

Sherie Belinda ADAMSON

Submission 001

Plan Change 5

Submission on Proposed District Plan

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

CUSTOMER SERVICES
24 NOV 2022
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Submissions can be:

Posted to:

Plan Change 5

Environmental Policy
 Manager
 Hastings District Council
 Private Bag 9002
 Hastings 4156

Delivered to:

Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:

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

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

Full Name (required)

Sherie Belinda Adamson

Company Name (if applicable)

Postal Address (required)

512 Fenwick Street Hastings

Email Address (required)

Sherieadamson@gmail.com

Phone Number (required)

0277286126

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

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

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

All

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

I oppose all aspects of Plan Change 5

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

To abolish completely all parts of the proposal

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

Signature:  Date: 23/11/2022

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

Shahbaz ALI

Submission 002

Plan Change 5

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

CUSTOMER SERVICE
24 NOV 2022
RECEIVED

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Full Name (required)

SHAHBAZ ALI

Company Name (if applicable)

—

Postal Address (required)

606 MAIRANSI ST, MAHARA, HASTINGS

Email Address (required)

disunn786@gmail.com

Phone Number (required)

06-8787154 or 0273902571

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

as above

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

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

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

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

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

No

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

I oppose the submission as no.

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

*Please help me as no to the submission
I don't like big buildings next to me
noisy environment I will affect me as I am ~~old~~ old.*

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

Signature: *Shahbaz Ali* Date: *18-11-2022*

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

David ALLEN

Submission 003

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#4]
Date: Sunday, 6 November 2022 11:43:40 AM

Full name *	David Allen
Postal address *	<input type="checkbox"/> 107South Riverslea Road Same as above Hastings , Akina 4122 New Zealand
Email address *	davidallennz@icloud.com
Phone number *	0275879732
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.) I do not support any changes in Residentail Zones. Does not matter how you try to sell the idea that buildings designs can be altered to make more appealing it will affect sunlight,privacy and property values. If buildings are approved how or who is going to police who tenants or owners are going to be to make a safe environment for all. Please don't say there is laws and policies to protect these concerns cause no one enforces them now. I'm not the smartest person however my interpretation of your wording on paper (Plan Change 5 Summary Sheet) on back page. (You can also formally provide feedback by making a submission when the plan change is publicly notified in November) . I feel the decision has already been made regardless of any submissions.	
I seek the following decision from Hastings District Council (Give precise details.)	Neighbour's approval must be obtained before any building is allowed. Don't change policie.

Stuart ANGUS

Submission 004

Plan Change 5

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



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Full Name (required)

STUART ANGUS

Company Name (if applicable)

Postal Address (required)

309a FENWICK STR

Email Address (required)

jsangus2@gmail.com

Phone Number (required)

021 2534490

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

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

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

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☒ Yes

☐ No

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

☐ Yes

☒ No

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- ☒ The number of houses that can be built on a site
- ☒ The 3 storey height limit for houses
- ☒ The removal of the need for affected parties consents or neighbours approval
- ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
- ☐ Other, please specify

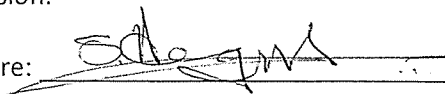
2. **THE SPECIFIC CHAPTER AND PROVISIONS OF THE PROPOSED PLAN CHANGE MY SUBMISSION RELATES TO ARE:** (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

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

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

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

Signature:



Date: 25.11.2022

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

STUART ANGLIS / 309A FENWICK ST. / 25 NOV. 2022

PLAN CHANGE 5 H.D.C. SUBMISSION.

I wish to write my submission in 2 parts. ① as a view on the proposed changes & ② as a resident of Fenwick Street, Hastings.

① PROPOSED CHANGES.

Ⓐ HOUSING CRISES. The most recent survey of households in New Zealand (carried out 24.11.2022) found 30% of households in New Zealand suffer their own housing crises. Whether it be mortgage commitments, rental cost rising or neighbouring developments.

Ⓑ GOVERNMENT ANSWERS. The present government has asked or ordered the H.D.C. to alter their District Plan to accommodate a raft of changes to fulfil this.

Ⓒ I seek the status quo. That is to not alter the H.D.C. District Plan in its present form to achieve the present governments wishes. The present District Plan took many years to compile, at great cost to its rate payers. The H.D.C. have for many years granted dispensations to its District Plan to accomodate owners & developers.

Ⓓ If the H.D.C. do not abide by the present governments wishes, what will be the H.D.C. PUNISHMENT.

Ⓔ It is stated by the present government that "Medium Density residential development should only be developed in identified growth areas and location" Hastings is not a growth area other than seasonal influx. Current population

estimates and projections for Hastings district for the next 5 years is High 7,300, medium 5,300 low 3,900.

⑤ Intensification through the development of existing residential areas will help create a healthier supply-demand balance and generate more affordability in the housing market. Medium density housing in Hastings is not being built for the housing market.

⑥ If most of the economy of Hastings is generated by its productive fertile soils, is it not a sin to encroach into these areas to solve a housing crisis? Historically Hastings has grown outwards onto productive land, as has most of New Zealand.

⑦ Kāinga Ora is New Zealand's largest landlord. Many say the worst. Maori housing providers now provide 34% of community housing & provide 1,784 long term tenancies. Kāinga Ora's replacement home designs in Hastings, although providing a need are visually lacking in design.

HPUDS does not reflect any mention of medium density housing to be utilized by Kāinga Ora or any other agency for the purpose of rental accommodation.

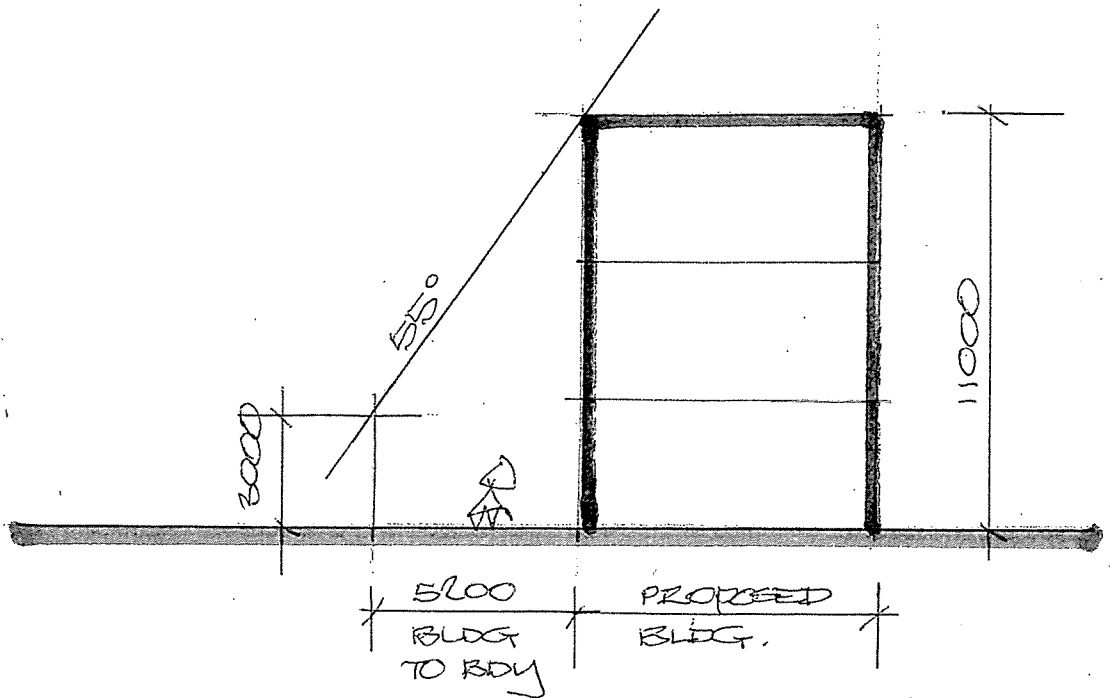
MEDIUM DENSITY DESIGN FRAMEWORK 2022

This document is the amended DESIGN GUIDE 2022 and only a proposed document as per plan change 5.

