roading infrastructure.</p> | <p>Objective TSO1</p> <p>To establish and maintain a safe, efficient and environmentally appropriate roading network which mitigates the adverse effects on the community</p> <p>Objective TSO3</p> <p>To promote the effective coordination and integration of roading development as well as other transportation networks in the region.</p> | <p>Objectives RESZ-O4 and MRZ – O3 seek to ensure that s5(c) the maintenance and enhancement of amenity values and s5(f)The maintenance and enhancement of the quality of the environment are achieved.</p> <p>The provision of sufficient infrastructure capacity to enable residential intensification is a pre-requisite to development and ensure that public health and environmental values and amenity is maintained.</p> |

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| | | <p>Objective HNSMA05</p> <p>Adequate infrastructure will be in place before intensification of housing occurs.</p> <p>Objectives RESZ-O4 and MRZ-O3 require sufficient infrastructure to support the intensification and development of residential areas to ensure public health and environmental wellbeing is maintained. These new objectives are therefore consistent with those stated above as they seek to achieve the same or similar outcomes in terms of 3 waters reticulation and roading networks.</p> | <p>These objectives are also critical to ensuring adverse effects of activities on the environment are avoided, remedied or mitigated and thereby meet the intent of s5(2)(c) of the Act.</p> |
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7.2.3 General Residential Zone Amended Objectives

The following assessment evaluates how the proposed new zone objectives are consistent with the higher order strategic objectives of the District Plan and how these objectives meet Part 2 of the Resource Management Act (RMA).

| Hastings General Residential Zone Objectives (Amended) | Flaxmere General Residential Zone Objectives (Existing – no changes proposed) | Havelock North General Residential Zone Objectives (Amended) | Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere | Part 2 of the Resource Management Act 1991 |
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| <p>Objective RO1</p> <p>To enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties</p> | <p>Objective FRO1</p> <p>Ensure that growth within the residential environment of Flaxmere is managed in a manner that enables efficient land use management</p> | <p>Objective HNRO6</p> <p>To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its designed <u>to create a high quality</u></p> | <p>Objective UDO3 To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community</p> | <p>Amended objectives RO1, RO2 and HNRO6 meet the purpose of the Act in that they seek to achieve the sustainable management of natural and physical resources through enabling residential intensification and development that provides a range of housing options and choice to</p> |

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| <p>and the local environment ensuring a quality living environment for residents and neighbours.</p> | <p>and development where appropriate and suitable for the community.</p> | <p><u>living environment for residents and neighbours</u> and is location.</p> | <p>Objective UDO5 To promote the redevelopment of existing residential areas</p> <p>Objective MDO2 Ensure that residential intensification provides high levels of environmental amenity</p> | <p>meet the community's needs and those of future generations while ensuring a high quality living environment that enables people and community to provide for their wellbeing and their health and safety.</p> |
| <p>Objective RO2</p> <p>To ensure <u>a high quality</u> that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities.</p> | <p>Objective FRO2</p> <p>To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents.</p> | | <p>The amendments to the existing general residential zone objectives in Hastings and Havelock North are consistent with the above higher order objectives in the urban and medium density strategy sections of the plan in terms of promoting intensification and meeting the housing needs of the community.</p> <p>With respect to the proposed new residential overview objectives which will apply to all residential zones, amended Objectives RO1, RO2, and HNRO6 seek to ensure a range of housing options in the urban areas of the District, using land efficiently while creating a high quality residential environment through managing design, layout, intensity of activities. These objectives are considered to be consistent with the proposed residential overview objectives outlined below.</p> <p>Objective RESZ-O1</p> <p>Primary purpose: To provide for residential activities and land use</p> <p>Secondary purpose: To allow activities that support the health and</p> | |

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| | | | <p>wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone.</p> <p>Objective RESZ-O2</p> <p>Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ul style="list-style-type: none"> a. meet the needs of different households; b. enable Māori to express their cultural traditions and norms; c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; d. support reductions in greenhouse gas emissions; and e. are resistant to the likely current and future effects of climate change. <p>Objective RESZ-O3</p> <p>Development is in accordance with the planned residential built form and character anticipated in each particular residential zone or precinct and described in the zone specific objectives.</p> | |
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| | | | Objective RESZ-O5 Residential Environments, including their character and amenity values develop and change overtime in response to the diverse and changing needs of people, communities and future generations.The amendments | |
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7.2.4 Conclusion

The new and amended objectives of Plan Change 5 seek to enable residential intensification and development in accordance with the NPS-UD, RPS and HPUDS while ensuring a quality residential living environment is achieved for residents and neighbours. The objectives seek to provide a sustainable supply of land for current and future housing needs in a manner that sees change to the urban environment as an opportunity to create a new urban character - a residential environment that allows greater housing choice and options for living arrangements that meet the demands of current and future generations of the community. In combination the objectives of urban strategy, medium density strategy, residential zones overview, medium density residential zone and general residential zones of Hastings, Flaxmere and Havelock North provide a strong and sustainable direction for residential intensification and development that is based on the framework of the RMA along with the RPS and higher order objectives of the District Plan. Taking into account the above, Council considers that the objectives of Plan Change 5 are the most appropriate to achieve the purpose of the Act.

7.3 Evaluation of Proposed Plan Change 5 Policies

7.3.1 Residential Overview Chapter Policies

| Objective to which the policy relates | |
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| RESZ-O1 Primary purpose: To provide for residential activities and land use Secondary purpose: To allow activities that support the health and wellbeing of people and communities, where these are compatible in scale and intensity to the planned urban built environment and amenity values of the zone. | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| RESZ-P6 Manage the effects of activities that support the health and wellbeing of people and communities to ensure these maintain the quality living environment and planned built form character of the particular zone. | Non-residential activities have the potential to impact on the residential amenity and urban character of particular residential zones or to take up land that would otherwise be better utilised for residential intensification in terms of the Medium Density Residential Zone. Controlling and managing these types of activities in respect of the particular residential zone environment is important to ensure that the planned built environment and amenity commensurate with each zone is achieved and the land resource is used as efficiently as |

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| | possible for the primary purpose of these zones which is to provide for residential housing. This policy is beneficial in that it enables a tailored approach to non-residential activities within each particular residential zone. The costs of this policy include regulatory costs associated with consenting to ensure activities are appropriate and their effects are suitably managed to ensure the quality of the residential environment is not adversely affected. This policy is an effective and efficient means of achieving objective RESZ-O1 |
| Objective to which the policy relates | |
| <p>RESZ-O2 Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ul style="list-style-type: none"> a. meet the needs of different households; b. enable Māori to express their cultural traditions and norms; c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; d. support reductions in greenhouse gas emissions; and e. are resistant to the likely current and future effects of climate change. | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| RESZ-P1 Provide a range of residential zones that cater for different types of housing densities, typologies and living arrangements. | Enabling a range of housing densities, typologies, and options in a range of locations provides choice to all members of the community and affords more opportunities for people to meet their housing needs. The costs of this policy include costs of additional infrastructure to accommodate development of different densities in a range of locations, but in particular those zones that enable medium and high density developments. The benefits of enabling higher densities concentrated in certain locations include that infrastructure upgrades can be planned and such areas can support a reduction in greenhouse gas emissions through higher use of active transport modes where jobs and services are more accessible. This policy is considered an effective and efficient means of achieving the well-functioning residential environment anticipated by RESZ-O2. |
| Objective to which the policy relates | |
| RESZ-O3 Development is in accordance with the planned residential built form and character anticipated in each particular residential zone or precinct and described in the zone specific objectives. | |

| RESZ-O5 Residential Environments, including their character and amenity values develop and change over time in response to the diverse and changing needs of people, communities and future generations. | |
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| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| RESZ-P2 Manage the effects of residential activities and development to ensure a quality living environment that is consistent with the Hastings Medium Density Design Framework relative to the particular planned built form environment sought for the zone. | Ensuring that residents and neighbours have a quality living environment is essential in providing for people's wellbeing and is therefore a benefit of this policy. Development proposals for residential intensification in the general and medium density zones will be assessed against the design elements outlined in the Hastings Medium Density Design Framework in order to ensure proposals contribute positively to the particular built form character and environment sought for the zone. The costs of the policy relate to the assessment requirements that this places on the regulatory application process for such developments. However it is considered that the benefits of achieving quality living environments for the community outweigh the costs. |
| RESZ-P3 Manage the effects of residential activities and development to ensure that the scale and intensity is aligned with the particular planned built form and character sought for each particular zone. | Within the different zones the planned built form environment intensity and character will be described in the objectives and policies. Managing development in accordance with these descriptions will ensure development is compatible with this character and planned built form reducing the likelihood of adverse effects in terms of scale and density. The benefit of this policy is that certainty will be provided to the community in terms of development expectations and infrastructure can be aligned with the particular development intensity of the zone. Costs of the policy are the regulatory costs of controlling and managing development however it is considered that the certainty provided to the community in respect of the anticipated residential environment off sets these costs. |
| Objective to which the policy relates | |
| RESZ-O4 Residential Intensification and development is supported by sufficient three waters and roading infrastructure. | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |

| <p>RESZ-P5 Ensure that the 3 waters and roading infrastructure network has sufficient capacity to accommodate development prior to it occurring.</p> | <p>Residential development is dependent on the provision of infrastructure. Public health and environmental quality are also ensured when development is supported by sufficient infrastructure capacity and are the benefits of this policy. The costs of the policy relate to actual cost of infrastructure provision and the regulatory cost to ensure that development has sufficient infrastructure provision to cater for the intensity and type of development. The benefits of the policy significantly outweigh the costs. Overall the policy is considered an efficient and effective way to ensure environmental quality and public health.</p> |
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| <p>Objective to which the policy relates</p> | |
| <p>RESZ-O6 Urban growth is managed in accordance with the Hawke's Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy or any subsequent Future Development Strategy</p> | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| <p>RESZ-P4 Provide for compact settlement development and the efficient utilisation of land relative to the characteristics of the particular residential environment in order to help safeguard the productive nature of the soils surrounding the residential zones of the District.</p> | <p>This policy supports residential intensification opportunities within the urban areas of the District where this is anticipated by the particular residential zone and aligns with the NPS-UD, the RPS and HPUDS.</p> <p>This benefits of this policy are that by using the urban land resource efficiently, the versatile land that surrounds the urban area can be retained for growing or productive purposes. The costs include the 3 waters infrastructure upgrades required to service greater densities within the existing urban area and the need to plan for and focus these works in areas where the greatest densities and land efficiencies can be achieved. Overall the benefits of this policy are considered to outweigh the costs and it is considered an effective and efficient way to achieve the objective.</p> |

7.3.2 Medium Density Residential Zone Policies

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| <p>Objective to which the policy relates</p> |
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| MRZ-O1 The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the establishment of the planned built urban environment of the Zone while controlling other activities that support the health and wellbeing of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing. | |
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| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| MRZ-P1 Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development. | Comprehensive residential development is an integrated approach to development which ensures land use and subdivision matters are considered together in order to achieve the most efficient use of the land and best outcomes in terms of environmental quality of the zone. This type of development is encouraged in the medium density residential zone. The benefits of this policy relate to promoting a more efficient use of land and achieving high quality development outcomes that ensure the wellbeing and health and safety of residents and neighbours. The cost of this policy is the regulatory cost of assessing and evaluating applications for comprehensive residential developments. However it is considered that the benefits outweigh the costs in terms of ensuring a quality residential environment is achieved. |
| MRZ-P2 Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by: <ul style="list-style-type: none"> a. Limiting height, bulk and form of development; b. Managing the design, appearance and variety of building development; c. Requiring setbacks, and landscaped areas that are consistent with an urban character; d. Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements. | The benefits of this policy include the certainty that it provides the community and landowners of the anticipated residential environment and that new development will be managed in terms of these matters. The costs of the policy relate to administering the regulations that are required to achieve this environment. Overall, the policy is considered an efficient and effective means of providing certainty to the community while ensuring that development is in accordance with the planned built environment and therefore in achieving objective MRZ-O1. |

| Objective to which the policy relates | |
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| <p>MRZ-O2 The planned urban built environment of the Zone is characterised by:</p> <ul style="list-style-type: none"> a. A diversity of housing typologies including townhouses, duplexes, terrace and low rise apartments; b. A built form of predominantly two and three storey buildings which are integrated with public and private open space; c. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework; d. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| <p>MRZ-P4 Manage development to achieve a healthy, safe, high amenity and comfortable living environment for residents and neighbours that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing:</p> <ul style="list-style-type: none"> a. Useable and accessible outdoor living space appropriate for the orientation of the site and housing typology; b. Privacy c. Access to sunlight d. functional living spaces e. storage, including outdoor storage/ service areas f. safe pedestrian and/or vehicle access and carparking | <p>This policy is important to ensure Medium Density Residential Zone is developed in a manner that achieves good design outcomes for both residents and neighbours. Privacy, access to sunlight and outdoor space along with functional homes are key to ensuring residents needs are adequately met as well as providing for the wellbeing and health and safety of people living in or next to comprehensive residential developments. This policy is critical to achieving quality residential living environments. The costs associated with this policy primarily relate to regulation of the policy (assessing resource consent applications) and ensuring professionals involved in housing development are aware of and have access to the Hastings Medium Density Design Framework that assists the implementation of this policy. Overall this policy is considered an efficient and effective means of achieving a quality residential environment within the Medium Density Residential Zone as the benefits outweigh the costs.</p> |
| <p>MRZ-P5 Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by:</p> <ul style="list-style-type: none"> a. requiring consistency with the Hastings Medium Density Design Framework principles and key design elements; b. requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance CPTED principles; c. requiring front yard setbacks, landscaping and permeable front fencing; | <p>Ensuring medium density neighbourhoods are attractive, safe and easy to navigate is important in order to encourage active transport – walking and cycling to access facilities and services, jobs and schools. This policy seeks to achieve this across the zone to ensure a connected community that is integrated with parks / open space areas and provides easy access to facilities and services in the local area.</p> <p>This policy will benefit community and neighbourhood wellbeing and the health and safety of people and communities. These benefits are significant and outweigh the cost of regulating this policy and evaluating applications for comprehensive residential developments.</p> |

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| <ul style="list-style-type: none"> d. minimising visual dominance of large, bulky buildings, garages, service and storage areas; e. requiring publicly accessible connections through large sites where practical and beneficial. | |
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| Objective to which the policy relates | |
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| MRZ-O3 Public health and environmental wellbeing is maintained and where practicable enhanced through sustainable design and sufficient provision of infrastructure | |
| Policy most appropriate to achieve the objective | Benefits / Costs / Efficiency / Effectiveness |
| MRZ-P1 Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development. | <p>While the medium density zone has been established because it covers the areas that are most appropriate for this type of housing (being identified in the urban issues and urban design framework reports as the most appropriate locations for medium density housing in 2010), there may be areas or sites within the zone that have infrastructure constraints or capacity limitations. This policy ensures that development will address these issues prior to residential intensification occurring. As discussed below, it is proposed that this policy be given effect to by a standard requiring comprehensive residential developments to obtain a certificate from Council's infrastructure asset management team which confirms that there is or will be at the time of connection, sufficient infrastructure capacity to service the development. Any costs associated with the gaining of the certificate in terms of engineering reports or modelling are outweighed by the benefits of ensuring public health and environmental wellbeing will be maintained and damage to property or persons in natural hazard events will be minimized as a result of appropriate infrastructure provision.</p> <p>As such overall, this is considered an efficient and effective means of achieving the above objective.</p> |
| MRZ-P6 Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by: | As discussed above comprehensive residential development will be required by rules to gain a certificate to demonstrate that sufficient infrastructure is or will be available to service the development upon construction and connection. In addition, applications for activities |

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| <ul style="list-style-type: none"> a. Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated; b. requiring low impact stormwater management where practicable; c. encouraging sustainable design in development including optimising solar orientation and passive ventilation; d. requiring sufficient infrastructure provision and / or mitigation measures to accommodate demand. | <p>within the zone will be assessed against the Hastings Medium Density Design Framework which includes matters relating to low impact stormwater management and design, and sustainable building and environmental design considerations.</p> <p>Furthermore in terms of stormwater runoff a specific standard for this zone has been proposed given the likelihood that properties will be developed to a higher intensity and therefore may include more impermeable surfaces. The benefits of managing stormwater runoff ensure that ponding and flooding effects are minimized and impacts on property and environment values including water quality are mitigated are significant. It is considered that these benefits outweigh the cost associated with this policy which include administering the regulatory requirements, and costs associated with managing stormwater runoff through increasing the capacity of the reticulation network, the provision of water storage tanks, or using more permeable paving or other measures to reduce stormwater runoff.</p> |
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7.3.3 Proposed Amended General Residential Zone Policies

| Objective to which the policy relates | |
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| RO2 To ensure <u>a high quality</u> that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities. | |
| Policy most appropriate to achieve the objective RP4 Maintain and enhance a high <u>quality</u> standard of amenity in the residential environment <u>for residents and neighbours</u> while enabling development innovation and building variety. | Benefits / Costs / Efficiency / Effectiveness The proposed new standards for comprehensive residential development activities will ensure a high quality residential environment for residents and neighbours of such activities. These standards are a mix of central governments medium density residential standards, existing standards for comprehensive residential development within the Hastings District Plan and new standards to ensure sufficient infrastructure provision and design variety. Combined with assessment matters that relate to the Hastings Medium Density Design Framework, it is considered that these provisions will enable design led solutions to development on smaller sites which will efficiently and effectively achieve quality |

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| | residential environments while providing certainty to both housing providers and residents of the zone. In this way this policy will achieve the above objective. |
| Objective to which the policy relates | |
| GRO2 To enable residential growth in Hastings by providing for suitable intensification of housing in appropriate locations | |
| Policy most appropriate to achieve the objective <i>GRP3 Provide for comprehensive residential development in locations on sites that are located in close proximity within walking distance (400m-600m) of high quality public amenities public parks, and commercial zones and are located on public transport routes.</i> | Benefits / Costs / Efficiency / Effectiveness Comprehensive Residential Development will be provided for in the General Residential Zones where they are located 400-600m of public parks, commercial zones or public transport bus stops. Not all locations within the General Residential Zone are appropriate for more intensive housing and those developments that propose a density greater than 1 residential unit per 350m ² net site area will need to meet these location requirements. The rationale behind the use of 400-600m radius for medium density development relates to ensuring that facilities and services are within a 5-7 minute walk from such developments making them easily accessible using active transport modes of walking and cycling. The residential area of Hastings is relatively small in size and being a provincial centre, means that public transport is currently limited to bus routes with service frequency being quite varied. As such a wider radius was not considered appropriate. The benefits of this policy are that the more intensive developments will be located close to facilities and services as well as public transport options ensuring a more connected community. It is considered that the costs of administering this policy are outweighed by these benefits and as such this policy is an efficient and effective means of achieving the above objective. |
| GRP4 Manage the <u>design, layout, scale and intensity of infill housing and comprehensive residential development to ensure developments contribute positively to avoid adverse effects on the local neighbourhood character and amenity</u> | As stated above the proposed standards for comprehensive residential developments will manage the design, layout, and scale of these activities to ensure that they create a quality residential living environment for both residents and neighbours. The costs of regulatory these matters are considered to be outweighed by the benefits to community wellbeing and health and safety by ensuring a quality living environment. |

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| Objective to which the policy relates | |
| HNRO6 To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its <u>designed to create a high quality living environment for residents and neighbours and is location.</u> | |
| Policy most appropriate to achieve the objective HNRP10 <i>Provide for comprehensive development on a limited basis and in appropriate locations <u>on sites that are located within walking distance (400m-600m) of public parks, or commercial centres and are located on public transport routes</u></i> | Benefits / Costs / Efficiency / Effectiveness Comprehensive Residential Development will be provided for in the General Residential Zones where they are located 400-600m of public parks, commercial zones or public transport bus stops. Not all locations within the General Residential Zone are appropriate for more intensive housing and those developments that propose a density greater than 1 residential unit per 350m ² net site area will need to meet these location requirements. The rationale behind the use of 400-600m radius for medium density development relates to ensuring that facilities and services are within a 5-7 minute walk from such developments making them easily accessible using active transport modes of walking and cycling. The residential area of Havelock North is relatively small in size and being a suburb of a provincial centre, means that public transport is currently limited to bus routes with service frequency being quite varied. As such a wider radius was not considered appropriate. The benefits of this policy are that the more intensive developments will be located close to facilities and services as well as public transport options ensuring a more connected community. It is considered that the costs of administering this policy are outweighed by these benefits and as such this policy is an efficient and effective means of achieving the above objective. |
| Objective to which the policy relates | |
| FRO2 To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents | |
| Policy most appropriate to achieve the objective FRP5 Enable and provide for the development of a range of housing types through subdivision, comprehensive <u>residential development</u> provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles | Benefits / Costs / Efficiency / Effectiveness Enabling comprehensive residential development in Flaxmere ensures that the full range of housing typologies and options can be provided to this community ensuring greater opportunities for people to meet their housing needs. These are the benefits of this policy. The costs of administering the policy relate to the regulatory costs associated |

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| | with assessment applications for these activities. However, it is considered that the benefits of providing a range of housing option in order to enable communities to meet their housing needs outweighs these costs. |
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The proposal is confirmed as representing the most appropriate way to provide for the sustainable management of the District's resources – the purpose of the RMA.