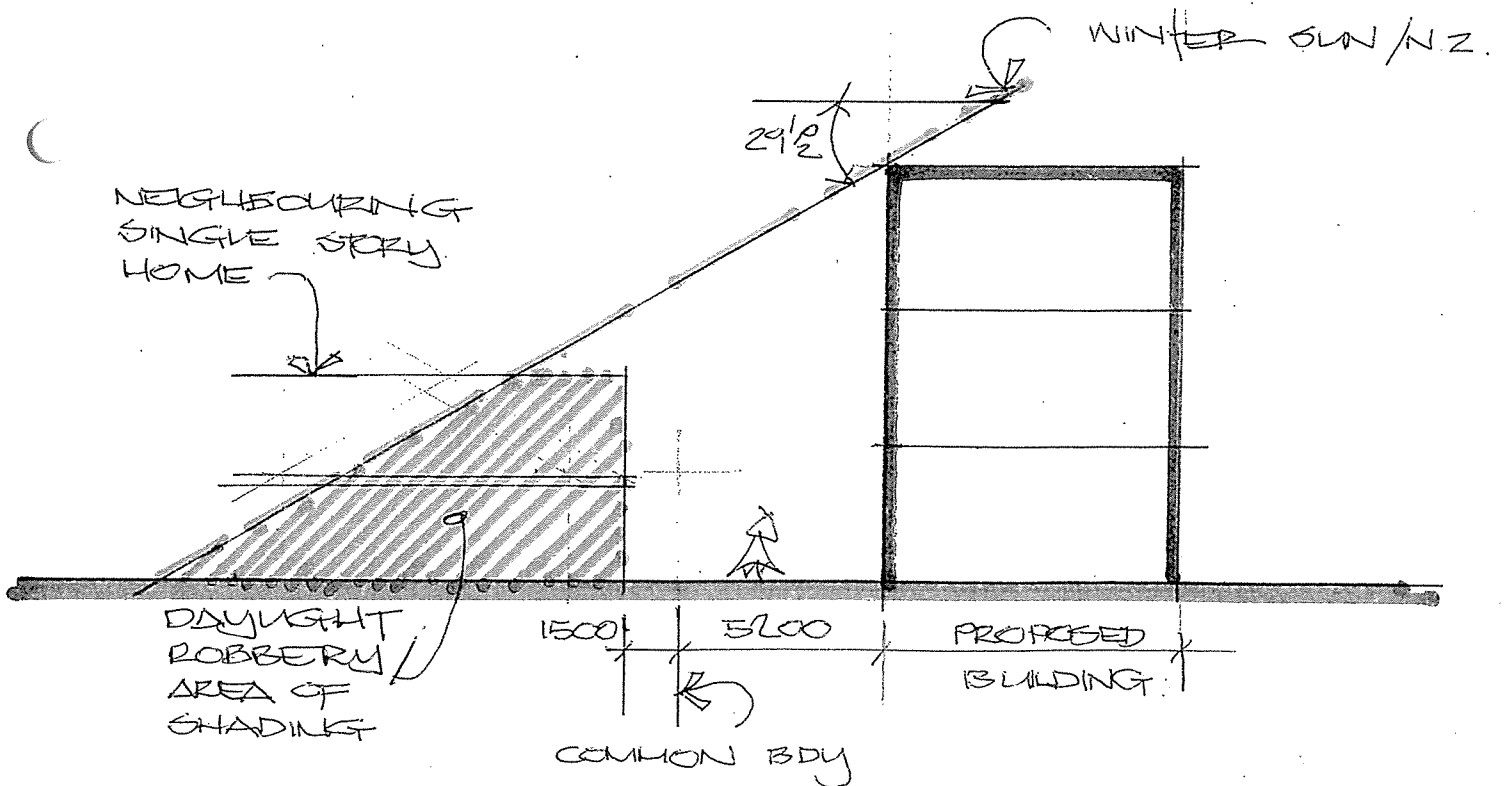
- (i) Nowhere in this document does exist any sun shading diagrams. These are more commonly called "DAYLIGHT ROBBERY"

Any house intruding into a neighbour's passive solar gain is destructive.

Enclosed a diagram illustrating this.



PROPOSED HEIGHT
TO BDY



SUNSHADING

(ii) ~~vehicle~~ movements & parking. - No mention or calculations.

Latest figures state. New Zealand now has 4,500,000 (4½ million) licensed vehicles on the road. Hastings has 79.3% 2 car households. These must be catered for.

(iii) DESIGN STATEMENT.

Should be removed from the proposal. Any architect, designer or developer can write this to validate their work. The greatest designers around the world have never written one.

② FENWICK STREET.

I write without approval from the residents of Fenwick Street & Karamu Road re a project @ 303 Fenwick Street commonly known as the STEAD site. I write from street meetings & from observations over the last 2 years by irate rate payers.

Ⓐ BACKGROUND.

H.B. Today published plans gained under the O.I.A. on 28.10.2021. To most, this came as a shock to the residents of Fenwick Street & Karamu Road. The high density of the proposal and the admission that a manager will be overseeing the running of the finished project has created fear.

Ⓑ R.I.D.G.

This guide was created for and paid for by H.D.C. by D.C.M. urban designers, Christchurch. This guide was adopted by the H.D.C. as a non-regulatory tool 19.11.2020. It was officially launched 10.02.2021. A design checklist feedback on SOHO's version 2 is dated 18.11.2020. This checklist is exactly in line with the R.I.D.G. checklist, even though the checklist was never available at that date. I can only assume SOHO and the H.D.C. have been privy to the R.I.D.G. long before its publication.

Ⓒ CONCERNS

- (i) Objection to the number of units to be erected on the proposed Stead site to be leased to Karamu Ora then subleased and managed to Te Tawhenua.
- (ii) Units being used as temporary/emergency housing for drug rehabilitation clients, mental health patients, released prisoners including gang members, sex offenders etc.
- (iii) The use of this complex as temporary to house

excessive vehicle movements & noise pollution from excessive amount of tenants within a confined space.

(F) NATURAL HAZARD

Information in H.B. Civil Defense Emergency Management Hazard Portal states, in this area damage is possible within this medium liquefaction vulnerability being Mayfair.

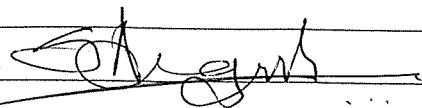
(K) POSSIBLE CONTAMINATION

The site has been used as a commercial site and prior to this premises for furniture manufacture. The site will require a full independent inspection for contaminants such as asbestos and copper.

IN SUMMARY.

* I WRITE IN SYMPATHY WITH ALL RATEPAYING RESIDENTS IN AND AROUND THIS SITE. WE AWAIT IN FEAR THE OUTCOME OF THIS PROPOSAL.

* RESEARCH HAS SHOWN THAT DEPRESSION, LONELINESS, ELEVATED BLOOD PRESSURE & LOWER ACADEMIC PERFORMANCE CAN BE FOUND AMONG CHILDREN WHO LIVE IN CROWDED APARTMENT COMPLEXES.