7.4 Are the Provisions the Most Appropriate Way to Achieve the Purpose of the Proposal?

As outlined in section 2 of this report, the second part of the evaluation is:

- *'Whether amending the identified provisions is the most appropriate way to achieve the objectives of the proposal'.*

The objectives of proposed Plan Change 5 are set out in section 2 of this report and are evaluated in section 5.2 where they were assessed as to whether they were the most appropriate way to achieve the purpose of the Act. The following existing objectives of the District Plan are also relevant to this proposal:

Existing District Plan Objectives

- MDO2 Ensure that residential intensification provides high levels of environmental amenity.
- RO3 To ensure that suitable levels of infrastructural services are in place and that potential conflicts over zone boundaries are addressed, in advance of any new residential development;
- GRO2 To enable residential growth in Hastings by providing for suitable intensification of housing in appropriate locations;
- FRO1 Ensure that growth within the residential environment of Flaxmere is managed in a manner that enables efficient land use management and development where appropriate and suitable for the community.
 - Policy FRP2 Facilitate residential land use options that provide for family and whanau living by including suitable density standards and associated controls to manage infill development.
- FRO4 To ensure a high standard of residential amenity for residents of and visitors to Flaxmere so that it is an enjoyable and attractive place to live and visit;

The following evaluation examines whether the provisions in the proposal are the most appropriate way in which to achieve the objectives of Proposed Plan Change 5 and any relevant existing objectives of the District Plan (listed above) in terms of their efficiency and effectiveness (s32(1)(b)). The provisions have been assessed in terms of the key changes made to the existing provisions, and the matters considered are:

- The extent of the Medium Density Residential Zone
- The activity status, standards and assessment matters relating to comprehensive residential developments in the Medium Density Zone
- The activity status, standards and assessment matters relating to comprehensive residential developments in the General Residential Zones of Hastings, Flaxmere and Havelock North
- The specific standard requiring an infrastructure certificate for comprehensive residential developments;
- Non-complying Activity Status of infill development in the Medium Density Residential Zone

- Retention of existing density standards in the General Residential Zones for infill residential development and subdivision;

To date, section 32 case law has interpreted ‘most appropriate’ to mean “suitable, but not necessarily superior”². Therefore, the most appropriate option does not need to be the most optimal or best option, but must demonstrate that it will meet the objectives in an efficient and effective way.

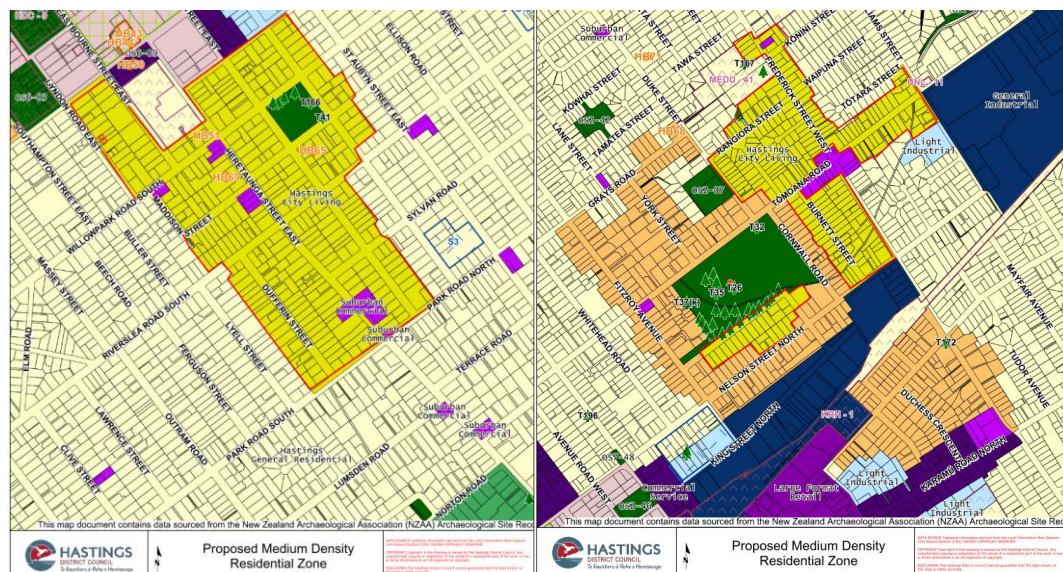
The evaluation is at a level of detail that corresponds to the scale and significance of the effects anticipated from implementation of the proposal.

Much of the background and assessment in the preceding sections of this report contributes to the overall evaluation of the specifics of this proposal.

7.4.1 The extent of the Medium Density Residential Zone

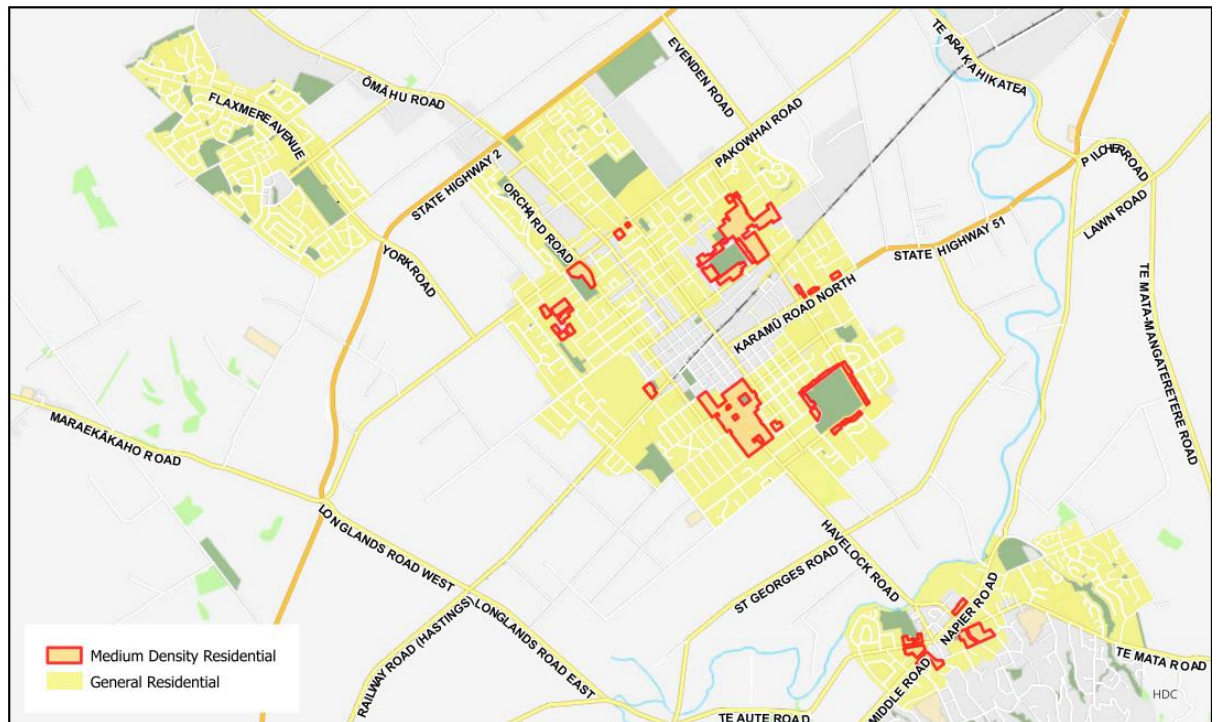
Options are:

1. **Status Quo** - this option would mean that the extent of the zone would be limited to the existing boundaries of the current City Living Zone (areas shown in light green colour with red outline on the maps below);

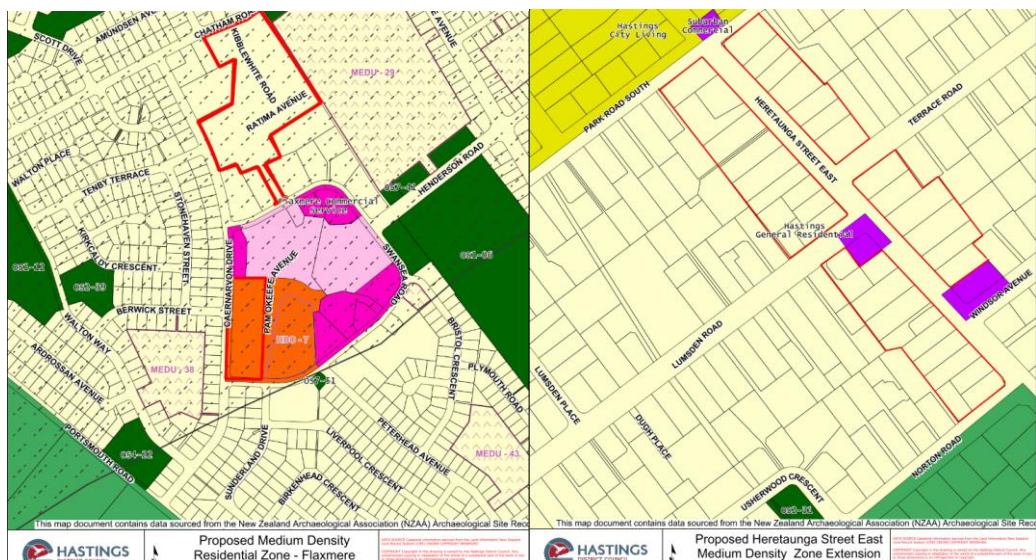


² Rational Transport Soc Inc v New Zealand Transport Agency HC Wellington CIV-2011-485-2259, 15 December 2011.