Johnny Harley ARMSTRONG

Submission 005

Plan Change 5

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



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Full Name (required)

Johnny Harley Armstrong

Company Name (if applicable)

601 Mairangi St

Postal Address (required)

Hastings

Email Address (required)

0274294952

Phone Number (required)

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

As Above

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

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

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

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

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

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

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- ☒ The removal of the need for affected parties consents or neighbours approval
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- ☐ Other, please specify

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

Objective - Council bought
show grounds - plenty room
there for housing

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

Close proximity to us house
owners - for 83 years
family home - The density of
families - cars - noise
and devaluation of my home

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

Not to allow - would the mayor
OK it for her backyard

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

Signature:

[Signature]

Date:

24/11/02

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

Regan BARBER

Submission 006

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#7]
Date: Tuesday, 8 November 2022 3:26:40 PM

Full name *	Regan Barber
Postal address *	<input type="checkbox"/> 813 Cook Place, Raureka, HASTINGS, 4120 813 Cook Place Raureka, HASTINGS 4120 New Zealand
Email address *	reganbarber80@gmail.com
Phone number *	0210424325
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool

BAY PLANNING

Submission 007

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#46]
Date: Friday, 25 November 2022 11:04:00 AM

Full name *	Alison Francis
Company name (if applicable)	Bay Planning Ltd
Postal address *	<input type="checkbox"/> 114 Queen Street East Hastings 4122 New Zealand
Email address *	alison@bayplanning.co.nz
Phone number *	022 170 8108
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">Other (please specify)
General comments on specific performance standards	
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	MRS, 7.2, 30.1 and Definitions
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	See attached document.
I seek the following decision from Hastings District Council (Give precise details.)	See attached document.

Please feel free to upload
submission if necessary.



[hastings_dc_proposed_plan_change_5_submission.pdf](#)

141.78 KB • PDF

24/11/2022

Environmental Policy Manager
Hastings District Council
BY EMAIL

To whom it may concern

Plan Change 5 submission

Thank you for providing us the opportunity to submit on proposed plan change 5. In general we support the intent of this plan change and we support Hastings District Council's vision of better quality medium density development.

This submission largely focusses on some specific points we have picked up while undertaking a review of the proposed plan change and some questions as to how the plan change is intended to be implemented.

Submission point	Section	Comments	Resolution sought
1. MRZ – Medium Density Residential Zone:			
1.1	MRZ	We support the inclusion of the MRZ chapter in the District Plan.	Support
1.2 1.2.1	MRZ-R5: Home Business Does the definition of 'Home Business' include: i. Food and beverage production and sales? ie – a coffee cart? ii. A manufacturing operation, such as the manufacturing of trailers, using materials that are delivered to the site, but the trailer is "produced" on the site.	We request clarification of this.	Amend definition of Home Business
1.2.2	Suggest a change to the wording under matters of Discretion: 1. 'The extent to which the scale of the home business is compatible with the planned built form environment and character for the zone;		Amend wording

1.2.3	Does 'traffic movements' include pedestrians as well as vehicles?	We suggest providing a definition to clarify this term.	Amend definition or create definition of 'traffic movements'
1.3 1.3.1	MRZ-R6 Schedule Activities Suggest a change to the wording of the title of this section to 'Scheduled Activities'		Amend
1.4 1.4.1	MRZ-R16 Comprehensive Residential Development (CRD) We support Comprehensive Residential Development (CRD) as a Controlled Activity provided it meets the relevant standards.		Support
1.4.2	We support the non-notification status of any application under Rule MRZ-R16.1 and MRZ-R16.2.		Support
1.5 1.5.1	MRZ-R17 Rest Home Care Has any thought been given to the number of staff that are required to support the care of up to 10 people and if staff numbers should also be specified.	We suggest further analysis of the number of people involved in running at 10 person care home facility and incorporating these standards in the performance standards	Amend
1.6 1.6.1	MRZ-S3 Height in Relation to Boundary We support the specifics of this performance standard, in particular MRZ-S3(b)(ii).	We are pleased to see that the HIRB standards are not as permissive as the MDRS standards released by MfE. The standards proposed in Plan Change 5 are appropriate for the MRZ in Hastings.	Support
1.7 1.7.1	MRZ-S5 Setbacks We support these standards		Support
1.8 1.8.1	MRZ-S6 Building Coverage We suggest changing the title of this performance standard to 'Building Coverage'		Amend
1.8.2	We support the maximum building coverage of 50% of net site area.		Support

1.8.3	We do not support point MRZ-S6 (b)(viii) as we cannot think of a time that a CRD would incorporate artificial crop protection structures and crop support structures and suggest that this be removed.		Amend
1.9 1.9.1	MRZ-S7 Outdoor Living Space We support this performance standard.		Support
1.9.2	We suggest that a diagram to show how compliance with MRZ-S7(d) can be met should be included as an appendix.	A diagram will help customers and designers understand this requirement.	Insertion of diagram
1.10 1.10.1	MRZ-S9 Windows and Connection to Street/Road Does the 20% in glazing include a garage? Would this meet the outcome trying to be achieved?	The design of a house may include doors and windows in a garage, would this meet the standard?	Clarification sought
1.11 1.11.1	MRS-S10 Outlook Space Can we confirm that 'outlook space' includes looking out over a road or driveway (not a parking space where a vehicle might normally be).	Suggest that a definition be included for "Outlook Space".	Insertion of definition of "outlook space"
2. Section 7.2 Hastings Residential Environment:			
2.1 2.1.1	Table 7.2.4.1 We support the changes to table 7.2.4.1 and agree with rule GR18 that Comprehensive Residential Developments (CRD) that meet the relevant performance standards should be non-notified.		Support
2.2 2.2.1	7.2.5 General Performance Standards and Terms The note under this first section still refers to the Hastings General Residential, Hastings Character Residential and City Living Zones. This should be updated.		Amend

2.3 2.3.1	7.2.6E Comprehensive Residential Development 1. Site context: a. Suggest changing the wording of b. to “An existing public park or proposed public park” as the use of two different terms, being ‘public park’ and then ‘open space reserve’ is confusing. Further on in point (b) the term ‘open space area’ is used. Suggest tidying this up to have one term for a public park/open space area. b. What does “proposed on-site communal playground” mean? Is this a playground that is provided within the CRD? Is it public or private?	There are too many terms that apply to the same open space.	Amend
2.3.2	3. Fences and Standalone Walls (a.i) provides for fences up to 1.2m. What about fences along collector or arterial roads that are permitted up to between 1.5m - 1.8m (incorporating some visual permeability)?	Suggest that it would be appropriate to make consideration of the benefit of higher fences along these busy roads.	Amend
2.3.3	4. Height in Relation to Boundary We support the specifics of this performance standard, specifically the heights and angles in point (a) and especially point (b)(ii) and	Same points apply as our comments in 1.6.1.	Support
2.3.3.1	Point (b)(ii) above	We suggest that this standard also be included in performance standard 7.2.5D earlier in this chapter as this is a helpful inclusion in the plan and should apply to General Residential sites that are not CRD.	Amend
2.3.3	6. Setbacks We support the performance standards listed in this section.		Support
2.3.4	7. Building Coverage		Support

	We support the maximum building coverage of 50% of net site area.		
2.3.4.1	We do not support point 7(viii) as we cannot think of a time that a CRD would incorporate artificial crop protection structures and crop support structures and suggest that this be removed.		Amend
2.3.5	8. Outdoor Living Space We support this performance standard		Support
2.3.5.1	Standard 8(d)	We suggest that a diagram to show how compliance with 8(d) can be met be included as an appendix.	As with 1.9.2 we suggest an inclusion of a diagram
2.3.6	15. Infrastructure – Water, Wastewater and Stormwater We support this requirement.	We welcome further information as to how this will work in practice.	Support
2.4 2.4.1	7.2.6J Relocated Buildings Reference to ‘Hastings City Living Zone’ needs to be removed.		Amend
3. Chapter 30.1 Subdivision and Land Development			