2. **City Living Zone plus sites in Appendices 27, 28 & 29** – this option would mean the zone boundaries would include the existing City Living Zone plus all those sites identified as suitable for CRD in Appendices 27, 28 & 29 of the District Plan (areas shown in red outline on the maps below);



3. **An expanded zone** - this option would include Option 2 areas plus additional vacant land / sites around the Flaxmere Town Centre, and inclusion of the extension of the zone along both sides of Heretaunga Street East to Norton Road (areas identified in 2010 study). These areas are those shown in the maps above plus those areas identified in red outlined in the maps below:



7.4.2 The provisions relating to Comprehensive Residential Developments (CRD) in the Medium Density Residential Zone (City Living Zone) and General Residential Zones of Hastings, Havelock North and Flaxmere

7.4.2.1 Options

Options are:

1. **Status Quo** – this option would involve retaining the current controlled activity status and standards for comprehensive residential development outlined in the City Living Zone and the current restricted discretionary status in the CRD identified areas and discretionary status outside these identified areas in the General Residential Zone as well as the existing CRD standards and assessment criteria;
2. **Provide a Medium Density Residential Zone and amend provisions for Comprehensive Residential Development in the Medium Density (City Living) and General Residential Zones** – this option involves retaining the controlled activity status of CRD in the City Living Zone (now Medium Density Residential Zone) and lowering the activity status in the General Residential Zone to Restricted Discretionary Activity (Non-notified) or RDNN. Activity status in both locations (MDRZ and all GRZ of Hastings, Flaxmere and Havelock North) is subject to a hybrid set of standards that include a mix of the MDRS, existing CRD standards and new standards for variety, and three waters infrastructure provision. Removal of minimum density and site size provisions also enables a design led approach combined with the inclusion of the key design elements of the Hastings Medium Density Design Framework as matters of discretion and assessment.
3. **Adopt the MDRS provisions within the Medium Density Residential Zone only** – this option would involve allowing a maximum of 3 residential units up to a maximum height of 12m to be developed as of right without resource consent provided that the remainder of the specific MDR standards were met within the Medium Density Residential Zone areas. Developments of more than 3 residential units would have an activity status of Restricted Discretionary Activity (non-notified) in this zone. In the General Residential Zones the approach for CRD would be as described in option 2 above.
4. **Apply the Governments MDRS provisions over the entire urban area of Hastings, Havelock North and Flaxmere** – this option would involve allowing a maximum of 3 residential units up to a maximum height of 12m to be developed as of right without resource consent provided that the remainder of the specific MDR standards were met. Developments of more than 3 residential units would have an activity status of Restricted Discretionary Activity (non-notified).

7.4.3 The specific standard requiring an infrastructure certificate for comprehensive residential developments

7.4.3.1 Options

Options area

1. Status quo – do nothing and allow development to proceed without consideration of infrastructure prior to consent process
2. Raise the activity status of Comprehensive Residential Developments to Restricted Discretionary Activities in the Medium Density Residential Zone
3. Retain controlled activity status in MDR Zone and RD(NN) in General Residential Zone provided that an infrastructure certificate is obtained for the specific development prior to initiating the consent process.

7.4.4 Non-complying Activity Status of infill development in the Medium Density Residential Zone

7.4.4.1 Options

Options are:

1. Status quo - Retain the non-complying activity status of infill in the City Living Zone and roll this over into the new Medium Density Residential Zone
2. Make Infill development activities a controlled activity
3. Make infill development activities a permitted activity

7.4.5 Retention of existing density standards in the General Residential Zones for infill residential development and subdivision

7.4.5.1 Options

Options are:

1. Status quo – retain current density standards of 1:350m² in Hastings and Havelock North and 1:500m² in Flaxmere
2. Enable more density by raising the density standards in all general residential zones to 1:300m²
3. Remove density provisions for infill developments in the General Residential Zones

7.4.5.2 Evaluation of Options

Table 1 – The extent of the Medium Density Residential Zone

| | OPTION 1: Status Quo | OPTION 2: City Living one plus sites in Appendices 27, 28 & 29 | OPTION 3: An expanded zone – option 2 plus Flaxmere areas and extended Heretaunga St East |
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| <p>EFFECTIVENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the proposed objectives; and - existing relevant objectives of the District Plan. | <p>This option would meet the relevant existing objectives of the District Plan. However, utilising the existing boundaries of the City Living Zone would not be effective in achieving all of the proposed objectives. Primarily it would not achieve the new urban strategy objective UDO8 which aligns with Policy 5 of the NPS-UD and seeks to enable more people to live in areas of the Hastings urban environment where there is greater accessibility to facilities and services. This option would not meet UDO8 as it would not increase the land area within the zone and enable greater housing choice in a wider area. In addition it would not fully give effect to the intent of MDO1 – <i>‘Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, Havelock North and Flaxmere’</i>. This option would mean that there would be not be a medium density residential zone in either the Havelock North or Flaxmere, effectively restricting the opportunities for varied housing typologies and choice in these</p> | <p>This option includes sites and areas already identified in the District Plan as being suitable for comprehensive residential development (medium density housing) in addition to the existing City Living Zoning in Mahora and Heretaunga Street East. Therefore this option would provide clear guidance that medium density development in these locations is appropriate and suitable. These specific sites and areas cover a wider area of the Hastings urban environment and include Raureka, Stortford Lodge area, Windsor Park, and Havelock North.</p> <p>Like Option 1, this option would also meet existing objectives of the District Plan. However It would also be effective in meeting UDO8 as it would enable more location options within the urban environment. Havelock North is also an area of high demand for housing and therefore this option would assist in meeting that need.</p> <p>This option would be more effective than option 1 in meeting the intent of MDO1 as it would include a medium density zone in Havelock North around the village centre. However it would not completely meet the purpose of this objective as it would not include a medium density zone in Flaxmere.</p> | <p>This option includes additional sites owned by Hastings District Council around the Flaxmere town centre which have been earmarked for residential development at higher densities than in the Flaxmere Residential Zone. Their location in close proximity to the Flaxmere Village centre and associated shops, community centre, library, parks and recreation centre / swimming pool mean that these sites are appropriate and suitable for medium density development. The extended Heretaunga Street East area was originally identified as suitable for medium density development as part of the 2010 Urban Issues and Urban Design Framework report. However, the area was not included in the City Living Zone as part of the District Plan review in 2015 as it was thought by Council officers to extend the zone too far out from the CBD and would have also brought the zone in close proximity to the Plains Production Zone.</p> <p>This option is considered the most effective of all 3 options in achieving the proposed objectives, particularly MDO1 as it includes land within the Flaxmere urban area for Medium Density Residential Zone.</p> <p>As such this option also fully meets the intent of RESZ-O2 as it would allow members of the community in all three urban areas of Hastings to access housing that would meet their needs.</p> |

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| | <p>communities. Restricting access to different types of housing would not meet objective RESZ-O2 – ‘Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ul style="list-style-type: none"> a. meets the needs of different households; b. enable Māori to express their cultural traditions and norms; c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport;. | <p>As part of the plan review in 2015, the density in the Flaxmere General Residential Zone was raised to 1:500m² as this density was thought to better provide for more open space for large family or inter-generational households which made up a large proportion of the Flaxmere community. The Flaxmere community were also mindful at the time that greater densities of housing had previously led to overcrowding and substandard accommodation in this suburb and avoiding a repeat of those issues was a high priority. Since 2015 however, issues of housing supply have significantly exacerbated and the need for a wider range of housing typologies to meet a range of household types and sizes has increased. As such not identifying a medium density zone in Flaxmere at this time means that this option best meets the intent of existing District Plan objective and policy FRO1 and FRP2.</p> <p>In terms of meeting RESZ-O2 and creating a well-functioning residential environment enlarging the medium density residential zone will create more opportunities for construction of smaller housing typologies and increase the housing supply enabling more people to meet their housing needs. Therefore it is considered that option 2 meets the intent of RESZ-O2.</p> <p>While this option does not greatly expand on the existing zone it does provide for different housing typologies in various locations across the urban area of Hastings and Havelock North as a first step in meeting the intent of</p> | |
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| | | <p>objective UDO8 and MDO1 and the objectives and policies of the NPS-UD. It also ensures that existing infrastructure will be able to cope with medium density development and is therefore consistent with existing District Plan objective RO3 – <i>‘To ensure that suitable levels of infrastructural services are in place and that potential conflicts over zone boundaries are addressed, in advance of any new residential development’.</i></p> | |
| <p>COSTS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>Social and cultural costs - A smaller land area identified for medium density housing activities and solely located in Hastings restricts access to a range of housing typologies and in particular smaller low maintenance houses and sections. This effectively constrains the ability of all people and communities to access housing that meets their needs.</p> <p>Economic costs - limiting the locations in which the zone is located also restricts or constrains the market potentially fuelling price rises. Limiting the area of the zone would reduce land purchase opportunities for housing providers and ultimately constrain supply.</p> <p>Environmental costs – constraining urban land available for medium density development and intensification places greater pressure on urban expansion in order meet housing demands. In</p> | <p>Social and Cultural costs – not identifying any land in Flaxmere for a medium density residential zone will reduce potential land development options for smaller housing typologies in this area and restrict the housing choice availability for people who live in Flaxmere making it more difficult for some households in this community to meet their housing needs.</p> <p>Economic costs - As for option 1 limiting the locations to which the medium density zone applies has the potential to constrain the market fuelling price rises. A zone with a small land area that does not cover all urban locations reduces opportunities for land purchase and therefore limits the ability of housing providers to meet current and potential future housing demands.</p> <p>Environmental costs – limiting the locations in which the zone is applied constrains the availability of land for medium density development and places greater pressure on expansion areas to accommodate growth resulting in the potential loss of versatile soils</p> | <p>Environmental Cost – rezoning additional areas of land for medium density residential housing without the certainty that higher density developments could be serviced increases risk and potential for adverse environmental effects if the existing infrastructure network cannot support additional density in these locations.</p> <p>Economic Costs – Identifying areas for higher density development ahead of knowing whether infrastructure capacity is available or can be made available at a reasonable cost is a significant risk.</p> |

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| | turn expanding out from the existing urban area potentially results in the loss of versatile soils and the productive potential of plains growing land that surrounds the urban areas. | if urban development expands out onto the Plains. | |
| <p>BENEFITS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>Environmental benefits – keeping the zone boundaries as they are currently means that impacts of additional density on the District’s three waters reticulated services network can be better managed, including focussing the need for upgrade work to address particular development proposals in specific locations. Any potential existing constraints to particular proposals can be identified on a case by case basis and addressed in order to ensure capacity in the network is available to enable development and to ensure any adverse effects on the environment are avoided or mitigated so that residential intensification can occur within the Zone.</p> | <p>Environmental benefits – zoning all areas that are appropriate and suitable for medium density housing and that have been identified as such since the review of the District Plan in 2015 means that the impacts of additional density on the District’s three waters infrastructure can be managed more efficiently within these discrete areas. Constraints can be quickly identified, modelling carried out and solutions sought to achieve upgrades in order to ensure adverse effects to environmental values and public health and wellbeing are avoided or sufficiently mitigated. This option means that additional infrastructure capacity can be addressed within the resource consent process in order to ensure individual proposals can be developed and constructed and residential intensification within the zone can occur at a range of densities.</p> <p>Social and Cultural benefits – extending the zone to other areas within the Hasting urban environment and to Havelock North provides a greater range of locations in which medium density housing typologies can be built benefiting these communities with a wider variety of housing options and choice.</p> | <p>Social and Cultural benefits – extending the zone into areas appropriate and suitable for medium density development and/or already identified in previous studies provides additional opportunities for all members of the community, but particularly those located in Flaxmere, to access a wider variety of housing choice and to better meet their housing needs.</p> <p>Economic Benefits – of all the options, Option 3 would zone the largest area of land for Medium Density Residential housing and therefore would place the least amount of constraint on the market enabling more opportunities and options to housing providers for land purchase.</p> <p>Environmental Benefits: This option rezones the largest land area of the three options for Medium Density Residential development. By providing a greater land resource in order to meet the current and future housing demand, this option would reduce pressure on greenfield expansion areas and potentially assists in reducing the loss of versatile soils.</p> |

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| <p>EFFICIENCY</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan. | <p>This option is considered to be <u>inefficient</u>.</p> <p>Overall option 1 does not achieve urban strategy objective UDO8 and medium density strategy objective MDO1. It will not achieve a range of housing choice and typologies in all urban locations or enable members of the community to meet their housing needs (RESZ-O2). Ultimately it may constrain housing supply as with a limited zone area opportunities for land purchase would be reduced.</p> | <p>This option is considered to be <u>efficient</u></p> <p>Overall option 2 achieves the intent of UDO8 as a first step and partially achieves MDO1 with the exception of the Flaxmere area.</p> <p>This option also seeks to achieve RESZ-O2 by providing a greater range of locations in which medium density housing typologies can be built, while ensuring that the necessary infrastructure is or will be in place for specific development proposals.</p> | <p>This option is considered to be the most efficient in achieving the objectives of the proposal (UDO8, MDO1 and RESZ-O2) as well as the existing objectives of the District Plan</p> |
| <p>OVERALL APPROPRIATENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan. | <p>Not appropriate</p> | <p>Appropriate</p> | <p>Appropriate</p> |
| <p>RISK OF ACTING OR NOT ACTING</p> <p>(if uncertain or insufficient information)</p> | <p>N/A (information is sufficient and certain)</p> | <p>N/A (information is sufficient and certain)</p> | <p>Currently information on infrastructure constraints across the City is not sufficient and certain to confidently rezone additional areas beyond what is identified in the current District Plan. If expanded areas are rezoned for medium density development now as part of this plan change, there is the potential that infrastructure constraints exist that cannot easily be addressed, or that require significant investment to address and which is not currently budgeted or identified in the LTP. A better approach would be to identify additional areas suitable for medium density development through the Future Development Strategy process and in that way work with our mana whenua partners and the</p> |

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| | | | community in general to identify additional preferred locations for medium density development taking into account the accessibility criteria outlined in objective UDO8 and the NPS-UD, infrastructure capacity and/or constraints as well as environmental, social, cultural and economic impacts of such a zoning. |
| <p>CONCLUSION</p> <p>The above evaluation demonstrates that while Option 3 is the most efficient and effective in achieving the objectives of the proposal, Option 2 is the most appropriate way to achieve both the proposal objectives and existing District Plan objectives and policies at this point in time. Given the uncertainties surrounding infrastructure capacity and constraints across the urban areas of Hastings, Havelock North and Flaxmere, effects of enabling and increasing density of residential development are best managed in the discrete areas already identified in the District Plan for medium density housing. Option 2 is considered the most appropriate Medium Density Residential Zone extent under Section 32(1)(b).</p> | | | |

7.4.5.3 Evaluation of Options

Table 2 – The provisions relating to Comprehensive Residential Development (CRD) in the Medium Density Residential Zone (MDZ) and General Residential Zones of Hastings, Havelock North and Flaxmere (GRZ)

| | OPTION 1: Status Quo – retain existing provisions for CRD in the City Living Zone, in Appendices 27, 28 & 29 of the District Plan and in the General Residential Zones | OPTION 2: Provide a Medium Density Residential Zone (City Living & sites identified in Appendices 27, 28 & 29) and amended provisions for Comprehensive Residential Development in the Medium Density and General Residential Zones | OPTION 3: Apply the governments MDRS provisions within the Medium Density Residential Zone only (City Living & sites identified in Appendices 27, 28 & 29). In the General Residential Zones the approach for CRD would be as described in option 2. | OPTION 4: Apply the governments MDRS provisions over the entire urban area of Hastings, Havelock North and Flaxmere |
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| <p>EFFECTIVENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the proposed objectives; and - existing relevant objectives of the District Plan. | <p>The intent of this option is to meet the relevant existing objectives of the District Plan, in practice, however there have only been a few CRDs constructed within the zone over the last 5 years. The review of the Medium Density Strategy in June 2022 recommended making changes</p> | <p>The intent of this option is to make it easier to undertake comprehensive residential developments in the Medium Density Residential Zone and in appropriate locations within the General Residential Zone. Removing density, minimum site size and parent site size provisions will provide greater flexibility for design as well as reducing risk of a higher</p> | <p>The intent of this option is in the locations most appropriate for medium density housing (i.e. the MDZ) to allow this type of development to occur as of right without the need for resource consent or assessment in relation to design matters or infrastructure capacity.</p> | <p>This option considered the impact of applying the Tier 1 rules to the entire urban area of Hastings, Havelock North and Flaxmere. While this option would be highly effective in achieving UDO8 and MDO1, it would not be effective in achieving the existing objectives of the District Plan. Particularly in</p> |

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| | <p>to these existing provisions. It is recognised that some of the standards particularly density, minimum subdivision site size and requiring land amalgamation to meet the parent site size requirements are a barrier to development increasing risk and cost to housing providers where these cannot be met. There are also risks associated with the need to consider adverse effects on neighbours.</p> <p>Therefore the existing CRD provisions are unlikely to meet the new urban strategy objective UDO8 which aligns with Policy 5 of the NPS-UD and seeks to enable more people to live in areas of the Hastings urban environment where there is greater accessibility to facilities and services.</p> <p>In addition this option 1 would not fully give effect to the intent of MDO1 – <i>‘Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, Havelock North and Flaxmere’</i>.</p> <p>A review of recent applications for comprehensive residential</p> | <p>category activity status. Removing these existing barriers does however place greater onus on meeting the remaining standards in order to achieve a high quality residential environment. The premise of the hybrid set of standards is to provide certainty to residents and housing providers of the key requirements to achieve a quality residential environment. Including the design elements of the Hastings Medium Density Design Framework as matters of control or discretion ensures that development proposals focus on good design outcomes. While removing the need for 3rd party approvals reduces risk to developers and potential costs of housing provision, it also places a greater responsibility on Council staff to ensure that the outcomes achieved create quality living environments for both residents and neighbours. A design led approach to medium density development is therefore considered fundamental. The regulatory framework described above is therefore considered to meet urban strategy objective UDO8:</p> <p><i>‘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:</i></p> | <p>This option would be more effective than option 2 in achieving the some of the objectives of the proposal, particularly it would likely increase housing supply in these locations. However, there would be concerns around ensuring sufficient infrastructure provision and on design outcomes and achieving a quality residential environmental by solely relying on the MDRS standards which do not address design variety, or seek to understand how developments may impact on neighbouring properties in terms of privacy and outdoor living spaces. As such it is considered that this option would not be effective in addressing RESZ-O2, MRZ-O2 or RO3.</p> | <p>respect to the maintenance and enhancement of the special character and amenity of certain parts of the urban environment such as the Character Zones including the Toop St and Breadalbane Avenue Special Character Areas.</p> <p>This option would also not be effective in achieving MRZ-O2 in terms of creating:</p> <ol style="list-style-type: none"> Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework; An urban environment that is visually attractive, safe, easy to navigate and convenient to access <p>The MDRS standards do not address design variety, or seek to understand how developments may impact on neighbouring properties in terms of privacy. As such the above matters are not likely to be consistently achieved across the urban residential environment with this option.</p> |
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| | <p>developments have shown that most development is happening outside the City Living Zone, primarily in the General Residential Zone. There are likely a number of reasons for this including the potential land availability within the zone, the need to purchase two sites to meet the parent site size requirement of 1400m², lack of desire in the development industry to undertake medium density development or a perceived narrow market for this type of housing in the City Living Zone locations. Given this monitoring information, the current provisions do not appear to be working as intended and therefore are unlikely in future to achieve a well-functioning residential environment as described in objective RESZ-O2. RESZ-O2 – ‘Well-functioning residential environments that enable a variety of housing typologies and living arrangements that:</p> <ul style="list-style-type: none"> a. meets the needs of different households; b. enable Māori to express their cultural traditions and norms; | <ul style="list-style-type: none"> a. <i>the area is in or near a commercial zone or an area with many employment opportunities;</i> b. <i>the area is well-serviced by existing and planned public transport;</i> c. <i>there is high demand for housing or for business land in the area, relative to other areas in the urban environment’.</i> <p>Option 2 will also meet the Medium Density Strategy objective:</p> <p>MDO1 – ‘<i>Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, Havelock North and Flaxmere’.</i></p> <p>By providing the same set of standards and matters of discretion / assessment matters the regulatory provisions will be easily understood and applied and administered across the urban area of Hastings, Havelock North and Flaxmere. The only difference in the provisions between the Medium Density and General Residential Zones is the acknowledgement of the different contexts. Therefore a standard which addresses accessibility criteria</p> | | |
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| | <p>c. have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport;</p> <p>d. .</p> | <p>outlined in UDO8 is included for all applications in the General Residential Zone.</p> <p>On the basis of the above Options 2 is also considered to meet the intent of RESZ-O2 – a well-functioning residential environment.</p> | | |
| <p>COSTS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>Social and cultural costs – Retaining existing provisions that are known barriers to development is likely to result in less housing choice for the Hastings community meaning that access to housing options will be restricted and some households may not be able to meet their housing needs</p> <p>Economic costs – retaining existing provisions maintains a regulatory framework that places cost and risk on housing providers limiting supply of housing or alternatively increasing the cost of new housing that is provided.</p> <p>Difficulties in acquiring land within the City Living Zone means that development is not occurring in the most suitable locations utilising community infrastructure such as parks, playgrounds, etc.</p> | <p>Environment, Social and Cultural costs – removing 3rd party approvals within the medium density zone and for CRDs in the General Residential Zone that meet the standards has the potential to allow developments that may have environmental, social and cultural adverse impacts on adjoining neighbours.</p> <p>Economic costs – This option would still require a resource consent for all developments. Costs associated with this process along with the need to assess and evaluate design criteria will still apply.</p> <p>Environmental costs – Enabling medium density development within the zone areas as well as in locations of the General Residential Zone that meet the context standard has the potential to significantly to change the residential character of the urban environment.</p> | <p>Environmental Cost – Permitted activity status for developments of up to 3 houses means that design elements do not have to be considered. As a result there is the potential for adverse impacts or effects on the quality of the residential environment for both residents and neighbours.</p> <p>Potential for environmental effects if there is insufficient infrastructure to accommodate additional development. Permitted activity development across the MDZ could exacerbate any existing infrastructure capacity issues resulting in adverse impacts on properties.</p> <p>Economic Costs – Significant addition costs could occur (that are unplanned and not budgeted for) as a result on developments being built that require upgrades to existing infrastructure services</p> | <p>Environmental Cost - As for option 3 the permitted activity status for developments of up to 3 houses means that design elements do not have to be considered. As a result there is the potential for adverse impacts or effects on the quality of the residential environment for both residents and neighbours.</p> <p>Furthermore, the extent within which this option enables medium density development means that it would have the potential for significant adverse effects on amenity and character across the whole of the urban residential environment.</p> <p>Given the extent of this option It has the potential to significantly exacerbate infrastructure capacity issues across the whole urban environment extent. As a result it could lead to failure of existing services in rain events with wastewater overflows as a</p> |