3.1 3.1.1	<p>30.1.5 Rules:</p> <p>This comment applies to both SLD7A and SLD14: The rules state that the relevant activity status applies for a subdivision of CRD “applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development”.</p> <p>When applied for after the land use has been approved, how will the Council manage land use infringements of performance standards that arise from the subdivision? For example:</p> <ol style="list-style-type: none">1. HIRB – if there are HIRB infringements that arise due to the subdivision, the bulk and design of the buildings do not change, but an infringement of this standard may now be identified. Is a land use consent also required at this time?2. Building Coverage – as above, at the time of the land use resource consent, the building coverage may meet the permitted 50%. What is the Council’s position if at the subdivision time the building coverage for each new lot exceeds 50%? <p>Further, how will conditions be applied for engineering matters such as infrastructure and access, will full subdivision level conditions be applied at the land use stage even if no subdivision is proposed? How is the risk managed for those applications that apply for subdivision after they have been constructed and upgrading to subdivision/engineering code of practice levels are required?</p>		Clarification and discussion on these points are welcomed.
3.2	30.1.6A General Site Standards Table 30.1.6A		
3.2.1	<p>A General Residential: minimum net site area 350m²</p> <p>We do not support the retention of this minimum net site area. We understand that the Council has kept this net site area provision due to concerns about a lack of suitable design controls, and infrastructure capacity. However, the change to the definition of CRD to provide for two or more dwellings has effectively done away with this minimum site area provision, and provides for the relevant design controls and infrastructure</p>	Consider removing the minimum density requirement.	Amend

	assessment to meet the CRD provisions. We do not consider this minimum site area to be necessary.		
3.2.2	E Medium Density Residential: We support the removal of a minimum net site area.		Support
4. Definitions:			
4.1	Comprehensive Residential Development: We support the changes made to this definition.		Support
4.2	Outlook Space: We suggest a definition for outlook space to aid in the implementation of this performance standards.		Support

We wish to be heard at a hearing in support of our submission.

Regards



Alison Francis MNZPI

Director Bay Planning Ltd

BIKE HAWKE'S BAY

Submission 008

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#63]
Date: Friday, 25 November 2022 4:57:40 PM

Full name *	Maggie Brown
Company name (if applicable)	Bike Hawke's Bay
Postal address *	<input type="checkbox"/> 702 Avenue Rd East Parkvale Hastings 4122 New Zealand
Email address *	admin@bikehawkesbay.org.nz
Phone number *	0284366026
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool• Other (please specify)
	Integration of residential development with active transport networks.
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s),	UDO8(b) UDP15 2.6.2.2 MDP2 RESZ-O4

such as Objective MRZ-O1 or Rule MRZ-R16)

RESZ-P5
RESZ-MAT1(6)
MRZ-Overview
MRZ-P4(f)
MRZ-R16 (h-2.8)
7.2.8F(1b)
8.2.9(1b)
9.2.8I(1b)
7.2.8F(2h)
8.2.9(2h)
9.2.8I(2h)
Hastings Medium Intensity Design Framework – Cover
page/pg7, Design Checklist, COMPREHENSIVE
RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT MATTERS

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

Please see attached pdf.

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

Approval of proposed Plan Change 5, with amendments as described in the attached document.

Please feel free to upload submission if necessary.



[bike_hawkes_bay_hdc_plan_change_5.pdf](#)
90.24 KB • PDF

SUBMISSION ON RIGHT HOMES, RIGHT PLACE - PLAN CHANGE 5

25 November 2022

To: Hastings District Council

Submitter: Bike Hawke's Bay

Contact: Maggie Brown
admin@bikehawkesbay.org
028 436 6026

Bike Hawke's Bay is a biking advocacy organization and is affiliated with the national advocacy group Cycling Action Network. We seek to be a voice for people who ride bikes in our region. Our vision is for biking to be a safe, comfortable and convenient mode of transport for people of all ages and abilities, and we advocate for improvements that will achieve this vision.

Enabling greater residential density is necessary to increase the uptake of active and public transport use in Hastings. Bike Hawke's Bay supports proposed Plan Change 5 and seeks minor amendments related to the incorporation of active transport elements (i.e. walking and cycling), as described below:

Objective or Policy	Desired change (in red)	Reasoning
Section 2.4		
UDO8(b)	“the area is well-served by existing and planned public and active transport;”	Integration with a quality active transport (i.e. cycling and walking) network is equally important to supporting and enabling residential intensification.
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 and active transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.”	
Section 2.6		
2.6.2.2	“The district plan seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public and active transport networks are most accessible and available.	Integration with a quality active transport (i.e. cycling and walking) network is equally important to supporting and enabling residential intensification.
MDP2	“Provide for comprehensive residential development in areas with infrastructure capacity for higher housing yields by zoning the appropriate locations for such development Density Residential Zone and enabling comprehensive residential development to occur in the General Residential Zones of the District where it	

	can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public and active transport networks .”	
RESZ		
RESZ-O4	“Residential Intensification and development is supported by sufficient three waters and roading infrastructure, including active transport infrastructure .”	Residential intensification without sufficient active transport infrastructure risks increasing reliance on private motor vehicles and total Vehicle Kilometres Traveled.
RESZ-P5	“Ensure that the three waters and roading infrastructure network (including active transport), has sufficient capacity to accommodate development prior to it occurring.”	To ensure that active transport is considered when assessing the roading infrastructure network.
RESZ-MAT1(6)	“The number of vehicle movements anticipated by the activity and the effects on the safety and efficient operation of the adjoining road network, particularly the effects on the safety and accessibility of pedestrians, cyclists and other active transport or micromobility users... ”	To support increased uptake of active and public transport, any potential changes to vehicle movements should first consider and mitigate anticipated effects on the most vulnerable road users.
MRZ		
MRZ-Overview	“Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public and active transport are most accessible and that development is of a	Integration with a quality active transport (i.e. cycling and walking) network is equally important to supporting and enabling residential intensification.

	high quality and design that is consistent with the principles and key design elements of the Hastings Medium Density Design Framework.”	
MRZ-P4(f)	f. Safe pedestrian access g. If relevant, vehicle access and carparking that minimise the impact on pedestrian access to the site and users of any adjacent active transport infrastructure.	Safe pedestrian access of a site should always be considered. Conflict points between active transport users and vehicles (e.g. driveways that cross paths, driveways with high fences, etc) are safety risks that need to be carefully mitigated. To support uptake of active transport, active transport users should be given deliberate consideration, and right of way if possible, in these situations.
MRZ-R16 (h-2.8)	Carparking is best located near, away from the street further within the site and accessed from, the rear of the site. Minimise vehicle crossings, use rear lanes, and combine vehicle accessways when possible to and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes.	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is well-stated in the Design Framework and should be repeated here.
Sections 7.2, 8.2, 9.2		
7.2.8F(1b) 8.2.9(1b) 9.2.8I(1b)	“Whether the site is located in proximity to places of employment or close to accessible travel routes, particularly active and/or public transport routes, that link to areas of employment;	To support the uptake of active and public transport, proximity to these types of travel routes should be given particular consideration.