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| | <p>Environmental costs –retaining existing provisions and a regulatory framework that does not enable or encourage residential intensification and medium density development, places greater pressure on the need for urban expansion in order meet current and future housing demands. Expanding existing urban areas to meet demand could potentially results in the loss of versatile soils and the productive potential of plains growing land that surrounds the urban areas.</p> | | | <p>result of infiltration of the system across the entire urban area.</p> <p>Economic Costs – The costs associated with enabling medium density development over such an extent and/or ensuring adverse environmental effects of potential development were avoided or mitigated would likely be prohibitive in the short term.</p> |
| <p>BENEFITS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>Environmental benefits – The existing regulatory framework will retain the character and amenity values of the General Residential Zones as they are but at the expense of providing new housing to meet current and future population growth.</p> <p>Economic benefits – The existing rule framework seeks to control scale and intensity through density and minimum site size provisions which assists in planning for appropriate infrastructure (including pipe sizes) and reduces the likelihood of over or under spending.</p> | <p>Economic Benefits – Controlled and RDNN status provides certainty and removes risk and additional costs associated with full discretionary or non-complying activity status.</p> <p>Removing 3rd party approvals also reduces risk and costs for housing providers</p> <p>Environmental benefits – effects of development on infrastructure network capacity and operation can be assessed on a case by case basis. The requirement for an infrastructure certificate to be attained prior to achieving a controlled activity status enables Council to manage impacts on the existing system to avoid adverse</p> | <p>Social and Cultural benefits – this option is likely to enable an immediate increase to housing supply and therefore would have the benefit of allowing more people to meet their housing needs.</p> <p>Economic Benefits – provides certainty and simplifies rule framework compared to existing provisions. As a result this along with not need to obtain a resource consent to develop significantly reduces costs for developments of up to 3 dwellings complying with the standards in the MDZ</p> | <p>Social and Cultural benefits – this option is likely to enable a significant increase in housing supply over and above all other options and therefore would have the benefit of allowing the greatest number of people in the District to meet their housing needs.</p> <p>Economic Benefits – provides certainty including a simplified set of rules that would be consistent across the whole urban area of the District.</p> |

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| | <p>Retaining the current provisions may enable more time to budget for upgrading infrastructure within the urban environment, where required, given that development is constrained to a certain extent.</p> | <p>environmental effects, while providing certainty to housing providers at an early stage that developments are viable.</p> <p>A rule framework that promotes a more compact and sustainable urban form will ensure the protection of highly productive land and provide a greater capacity to accommodate growth within existing urban boundaries.</p> <p>Social and Cultural benefits – enabling potential for a larger supply of housing in areas where facilities and services are accessible will ensure more people can meet their housing needs.</p> <p>Requiring a design led process that is centred on the well-being of residents and neighbours and will therefore ensure a high quality residential living environment is achieved.</p> | | |
| <p>EFFICIENCY</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan. | <p>This option is considered to be <u>inefficient</u>.</p> <p>Overall option 1 does not achieve urban strategy objective UDO8 and medium density strategy objective MDO1. It will not achieve a range of housing choice and typologies or enable members</p> | <p>This option is considered to be <u>efficient</u>.</p> <p>Overall option 2 achieves the intent of both UDO8 and MDO1 as it enables more development to occur in locations that are accessible to services, facilities and recreation opportunities.</p> | <p>On balance, this option is considered to be <u>inefficient</u> in achieving both the existing relevant District Plan objectives and the proposal objectives.</p> <p>While this option is highly efficient in achieving the objectives of the proposal (UDO8,</p> | <p>Overall this option is also considered <u>inefficient</u> in achieving the proposed objectives and existing relevant District Plan objectives, particularly - MRZ-O2, and FRO1 and FRP2.</p> |

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| | <p>of the community to effectively meet their housing needs (RESZ-O2).</p> <p>Ultimately the current provisions are constraining housing supply and the ability to meet current and future demands for housing.</p> | <p>This option also seeks to achieve RESZ-O2 by enabling a greater range housing typologies, while ensuring a high quality residential environment (MRZ-O2) and one where the necessary infrastructure is or will be in place prior to development occurring (RO3).</p> | <p>MDO1) because it is likely to generate more housing development than option 2 (given there are less restrictions), it is considered to be inefficient in achieving RESZ-O2 and existing objective RO3. This option falls short and is not efficient in achieving RESZ-O2 because it does not acknowledge the importance of design in achieving a quality residential environment. In terms of RESZ-O2 while the option would facilitate greater housing variety and typologies it would do so in a manner that took no account of the quality of development or the quality of the living environment achieved and in particular ensuring the wellbeing and health and safety of residents and neighbours. Therefore it would not meet the intent of MRZ-O2 below:</p> <p>MRZ-O2 The planned urban built environment of the Zone is characterised by:</p> <ul style="list-style-type: none"> c. A diversity of housing typologies including townhouses, duplexes, terrace and low rise apartments; d. A built form of predominantly two and three storey buildings which are integrated with | <p>Like Option 3 this option is also considered to be highly efficient in achieving UDO8 and MDO1, it does so in a manner that significant impacts on infrastructure capacity and capability across the urban environment and potentially would have significant adverse effects on the quality of the residential environment as developments would not be subject to design requirements or evaluation.</p> <p>Again as for Option 3, Option 4 would not be effective in meeting existing objective RO3. Option 4 could not address or ensure existing infrastructure capacity was appropriate prior to development occurring. Therefore increasing the potential for adverse environmental effects such as overflow of existing infrastructure systems to occur.</p> |
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| | | | <p>public and private open space;</p> <p>e. Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the Hastings Medium Density Design Framework;</p> <p>f. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</p> <p>In terms of RO3, this option could not address or ensure existing infrastructure capacity was appropriate prior to development occurring. Therefore increasing the potential for adverse environmental effects such as overflow of existing infrastructure systems to occur.</p> | |
| <p>OVERALL APPROPRIATENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan. | Not appropriate | Appropriate | Not appropriate | Not appropriate |
| RISK OF ACTING OR NOT ACTING | There are significant risks of not acting to align the District Plan | The risk associated with implementing this option is low in | There is a risk associated with implementing this option in | There is a significant risk associated with implementing |

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| (if uncertain or insufficient information) | provisions with the NPS-UD. Primarily, Hastings has an acute housing need and therefore there is a substantial need to provide for a greater supply of housing (including a variety of housing typologies) within existing urban areas in order to ensure the protection of the Plains Zone productive land. Furthermore, there is a requirement for District Plans to give effect to National Policy and Regional Policy Statements. If the existing provisions were retained, the District Plan would not align with the objectives and policies of the NPS-UD and Council would risk having the MDRS provisions imposed. This provisions as shown in the assessment and evaluation of options 3 and 4 could potential have significant impacts on infrastructure capacity and capability, environmental values as well as the overall quality of the residential environment. | comparison to Options 1, 3 and 4. Any risk associated with infrastructure capacity and capability is remedied by the requirement to gain a certificate from Council's Infrastructure Asset Management Team to ensure that developments will have sufficient infrastructure provision prior to connection (considered below). | terms of issues around existing infrastructure capacity within the MDZ areas. Allowing development of up to 3 dwellings as of right could significantly exacerbate current issues within and outside the zone if there were no measures to require mitigation or upgrades to existing reticulation. | this option in terms of issues around existing infrastructure capacity across the whole urban extent of Hastings, Havelock North and Flaxmere. Allowing development of up to 3 dwellings as of right could significantly exacerbate current issues if there were no measures to require mitigation or upgrades to existing reticulation. |
| <p>CONCLUSION</p> <p>The above evaluation demonstrates that Option 2 is the most appropriate to achieve both the existing relevant District Plan objectives and the objectives of the proposal. Option 2 removes existing barriers to development enabling an increased supply of medium density housing in appropriate locations while emphasising the importance of design to ensure a high quality living environment for residents and neighbours of these developments.</p> <p>Option 2 is considered the most appropriate set of provisions to enable more people to live in areas of high accessibility and demand.</p> | | | | |

7.4.5.4 Evaluation of Options

Table 3: The specific standard requiring an infrastructure certificate for comprehensive residential development

| | Option 1 - Status quo – do nothing and allow development to proceed without consideration of infrastructure prior to consent process | Option 2 - Raise the activity status of Comprehensive Residential Developments to Restricted Discretionary Activities in the Medium Density Residential Zone | Option 3 - Retain controlled activity status in MDR Zone and RD(NN) in General Residential Zone provided that an infrastructure certificate is obtained for the specific development prior to initiating the consent process |
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| <p>EFFECTIVENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the proposed objectives; and - existing relevant objectives of the District Plan. | <p>This option would be <u>ineffective</u> in achieving both the proposed and amended objectives (RESZ-O4, RESZ-P5, MRZ-O3) and the existing relevant objectives (RO3) of the District Plan. All of these objectives seek to ensure that sufficient infrastructure is in place to support residential intensification prior to development occurring. There is potential with this option, particularly in the Medium Density Zone where developments are controlled activities, that Council would have to grant consent without the certainty that sufficient infrastructure was already in place to accommodate the development.</p> | <p>This option would be <u>effective</u> in meeting the objectives RESZ-O4, RESZ-P5, MRZ-O3, RO3). Raising the activity status of CRDs would provide Council with the option of refusing consent on the grounds that infrastructure capacity could not be provided to facilitate specific developments in areas where known constraints exist or where a financially viable solution could not be found.</p> | <p>This option is <u>effective</u> in ensuring that there are suitable levels of infrastructure capacity in place prior to developments occurring. The option promotes a collaborative approach between Council and property developers in terms of providing analysis and demonstrating either that capacity exists or that it can be provided to enable the specific development. This process provides certainty to developers that the proposals for their specific site can be serviced prior to land purchase and/or prior to incurring the full costs of preparing documentation for resource consent applications. If a certificate is not obtained, an applicant would still be able to apply for consent as a restricted discretionary (non-notified) activity in the Medium Density Residential Zone and as a Restricted Discretionary Activity in the General Residential Zone.</p> |
| <p>COSTS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental | <p>Potential environmental costs associated with the infrastructure system not coping and overflows</p> | <p>Economic Costs - Potential delays and addition costs could be incurred by developers through the consent process either to demonstrate that</p> | <p>Economic Costs – costs associated with any information and analysis required to enable Councils engineering team to undertake capacity modelling and</p> |

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| <ul style="list-style-type: none"> - Economic (incl. on economic growth & employment) - Social - Cultural | <p>occurring as a result of residential intensification.</p> <p>Economic costs associated with the need to immediately address infrastructure capacity issues which are not budgeted for.</p> <p>Economic Cost for developers – may make purchasing decisions or apply for resource consent without knowing whether infrastructure capacity was available and/or whether there were financially viable solutions to provide additional infrastructure capacity for development</p> <p>May result in significant delays to consenting process if infrastructure capacity and capability studies are required to determine whether development was possible</p> <p>Social and cultural impacts associated with effects of potential infrastructure overflows on public health and environmental wellbeing of potential overflows entering streams.</p> | <p>infrastructure is sufficient or alternatively if infrastructure constraints could not be addressed in a satisfactory manner , then consent may be declined meaning wasted costs to an applicant and other participants.</p> <p>Social and Cultural Costs - the increased activity status for CRDs raises the risk profile of undertaking such developments and could act as a barrier to development reducing the potential for more houses to be built and making it more difficult for people to access housing that meets their needs.</p> | <p>assessments to ensure sufficient infrastructure could be provided.</p> |
| <p>BENEFITS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>None identified</p> | <p>Economic Benefits to Council - Council uses the consent process to address infrastructure issues. This places the responsibility on the developer to demonstrate and provide sufficient information to ensure that development can be appropriately serviced for three waters infrastructure.</p> | <p>Economic Benefits: Certainty is provided to the developer that their proposals can be sufficiently and adequately serviced at a feasible cost.</p> <p>Economic benefits – resource consent processing delays less likely as a result of infrastructure issues.</p> <p>Environmental Benefits – certainty that developments will be provided with sufficient and appropriate infrastructure</p> |

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| | | | <p>prior to connecting to the Council network thereby ensuring that the potential for adverse effects on the environment from overflows is avoided or mitigated.</p> <p>Social and Cultural Benefits – this option retains the controlled activity status for CRDs in the Medium Density Zone and in doing so provides certainty and reduces risk to developers of undertaking these types of developments. Such an activity status promotes the provision of housing and ensures a greater supply which in turn enables people to meet their housing needs.</p> |
| <p>EFFICIENCY</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan | <p><u>Inefficient</u></p> <p>No benefits of this option were identified and therefore the costs of this option make it inefficient in achieving the objectives of the proposal and existing relevant District Plan objectives.</p> | <p><u>Low efficiency</u></p> <p>While this option would achieve the existing and proposed objectives it is not as efficient in doing so as Option 3 as there are more costs than benefits.</p> | <p><u>High efficiency</u></p> <p>The benefits of this option significantly outweigh any costs and as such it is considered highly efficient.</p> |
| <p>OVERALL APPROPRIATENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and - existing relevant objectives of the District Plan | <p>Inappropriate</p> | <p>Appropriate</p> | <p>Appropriate</p> |
| <p>RISK OF ACTING OR NOT ACTING (if uncertain or insufficient information)</p> | <p>There is certainty that the current infrastructure network has capacity issues across the urban area of Hastings, Havelock North and Flaxmere and therefore this issue needs to be addressed in order to achieve the purpose of the plan change.</p> | | |

CONCLUSION: The above evaluation demonstrates that **Option 3** is the best and most appropriate option to achieve the objectives of the proposal and those of the existing District Plan. On balance Option 3 ensures development can be adequately serviced prior to incurring costs associated either with land purchase or the resource consent process for comprehensive residential developments. This provides certainty and reduces risk to property developers promoting the development of housing.

7.4.5.5 Evaluation of Options

Table 4 – Non-complying Activity Status of Infill development in the Medium Density Residential Zone

| | Option 1 - Status quo – Retain the non-complying activity status of infill in the City Living Zone and roll this over into the new Medium Density Residential Zone | Option 2 – Make infill development activities a controlled activity | Option 3 - Make infill development activities a permitted activity |
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| <p>EFFECTIVENESS</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the proposed objectives; and - existing relevant objectives of the District Plan. <p>Infill development is proposed to be amended by Plan Change 5. The proposed definition of infill developments is:</p> <p><i>Infill developments means one additional principal residential unit on an existing sites within the urban area after the date of notification of Plan Change 5 being x day of x month 2022.</i></p> | <p>This option would be effective in achieving the objectives of the proposal and relevant existing District Plan objectives. This option is the current policy toward infill development in the City Living Zone and was developed with the intention to encourage higher density comprehensive residential developments in this zone over lower density infill developments. Land within this zone should be used as efficiently as possible for comprehensive residential developments that provide the greatest opportunity to increase the supply of housing. Land within the zone is identified as the most appropriate for higher densities in the District, given the zone is small in size, and therefore land suitable for this type of housing is a limited resource, it is important that the area zoned for such housing be retained</p> | <p>This option would encourage development of 1 additional dwelling for each site. Where higher densities on a site are possible, this is an inefficient use of the land resource that has been assessed as the best and most appropriate locations in the District for Medium Density housing. This option would not meet existing objective MDO1 which seeks to encourage residential intensification through comprehensive residential development. Nor would it likely meet the planned built environment for the zone which seeks a range of housing typologies to be developed including duplex, terraced housing and low-rise apartments. Encouraging and allowing the construction of a single townhouse on the same basis as comprehensive residential development would</p> | <p>This option would not be effective in achieving the objectives of the proposal or the existing objectives of the District Plan for many of the same reasons as Option 2. The difference is that because this option would make it even easier to undertake infill development than option 2, the impacts on land-use inefficiency, and in achieving the desired medium density urban environment would be significantly greater.</p> |

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| | for that purpose and to contribute to meeting the future housing needs of the District. | undermine the purpose of this zone and therefore would not be effective in meeting the proposed objectives. | |
| <p>COSTS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | <p>Economic Costs - Makes it more difficult and increases the cost significantly for property owners to undertake lower density development</p> <p>Social / Cultural impacts – could potentially make it more difficult and costly for a proportion of property owners to meet their specific housing needs for example: through requiring non-complying consent for the addition of another residential dwelling for dependent family members</p> | <p>Environmental Costs - encourages land use inefficiencies which could ultimately reduce the ability of the zone to provide the level of housing supply that there is potential for and have knock on impacts of increase pressure to expand outwards onto Plains Production land in order to accommodate growth.</p> <p>Environmental Costs – infill developments would not be subject to the same design controls and assessment as comprehensive residential developments and may as a result not achieve as high quality design outcomes and potentially result in a lower amenity environment.</p> <p>Social and Cultural Costs – may restrict the ability of some members of the community to provide for their housing needs as with this option, there is greater potential for uniformity in the type of housing that is provided within the Zone.</p> | <p>Environmental Costs - encourages land use inefficiencies to a greater extent than option2, which could ultimately reduce the ability of the zone to provide the level of housing supply that there is potential for and have knock on impacts of increase pressure to expand outwards onto Plains Production land in order to accommodate growth.</p> <p>Environmental Costs - Infill developments allowed as of right would not be subject to any design controls or assessment and are therefore more likely as a result, not to achieve high quality design outcomes. This could potentially result in a lower amenity environment.</p> <p>Social and Cultural Costs – would likely to further restrict the ability of some members of the community to provide for their housing needs as with this option, there is greater potential for uniformity in the type of housing that is provided within the Zone.</p> |
| <p>BENEFITS</p> <p>Effects anticipated from implementation, including:</p> <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) | <p>Environmental benefits – the land resource is reserved for developments that are more likely to achieve greater housing yields.</p> | <p>Economic Benefits – provides certainty through controlled activity consent status that landowners can develop their properties for infill.</p> | <p>Economic Benefits - does not restrict options for landowners to develop their properties for infill development</p> |

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| <ul style="list-style-type: none"> - Social - Cultural | <p>Environmental benefits – comprehensive residential developments have greater design control requirements potentially ensuring better amenity and living environment outcomes for residents and neighbours as well as the community in general when considering the developments of whole neighbourhoods.</p> <p>Environmental Benefits – using the land resource of the Medium Density Residential Zone as efficiently as possible means that development is less likely to need to spread out onto the Plains Production Zone and therefore this option helps to sustain the versatile soils of the Heretaunga Plains.</p> <p>Social and Cultural benefits – promotes comprehensive residential developments that provide a range of housing typologies therefore better enables people and communities to meet their housing needs by retaining land in the most suitable areas for smaller or more compact housing typologies.</p> | | |
| <p>EFFICIENCY</p> <p>In achieving:</p> <ul style="list-style-type: none"> - the objectives of the Proposal; and <p>existing relevant objectives of the District Plan</p> | <p><u>Efficient</u></p> <p>The benefits of Option 1 significantly outweigh the costs.</p> | <p><u>Inefficient</u></p> <p>This option is considered inefficient as the costs of the option significantly outweigh the benefits.</p> | <p><u>Inefficient</u></p> |
| <p>OVERALL APPROPRIATENESS</p> <p>In achieving:</p> | <p>Appropriate</p> | <p>Inappropriate</p> | <p>Inappropriate</p> |

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| - the objectives of the Proposal; and existing relevant objectives of the District Plan | | | |
| RISK OF ACTING OR NOT ACTING (if uncertain or insufficient information) | N/A | N/A | N/A |
| CONCLUSION: The evaluation above demonstrates that Option 1 is the best and most appropriate way to achieve the objectives of the proposal and those existing relevant District Plan objectives. This option ensures that the land resource of the Medium Density Residential Zone will be efficiently developed for that purpose and in doing so will assist in managing the growth needs of the District by enabling a supply of medium density housing typologies in locations where access to amenities, services and facilities are convenient while reducing pressure on productive land that surrounds the urban area. | | | |