7.2.8F(2h) 8.2.9(2h) 9.2.8I(2h)	2.8 Access, carparking and manoeuvring - Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located near, away from the street further within the site and accessed from, the rear of the site. Minimise vehicle crossings, use rear lanes, and combine vehicle accessways when possible to and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes.	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is well-stated in the Design Framework and should be repeated here.
Hastings Medium Intensity Design Framework 2022		
Cover page Page 7	Remove the red car that appears to be parked on a driveway and blocking the footpath.	Perhaps it is meant to be a street, but it can easily be mistaken for a driveway. Illustrated examples in this guide should clearly demonstrate behaviour that supports walking and pedestrian safety.
Design Checklist 2.8 (pg 9)	Are entrances and communal spaces accessible to all? Do garages or carparking dominate or are they set back from the dwelling facade or located to the rear of the site? Do vehicle accessways minimise their impact on pedestrian/cyclist safety or accessibility? Do the materials used for driveways and carpark areas exhibit and foster environmental responsibility?	How vehicles will access parking and how this may impact pedestrians/cyclists is also an important consideration.
COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT MATTERS (pg 11)	Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located near, away from the street further within the site	Carparking that is accessed via the rear of the site is safer for pedestrians and should be incorporated into a development whenever possible. This is

	<p>and accessed from, the rear of the site. Minimise vehicle crossings, use rear lanes, and combine vehicle accessways when possible to and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes.</p>	<p>well-stated in the Design Framework and should be repeated here.</p>
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Thank you for the opportunity to provide feedback. We would like to be heard in support of our submission.

Ngā mihi,

Maggie Brown

On behalf of Bike Hawke's Bay

Russell BLACK

Submission 009

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#32]
Date: Wednesday, 23 November 2022 10:41:04 AM

Full name * Russell Black

Postal address * ☐ 75 Millar Road RD 10,
Hastings 4180
New Zealand

Email address * russ.nett@xtra.co.nz

Phone number * 021426498

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

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

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

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

My submission relates to the following proposed elements of Plan Change 5: • The removal of the need for affected parties consents or neighbours approval

The specific chapter and provisions of the proposed plan change my submission relates to: The removal of the need to get consent from effected parties. Specifically re the blocking of sunshine, and reduction of privacy.
(Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)

My submission is that:
(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)
If through the inability (of an existing immediate neighboring landowner) to challenge or block a new multistoried dwelling adjacent, leads to the loss of sunshine/natural light, and or privacy to the rear of any existing property, then I feel this is very unfair on the existing property owners. The reason being when they bought these properties the zoning rules in place would not have allowed such a potential loss. This would likely lower some property values and I feel this is very

unfair, as it would limit those owners options to sell up and buy in other areas that are similar to their existing neighborhood.

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

I would like the council to ensure that the new rules keep neighbor consent required, if new build plans breach certain thresholds for loss of sunshine/light and privacy.

Kevin BREWER

Submission 010

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#34]
Date: Wednesday, 23 November 2022 1:58:14 PM

Full name *	Kevin Brewer
Postal address *	<input type="checkbox"/> 2/1009a Tomoana Road Mahora Hastings, Hawkes's Bay 4120 New Zealand
Email address *	hopefuldevil@gmail.com
Phone number *	0279255856
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	I object totally to allowing plan 5 go ahead. It should not happen
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific	I strongly OPPOSE Plan 5

provisions or wish to have
amendments made, giving reasons.)

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

The Council must NOT go ahead with plan 5 without all
the ratepayers agreeing 100% to allow the plan to actually
go ahead

Barry and Carol BUCKRELL

Submission 011

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#28]
Date: Tuesday, 22 November 2022 2:18:52 PM

Full name *	Barry & Carol Buckrell
Company name (if applicable)	Bjsbakery
Postal address *	<input type="checkbox"/> 602 York st Hastings 4120 New Zealand
Email address *	bjscamp1948@gmail.com
Phone number *	0274852296
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">Other (please specify)
	We don't support any such proposals in this Council plan and certainly don't wish any such buildings constructed next to us. I would remind you that York st has a character zone certificate that this proposal would be to the contrary of. We and also the neighbors and other's affected by such proposals will vigorously reject.
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	(PDF/ 1.5 MB)
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	We appose any such developments as proposed regarding the T section of Tomoana rd and York st.

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

We wish a reply to the above before any discussions are made to any of the above.

Georgina CAMPBELL

Submission 012

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#27]
Date: Tuesday, 22 November 2022 1:57:48 PM

Full name *	Georgina Campbell
Postal address *	<input type="checkbox"/> 43 Paraire Road RD2 Hastings 4172 New Zealand
Email address *	georgec@nowmail.co.nz
Phone number *	0211222580
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool• Other (please specify)
	Way information giving and submission process has been handled for Plan Change 5
	Who makes decisions on Character classification, quality of buildings/designs, what makes a good living environment
	Distance a building can be to boundary
The specific chapter and provisions	MRZ-01, MRZ-02, MRZ-03, MRZ-P3, MRZ-P4

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

Section 7.2 Character Residential Zone

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

Have attached a document

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

See attached documents as well as below:

That a change is made to the plan so that all parties affected by land use change are notified and given the chance to object and/or call for modification to building plans and/or consent

That the distance between one property boundary and a building is increased from 1 m and 2 m to no less than 2 m for all single storey buildings and not less than 5m for multi storey buildings.

That the current building code is not seen as the benchmark for construction when intensification occurs so that buildings are of a very high design and construction materials – built to last and not just trendy.

That the needs and rights of existing neighbours are considered as much as the neighbour who will live en masse in the new build sections

That more areas are considered as character zones and the community has a say in this

That there is a lot of encouragement to and support for building above retail and commercial buildings

That the council do not allow multiple sites in one area to have intensification of dwellings without consultation to the wider community but specifically to the neighbouring community so that individual dwelling owners do not get built out, and necessary infrastructure is put in place first

That mature plantings in areas that are not in the current character zones are protected where possible and clear criteria are in place as to when removal may occur

Please feel free to upload submission if necessary.



[hastings_district_plan_change_5_submission.odt](#)

29.41 KB • ODT

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 planned built environment of the zone while controlling other activities that support the health and well-being of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.

Agree that we need to utilise the land within the urban areas so that good horticultural and agricultural land is not taken over by urban sprawl.

But disagree that there should just be a few designated areas of Hastings where this will have a greater push for housing density. Any piece of land in Hastings that comes up and is suitable should be built on this way if it meets all of the criteria and the community (particularly the neighbours) are consulted. Why over the past few years have new developments that have taken rural land like Lochhead Street not had these building suggestions for intensity applied?

MRZ-O2 The Planned Urban Environment of the Zone

The planned urban built environment of the zone is characterised by:

- a. A diversity of housing typologies including townhouses, duplexes, terrace houses and low rise apartments;
- b. A built form of predominantly two and three storey buildings which are MRZ - Medium Density Residential Zone Operative
- 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 and easy to navigate and convenient to access.

This all reads well and looks good on paper but who ensures that the buildings are of a high quality and will this high quality ensure that they are buildings built to last for more than 80 years and not just be trendy builds? That they are eco-builds, and built to standards far better than the current building standards – not just suggestions.

There are no local building codes re water collection, grey water use, storm water and run off water purification, solar panelling, passive heating and cooling, electric vehicle charging

Really sensible to help owners to be able to build above retail/commercial buildings but there should be more emphasis for this to happen within the main Hastings City retail/commercial area not just the suburbs.

MRZ-O3 Sustainable Design and Infrastructure

Public health and environmental well-being is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.

Has thought been put into the increase in population for these areas and how schools, parking, rush hour transport movement, civic utilities will all need to be put in place before not after intensity occurs

There has been a history of social difficulties occurring in NZ when housing was intensified with a lot of social housing together which made the move to have them scattered within communities and some State Homes sold, also the terrible situation we read about with the emergency housing situation means a great deal of consideration needs to be made when sections that normally have 1 or 2 homes becomes one with 5, 9, plus!