7.4.5.6 Evaluation of Options

Table 5 – Retention of existing density standards in the General Residential Zones for infill development and subdivision

| | Option 1 - Status quo – retain current density standards of 1:350m² in Hastings and Havelock North and 1:500m² in Flaxmere | Option 2 - Enable greater density of development by amending the density standards in all general residential zones to 1:300m² | Option 3 – Remove density provisions for infill developments in the General Residential Zones |
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| EFFECTIVENESS In achieving: <ul style="list-style-type: none"> - the proposed objectives; and - existing relevant objectives of the District Plan. | The proposal does not intend on amending the existing density or minimum site size provisions for infill development and subdivision. The intent of the proposed plan change is to promote comprehensive residential development (CRD) over infill development in order to encourage developments of higher densities that use land efficiently and take a comprehensive approach to development. CRDs are required to design new residential units to fit the site taking into account a range of design matters in order to achieve quality residential living environments. Infill developments are not subject to the same consideration of design matters and as such | This option enables greater density of development and as such would be effective in meeting the general intent of the proposal in terms of allowing additional development. However, as for Option 3, it does so without imposing additional design assessment and consideration. There is concern that increasing the density of development across the residential zones in such a manner would have significant adverse effects on the quality of the residential environment. Furthermore an increase in the density control from what currently exists would place additional pressure and | This option would not be effective in meeting the objectives of the proposal or the existing District Plan objectives. Removing density provisions without also imposing suitable design controls and assessment, risks significant adverse effects on the quality of the residential environment and the wellbeing of residents and neighbours. Given the size of the General Residential Zones, significant change could result across a large area without due consideration through a consent process. Furthermore removing density provisions would also have considerable impacts on existing |

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| | the existing lower density provisions are considered appropriate for the development of one additional residential unit on a site. | strain on an infrastructure system that is already under duress. | infrastructure constraints within these areas. Removing such controls over a large area makes it more difficult to plan upgrades to enable additional infrastructure capacity to accommodate development. |
| COSTS Effects anticipated from implementation, including: <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social - Cultural | Economic Costs – places greater costs on infill development if can't meet the density or minimum site size as activity status is raised to Discretionary and Non-complying respectively. However, as discussed above, infill development is not considered to achieve the relevant objectives and therefore discouraging infill is not seen as a true cost. | Environmental Costs – potential to exacerbate existing infrastructure constraints and issues across the urban area making it difficult to plan and prioritise upgrades to the system to facilitate development. Environmental Costs – potential to impact the quality of the residential environment by allowing more infill development that is not subject to design controls and assessment considerations. | Environmental Costs – as for option 3 but to a significantly greater extent – costs associated with development exacerbating existing infrastructure constraints and issues across the urban area making it difficult to plan and prioritise upgrades to the system to facilitate development. Environmental Costs – potential to impact the quality of the residential environment by allowing more infill development that is not subject to design controls and assessment considerations but to a significantly greater extent than option 2. |
| BENEFITS Effects anticipated from implementation, including: <ul style="list-style-type: none"> - Environmental - Economic (incl. on economic growth & employment) - Social Cultural | Social and Cultural Benefits – potentially could encourage more comprehensive residential developments in the General Residential Zones providing additional housing typologies in more locations resulting in more people and communities have access to a wider range of house types and being able to meet their housing needs. Environmental Benefits – promoting CRDs over infill developments encourages land use efficiency which is in line with HPUDS and RPS objectives for urban growth and | Economic Benefits – enables more properties to be developed at a lower cost through infill development which would be a permitted activity (provided that all standards were met) and therefore would not incur resource consenting costs / delays. Social & Cultural Benefits – may provide additional housing supply at a quicker rate (than through CRDs) and therefore meet the immediate needs of the District, enabling more access to housing in the short term. | Economic Benefits – removes or reduces consenting and compliance costs associated with infill development Social & Cultural Benefits – significantly increases the number of properties that could be developed and therefore the potential supply of housing enabling more people to meet their immediate housing needs |

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| | sustaining the versatile soils of the Heretaunga Plains. | | |
| EFFICIENCY In achieving: <ul style="list-style-type: none"> - the objectives of the Proposal; and existing relevant objectives of the District Plan | The benefits of this option are significant and outweigh the costs making it an efficient way to achieve the objectives of the proposal and of the District Plan. | Low efficiency The costs of this option are significant and outweigh any potential benefits which are likely to be of a short term nature. | Inefficient There are significant environmental costs associated with this option. |
| OVERALL APPROPRIATENESS In achieving: <ul style="list-style-type: none"> - the objectives of the Proposal; and existing relevant objectives of the District Plan | Appropriate | Appropriate | Not appropriate |
| RISK OF ACTING OR NOT ACTING (if uncertain or insufficient information) | N/A | N/A | N/A |
| CONCLUSION: The evaluation above demonstrates that Option 1 is the best and most appropriate option to ensure an efficient use of the urban land resource for housing while ensuring quality residential environments are created for the wellbeing of people and communities. | | | |

8 Summary & Conclusions

This section 32 summary evaluation confirms the following:

- a) That proposed Plan Change 5 will assist in making it easier to undertake comprehensive residential development in areas already zoned or identified as appropriate for these activities in the District Plan and thereby provides a first step in giving effect to Policy 5 of the NPS-UD;
- b) The amendments sought by the proposed plan change are efficient and effective in managing effects of residential intensification and comprehensive residential development in a way which enables people and communities to provide for their social, economic and cultural wellbeing while mitigating adverse effects of activities on the quality of the environment. In particular the provisions will ensure good design outcomes are achieved for residential living environments for both residents and neighbours. The provisions will also ensure that the existing infrastructure network will be able to cope with the increased densities enabled by the proposed provisions; and
- c) Overall, proposed plan change 5 directly relates to removing barriers to residential intensification and development enabling more housing to be built within existing urban areas. As such these proposed amendments and provisions seek to give effect to higher order planning documents including the NPS-UD, RPS and HPUDS (the regional growth strategy) ensuring that the sustainable management of natural and physical resources and in particular, the protection of the plains from urban expansion and the loss of versatile soils.

Therefore, adoption of proposed plan change 5 to the District Plan is efficient, effective, and appropriate in terms of section 32 of the RMA.

Appendix A – Record of Engagement

| Date & location | Event /Organisation/People | Summary of Discussion | Comments/Action Points |
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| 11 October 2022 Council Foyer 10am – 2pm & 4pm – 6pm | Drop-in session for development forum members (developers and land development professionals) | Council officers available to provide information in respect of proposed plan change 5 and answer questions. Summary documents of proposed changes and maps were available for distribution. | Good attendance by 22 development professionals. Ensure that where emails were provided, that they are provided with notification advice. |
| 12 October 2022 10am – 2pm Cornwall Park | Drop-in session for residents and members of the public | Council officers available to provide information in respect of proposed plan change 5 and answer questions. Summary documents of proposed changes and maps were available for distribution. | Good attendance by 15 people. The discussions with residents raised a number of concerns regarding – height, privacy, removal of neighbours approvals, scale of developments / number of units proposed, safety concerns, infrastructure capacity and parking (particularly on-street parking). Ensure that where emails were provided, that they are provided with notification advice. |
| 12 th October 2022 3pm Council offices | Meeting with Easy Build – James Rosenberg and Matt Parris | Provided information in respect of proposed plan change 5 and answered questions about the new provisions and use of the Design Framework in assessment. Provided summary documents of proposed changes and maps outlining new Medium Density | To provide contact details of Council officers in asset management and those involved in assessing development contributions. |

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| | | Residential Zone. Discussed proposed infrastructure certificate process and how this is likely to work. | |
| 13th October 2022 10am – 2pm Te Mata Road, Havelock North outside St Lukes Church | Drop-in session for residents and members of the public | Council officers available to provide information in respect of proposed plan change 5 and answer questions. Summary documents of proposed changes and maps were available for distribution. | 7 people attended including number of real estate agents interested in the proposed changes. Discussion around the maps and proposed extents, achieving good design and concerns around poor design outcomes. Ensure that where emails were provided, that they are provided with notification advice. |
| 13th October 2022 3pm Microsoft Teams Meeting | Meeting with Kainga Ora attended by: Anna Summerfield, HDC Rowan Wallis, HDC Gurv Singh, Kainga Ora Claire Moore, Kainga Ora Neda Akbarzadeh, Kainga Ora | Outlined the changes proposed as part of Plan Change 5 and supplied summary information on the proposed changes. Discussion occurred around third party approvals, height to boundary provisions and potential alternative height to boundary using a higher activity status, and the accessibility provision (600m radius / walking distance). | HDC to confirm that subdivision following the issue of land use resource consent for a development would be a controlled activity. |
| 14th October 2022 10am – 2pm Henderson Road, Flaxmere opposite Flaxmere | Drop-in session for residents and members of the public | Council officers available to provide information in respect of proposed plan change 5 and answer questions. Summary documents of proposed changes and | Low attendance – 3 people. Good discussion of issues however – affordability of housing, concern of height and privacy, scale of development / number of units, |

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| College and next to Flaxmere Park. | | maps were available for distribution. | parking, size of units and need for storage – inside and outside units, particularly where garages are not proposed. Ensure that where emails were provided, that they are provided with notification advice. |
| Saturday 15th October 2022 Hastings City Mall by the clock tower 10am – 2pm | Drop-in session for residents and members of the public | Council officers available to provide information in respect of proposed plan change 5 and answer questions. Summary documents of proposed changes and maps were available for distribution. | Good attendance by 14 people. Concerns raised included height and privacy, removal of neighbours approval, scale of developments / number of units proposed, size of units and need for good storage, safety concerns, and parking (particularly on-street parking). Also discussions regarding a specific site and how best to approach a medium density development. Ensure that where emails were provided, that they are provided with notification advice. |
| 18th October 2022 10am – 11am Council officers | Met with 2 residents of Fenwick St | Discussed specific concerns of these residents in relation to height, privacy, safety, size of residential units, scale of developments (and whether an increase in activity status may be appropriate over a certain number of units), storage, waste, carparking. Discussed how the Medium Density Design | Ensure that where emails have been provided, that they are provided with notification advice. |

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| | | Framework and / or district plan assessment matters could be improved to incorporate CPTED considerations including the need for specific reports. | |
| 25th October 2022 Waka Kotahi (NZTA) Microsoft Team Meeting 10:30am – 11am | Anna Summerfield HDC Kim Harris-Cottle (Waka Kotahi) | HDC outlined a summary of the proposed changes for plan change 5. WK interested in the accessibility criteria used and would like to understand rationale behind the walking distance (600m radius) provision proposed for the medium density developments in the General Residential Zone. WK want to encourage active transport modes. HDC provided information on iway investment programme (network of pathways for walking and cycling across Hastings). | HDC to provide summary information on proposed changes and to provide notification advice of plan change 5. |
| 28th October 2022 10:30-11:30am Microsoft Teams Meeting with Ministry of Education | Anna Summerfield, HDC Emma Bourne, MoE | To be updated following meeting | To be updated following meeting |