Your plans have consideration given to the members living in said home on that intensified section but no consideration given to the neighbours who have chosen to be there and are having these new plans forced around them.

To be able to build 1m from the boundary even with a single level home is too close but to have 3 storey buildings 1 m away does not make for a healthy environment. Some sections could have this occur right along all but the front boundary.

All residents should be consulted when there are to be major changes (not just landowners but also tenants where applicable) and able to put in a submission.

MRZ-P1 Comprehensive Residential Development

Relates to MRZO1 and MRZ-O2

Enable comprehensive residential development where it is demonstrated that there is sufficient infrastructure capacity to service development.

What will be the criteria to say whether there is sufficient infrastructure capacity?

Car parking alone on some of the streets in the zone for Plan Change 5 are already narrow and hard to navigate at times due to street parking. The planned new builds do not have to supply parking spaces so how does a street cope without sufficient space for all of the extra cars. Many of these streets are currently a mix of ages so there are children making their way to school, friends, sports – how much more dangerous if there are greater volumes of cars coming and going plus parked. I know the dream is to have these areas with people not needing the use of cars but more often then not the car is a necessity in an area with little public transport, people who want to get to places socially as well, etc so a site with 9 homes could now have 18 cars needing to be parked somewhere!

MRZ-P2 Compact Development

Relates to MRZ-O1

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.

All people should have the right to choose if they would rather just have one extra dwelling on their site and not be forced into putting more on. Many neighbourhoods would cope with 1 dwelling compared to multi

MRZ-P3 Urban Character

Relates to MRZ-O2

Achieve the planned urban built environment character of two and three storey buildings surrounded by landscaping including by:

- 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.

No consideration is really given to existing dwellings that are likely to

- ⑩ *be over built*
- ⑩ *lose daylight and sunshine*
- ⑩ *lose current views and feeling of space*
- ⑩ *loss of mature trees within the district landscape*
- ⑩ *lose birdlife as well as bees and butterflies with more land covered with buildings and paving and with no consideration to bird corridors for our native birdlife*
- ⑩ *have the risk of the land become wetter due to shade and run off*
 - *potential for these gardens to decline due to extra shade as well as chemical leaching from paving, driveways and being next to a building site*
- ⑩ *lose peace and harmony with more people living on top of each other*
- ⑩ *greater risk of community illnesses spreading and mental health deterioration when people are forced to live en masse*
- ⑩ *greater potential for community crime when people live en masse*
- ⑩ *lose privacy*

The reason there is city sprawl is not just population growth but the desire for people to have more space around themselves and the ability to be able to grow fruit and veges, children to play at home, to entertain outdoors, pursue hobbies, hang washing outdoors, space to be different.

Many people have chosen to be near parks, schools, community shops and walking distance or a scooter ride if need be to the main retail/commercial areas but not to live en masse.

Many people have chosen to move to areas like Hastings in part for all of these benefits. To then find you could be built out all around you must be devastating, as well as devaluing the home that is often your biggest asset (this also for long term residents of Hastings).

MRZ-P4 High Quality Living Environments

Relates to MRZ-O2

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:

- a. Usable 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 and service areas;
- f. Safe pedestrian and/or vehicle access and car parking.

Refer to points already made above that also relate to MRZ-P4 – but also how can this happen if people in the neighbourhood are not consulted? Who sets the criteria and is the criteria going to be

*applied consistently? How can building 1m or even 2 m from boundaries enable this to happen?
There should be no rule of 2m for Character zones and 1m for everywhere else – all should have the same boundary distance*

MRZ-P5 High Amenity Streets and Neighbourhoods

Relates to MRZ-O2

Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by:

- 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 with CPTED principles;
- c. requiring front yard setbacks, landscaping and permeable front fencing;
- d. minimising the visual dominance of large, bulky buildings, garages, service and storage areas;
- e. requiring publicly accessible connections through large sites where practical and beneficial.

*How can replacing one dwelling for 4, 5, 9+ dwellings not create a visual dominance of buildings?
When you buy into a developer's subdivision you see the plans, when you buy into a retirement complex you see the plans but when you live in a neighbourhood you will not be given a chance to see the plans and pass comment with the plans directly affecting your way of life.*

Hastings Character Residential Zone

Some residential environments in Hastings are special as a consequence of the presence of recognisable architectural and streetscape features that form or create a cohesive character. These environments are considered to justify retention on the premise that they are a relatively scarce legacy to this generation. The maintenance of these areas is also part of the HPUDS implementation strategy to ensure that a diversity of residential choice remains available and that intensification is not appropriate in all existing residential areas. Specific measures have been incorporated in the Plan to ensure that these environments are able to be appreciated by future generations. Generally the value or special character of a particular environment is primarily viewed from the road.

Features that contribute to the special character of the Character Zones in Hastings include:

- Age, style and condition of housing;
- Lot size/width;
- Set-back and density of housing;
- In most cases a transparent and interactive relationship between building and street;
- The 'grain' of the area - the size, spacing and rhythm of street-front buildings;
- Character of front yard;
- Character of street - width, berms, etc;
- Presence of trees and shrubs, on/off street;
- Property boundary definition - hedges, fences, walls;
- Historical ambience.

In each case, there needs to be a measure of coherence to bind an area together in terms of some of these features. Special Character is apparent when:

- components such as buildings, trees and views combine to create a distinctive character; and/or
- the scale and/or style of subdivision pattern and/or building has a high degree of coherence and continuity, and/or has remained relatively free of intrusions; and/or
- there is a predominance or cohesion of individual buildings which are individually of merit.

This purpose of this Zone is to:

- Recognise and value the architectural history of the built form, pattern of subdivision and streetscape in Hastings early established residential neighbourhoods;
- Maintain the architectural history of the built form, pattern of subdivision and streetscape from inappropriate subdivision and development;
- Retain pre-1950 dwellings; and
- Ensure that improvements to the front facades of pre-1950 dwellings are undertaken in a manner that maintains the characteristics of the style and era of construction.

Hastings has 13 Character areas to which varying degrees of protection apply, depending on the concentration of character houses, their uniqueness or cohesion in terms of style or era and the scarcity value of the particular character. Specific planning provisions will ensure that future development in these areas will be complimentary to the identified special character.

In the Character Residential Zone the controls reflect and reinforce the identified character of an area. Controls specific to these Zones include:

- density limits;
- limits on infill;
- controls on bulk and location for buildings;
- design and appearance criteria;
- control on demolitions and/or removal of pre 1950 dwellings and of additions and alterations to the front façade of pre1950 dwellings.

In general the controls will have the outcome of maintaining the special character of a street and/or area. In addition, the controls are expected to provide a climate of stability and certainty that will encourage private owners to maintain and invest in their period homes. This should help to ensure the retention of the special character of the City's early built suburbs.

The Plan does not intend that the elements or qualities which give the Character Zones their uniqueness be kept from change (i.e. are 'frozen in time'). It is also not intended that any new building in these Zones should be period replicas.

Rather it is intended that development as a whole is sympathetic to, and respects, such elements, ensuring that the special character of an area is retained.

With the recognised need to provide new housing within our District's existing urban limits, this Zone primarily prevents Comprehensive Residential Development occurring in areas where it is not appropriate. However, the zone also identifies specific areas around Cornwall Park where Comprehensive Residential Development can occur subject to meeting assessment criteria and evaluation to ensure it is designed to carefully fit in and respect the particular characteristics of that area.

Who set the criteria and made the decisions of what parts of Hastings should be deemed a Character Zone? I agree that we need to preserve areas of character but there are far more areas than shown on maps that easily meet the criteria including within the new Plan Change 5 Medium

Density Design Framework zones. Homes built by gentry are not the only character homes in the area particularly in the Mahora zone which even has quirky road layouts including the palm tree D island at the end of Mairangi Street.

How clever were the pre 1950 State Houses of the time which is why they have been sought after whenever sold and in most cases the sections have not been in-filled. The diversity of styles right from the initial planning, how they were placed on the land for all day sun, privacy but also neighbourly/community connection (which currently continues in many instances), different sized properties to meet different family and aged needs, many original plantings of fruit trees and specimen trees alive with native birds particularly tui, shared within the community landscape and the continuation of care of the properties and surrounds by current owners. A wonderful balance of owned, rented and social housing. Well built properties that can be modified as required. Why allow these buildings to be bulldozed and replaced with lesser builds with one example given by the council for the corner of Tomoana Road and Mairangi Street, where on a piece of land that currently has 4 dwellings will only have one more added. Destroying the land mark corner joined dwellings as part of the plan.

We need social and rental housing for elderly people and 2 or 3 storey dwellings is certainly not as suitable. The Mahora zone social housing would be ideal left as a character area with the goal of not just having families live in the dwellings but elderly independent people. Encouraging Housing NZ to take more care of the properties within the area not just bulldoze them, or sell them for others to enjoy enabling Housing NZ to purpose build on other sites.

As well as writing to the proposed plan I would also like to make a comment on how the process to inform and allow submissions has occurred.

- *Only landowners were notified by mail but these changes potentially affect all residents of Hastings*
- ⑩ *many aspects were left out of the mailing unless you could use the internet to gather information or visit library or council offices eg map of areas*
- ⑩ *maps on the internet site did not have street names and were not as clear as they could be*
- ⑩ *The submission form on line is not easy for everybody to complete, especially cross referencing points in plan to what you wish to agree/disagree with - in fact making a submission takes a lot of effort, skill and time.*
- *Public meetings should have been held so we can consider various points of view before putting in submissions but also many people find it easier to present their ideas orally than in the written format expected*
- ⑩ *I know we elect a Council and we are more fortunate than some areas with how we are informed but this is a big issue that could be seen as looking after some over others.*

Samantha CAMPBELL

Submission 013

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#57]
Date: Friday, 25 November 2022 4:05:44 PM

Full name *	Samantha Campbell
Postal address *	<input type="checkbox"/> 607 Mairangi Street Mahora Hastings, Hawke's Bay 4120 New Zealand
Email address *	samantha-campbell@hotmail.com
Phone number *	068782666
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool• Other (please specify)
	See attached submission
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	See attached submission
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	See attached submission
I seek the following decision from Hastings District Council (Give precise details.)	See attached submission However the most important is to retain the right of consent for affected parties and neighbours within the Medium Density Zone (all residential zones should retain

these rights).

Please feel free to upload
submission if necessary.



[council_proposal.docx](#)

12.87 KB • DOCX

Council Proposal Submission: Plan Change 5 'Right homes; right place'

I live in the designated Medium Density Residential Zone but do not own property.

I absolutely agree with not allowing further encroachment on agricultural lands (and have believed this for a good few decades) and that we do need more residential homes. We also need better utilisation of land.

I do however object with vigour in the 'removal of the need for affected parties consents or neighbours approval' which is taking away the legal right for people to know what is going on in their communities and have their voices heard about development that will very much affect them. I see this as a very dangerous proposal for both short term and long term.

Hastings residents should be concerned about such a move no matter where they reside as such a change sets a dangerous precedent that can/will be used later to then take away such rights in other zones; and also can/will lead to the loss of other types of legal rights with this one as the first stepping stone.

As members of the Council, if you allow for this proposal to go ahead and strip people of their legal rights surrounding the consent process you therefore become ethically and morally responsible and accountable for the destruction of the people affected by development that leads to undue stress, mental health issues and economic issues including a substantial potential decrease in their property value. And as yet to be determined by the Court, legal responsibility and accountability for that. If people sell because they no longer want to live by such developments then likely the only interested parties in buying the property will be developers. Recent sales in the zone can provide evidence for people wishing to buying home and section and making offers much higher than what a potential developer will offer. So you may have worked hard all your life and bought a home but due to loss of consent process may not be able to sell for enough money to buy out of the zone, or buy a place in a retirement village. These are normal everyday New Zealanders in the medium density zone. Will Council provide compensation to the victims who have had their legal rights around consent taken away?

Given the areas designated medium density versus the areas also suitable but have been given 'Special Character Status' it appears that discrimination can be seen through Councils selection. While I appreciate greatly in looking after the history of an area the current designated sections scream nepotism and a way of protecting the rich in the terms of Foucault's definition of economy. This kind of protectionism especially in comparison to removing another non-privileged group's legal rights is never appropriate but particularly so in the current world where we are meant to know better and do better.

Council's have shown in the past that they don't always make the right decisions in regards to development, some with particularly devastating consequences, such as the 'leaky homes', approval for building on known liquefaction zones for instance. Why should we put all our trust into a Council to make all the decisions regarding development when they care so little about those affected. The documentation surrounding this proposal gives ample examples about how the different residences within a development are taken into account but there is nothing showing how these new developments will engage with and work with it's neighbours external to the development (other than those driving by via 'streetscapes'). This says that residents in this zone are not even thought about yet you wish to take any input away even when you can't demonstrate how such developments will work in existing neighbourhoods in terms of the affects upon the people who already live there.

If the proposed development guidelines are so good in regards to neighbours of developments in the medium density zone then there wouldn't be problems with neighbours giving consent anyway. Why doesn't Council back themselves if they have such confidence that this is a good plan and resolves all possibly issues in a way that allows for positive outcomes for all and keep the legal rights of consent for neighbours etc in all zones?

In fact the consent process for development needs improving as does the way the Council informs people about development and changes to any regulations/rules. The process needs to be far more clear, transparent and inclusive rather than the quite 'dodgy' methods often utilised to technically notify without risk of too many people seeing such notification. The Council needs to vastly improve their way of providing information too. For example information about this proposal was only sent to property owners yet it impacts upon all residents one way or other (whether they are for or against). The information sent to property owners failed to include a map or anything even pointing them to the resource of an effective map (and many people do not know what zone their property lies in especially when many have owned their place for decades but also under current development provisions there was little concern for buyers when buying into any of the zones). Furthermore, the map online was inadequate and basically seemed to serve to again prevent people from readily seeing where the zones under discussion were in relation to their residences or places of interest. It needed to be able to be zoomed in on within the map itself and include all street names. Even when you went through all the appendices and you finally found more detailed maps of the zones they weren't detailed enough and lacked most street names meaning again the information being provided by the Council lacked a clear and transparent manner for providing information. Information which affects everybody living in Hastings needs to be provided in a way that all interested parties can easily find out what they need. Not everyone has the time or skills to delve deeper into appendices and compare maps simply to find out whether Council changes might apply to them or not. And again your questions and requirements for submission put a lot of people off from being able to be heard on the subject matter.

All of this adds to the issue that you are trying to take away a group of peoples legal rights and are attempting to do so using methods to make it even harder for people to know what is happening, who it might affect (where they are in relation to the zone), and harder to be heard on the subject.

There are many reasons that open, clear, and transparent consent processes to get neighbour(hood) approval can be a positive part of the process. When information is given upfront in a respectful manner more people are likely to get their head around it, and process it, and come on board with it as they feel a part of the development. And hearing people's input into a development project should not be seen as a bad thing. Good development would actively seek input from neighbours throughout the planning process. If the neighbour wants to ensure a vista out a window is maintained and has a workaround then surely that is a fantastic outcome especially when the Council includes language that supposedly means the community and well-being of the community are supposedly a priority, and that existing plantings are to be valued and maintained for instance. Additionally, a neighbour may propose for the sale of their land so it may be added to the planned development (even if they weren't keen earlier, as consent process stage means it is really happening) so that the development can be even better, work with a larger piece of land and maximise the effective utilisation of land (a goal of the Council's residential intensification strategy). When you consider the skinny nature of some sections this would be really advantageous. Or they may even propose to allow development on their section while they then move into a new build within the new development.

The best developments are when the community buys into it rather than it being a hated or lamented thing that brings division, stress and distrust into the community.

Hastings is a diverse and creative city, surely finding it's own solutions would have a better outcome than simply trying to copy the likes of Napier with its achieved medium density around the Napier Hill, Port and Inner City area. There are significant differences why this has occurred in Napier and not Hastings; and why it will work for Napier and not Hastings via the focussed targeting of Medium Density Zones using the tool of disenfranchising residents/owners from their legal rights. There are many ways a city can grow and intensify urban housing. MRZ-01 and the creation of Medium Density Zone works in principle around the concept of people not having a car thus needing to be within a specified distance from a shop and park for instance. Yet, residents in Hastings do not largely live a car-free lifestyle. Many families have multiple vehicles and in households (such as 'flatting' arrangements) often each individual does. This means the need for such a tight proximity for development is unnecessary and not likely to work without arising issues as well as being poor planning.

MRZ-02 forces the development of multi level builds in a zone where the people that actually need to be that close to such amenities and actually consider such things when buying or renting are those where they don't have a car/drive whether elderly or have health issues that make it unsafe. These same people are also generally not suitable to have 2 and 3 story residences. Not everyone can or wishes to live in a retirement village type arrangement and there are significant numbers of people who don't even qualify for such a place because they are too young yet due to their personal circumstance may also need single level dwellings. Your policy is not very inclusive towards the wide range of people that make up our society and community and that your measure of proximity hasn't taken into account the people that actually need to live in such a zone and their needs. Public transport is also often more challenging for the very same people even if it is nearby. Council needs to look to other and more diverse measures for where to focus multi-level buildings than just proximity in terms of walking distance as doing so discriminates and will make it harder for such areas to be inclusive and available to all potential residents fairly.

MRZ-03 removing the right of consent for affected parties and neighbours for those in the Medium Density Zone is the opposite of this as it will significantly affect residents and owners. Council must provide for the right of consent to be maintained for all zones.

MRZ-P2 – as relating to my comment above, limiting the possibility of infill development as a means for areas particularly close in terms of walking distance is discrimination against people in the community who actually need walking proximity but also can't cope with multi-level residences. Council needs to include the possible infill including single story in the Medium Density Zone to ensure there are provisions for all members of society regardless of any age or disability in all areas but especially those with good proximity to amenities. Discriminatory development strategies should be abhorred as diverse communities should be celebrated.

MRZ-P4 – while the information given such as the 'Design Guide 2022' seem to take into account neighbours within a development site there is a significant lack of attention and application to the rights outlined for the already established neighbours and neighbourhood. In fact a lot of the outcomes would possibly stand contrary to the principles, and perhaps this is why Council has excluded detailing and illustrating the relationship between development and existing neighbours. It seems the only 'neighbourhood' concerns are how aesthetically pleasing the developments are for those driving by when the focus should really be on lessening the impact on the quality of neighbours lives who are actually living there. Council must retain the rights of consent for all affected and neighbouring parties for any new development in Medium Density Zone as it's the only way to provide balance to intensification without destroying the lives of those already living in the zone.

MRZ-P6 – It's excellent if this suggests that new developments/builds WILL require the likes of on-site collection of rain water; and collection and treatment of grey water with reticulation systems. Same as well for the solar requirements. It would be very short-sighted to fail to ensure such policies are necessary in all new developments/builds.

MRZ-S1 For example the provision for 12m in height is extreme when you're talking about it in relation to single story neighbourhoods and this is why Council must retain the right of consent for affected parties in Medium Density Zone.

MRZ-S5 It is concerning that Council cares more about street appeal than it does existing neighbours with these boundary requirements. 'Maintaining streetscape and residential area' is stated as the outcome yet 1m boundaries do not provide an outcome for 'residential area' only the 3m does for 'maintaining streetscape'. This demonstrates Council's priorities are wrong and need to be addressed and more balanced. Council should not care more about a streetscape and its aesthetics more than the people living in and beside such streetscapes.

MRZ-S7 Outside areas are really too small for Hastings. People choose to live in Hastings as opposed to other cities for the outdoors lifestyles, the sunshine and being outdoors no matter the season. The sizes given are more akin to CBD high density areas than medium density residential.

MRZ-S8 Once again the outcome is to look after 'streetscape' aesthetics over the residents new and existing to the area. Development plans of vegetation need to more adequately ensure softened vistas for existing neighbours. And again another reason affected parties must keep rights of consent as clearly Council is more concerned with thinking about and ensuring streetscape aesthetics rather than actual people who have to live with these developments.

MRZ-S10 The sizes given are more akin to CBD high density areas than medium density residential. If these plans were targeting the CBD and retail areas of Hastings then it would make much more sense. In light of what the Council wants to achieve it seems they would be better spent looking at residentially intensifying CBD and retail areas of Hastings rather than branching out such proposals into the suburbs.

HRAO10/ 7.2/ The current designated areas demonstrate nepotism and protectionism. There are other significant areas of 'Special Character' that could/should be included except of course they are not 'posh properties' or owned by the 'elite'. For example Mairangi Street is a small residential street in which the 1940s State House is still celebrated and is one of the most successful examples of a small enclave of this. The 2 units on the corner of Tomoana and Mairangi in brick and placed at such a jaunty angle are particularly characterful and are a notable feature in the landscape and 'streetscape'. All of the street (except for one which is technically and infill from Tomoana Road) are the original houses which celebrate the simplistic beauty of the era and are open without garaging in the front. There are various styles of landscaping done showing in part the many ways in which such a home still fits with the many ways the current community live. This in fact provides much more character and celebrates diversity. Landscapes still include many of the original plantings that came as part of the State Home package when originally built such as the Camellias and Roses in some of the front yards; fruit trees such as orange and lemons in the back yards. But moreover these builds are of the quality in workmanship and materials that should also be celebrated and maintained, and no matter how run down they get they scrub up well which is why they are sought after. One of the features of Mairangi especially is the way they have been placed in the original development that ensured full day sun and light on all the houses via the slight staggering and slight tweaking of foot plans. These are only a few features of these homes. Some residents have been here over 50 years and new residents have settled in for longterm occupation

and this is due to the special success of the 1940s development of this street. There is a Special Character that even comes from within the community of residents as people chat, share stories, share produce, and live happily alongside each other which is more special because the composition is of owner-occupiers, tenants and state tenants; also a variety of ages and variety of lifestyles. And of course there is the quirky D-roundabout to add to the special character.

These type of homes would be an absolute environmental waste to get rid of as they remain fantastic homes (although some haven't been insulated they remain warm and dry due to adequate sunshine through well throughout planning and architectural design). They will still be fantastic homes in another 100+ years due to their design and quality of build – they will outdo many modern builds. The development planned for the corner of Tomoana Road and Mairangi Street demonstrates the absolute wastage the planned strategy entails. The development would only make way for one additional residence on the site (from 4 to 5) which is an absolute waste of resources when the 4 current ones are of such quality and offer so much potential. There is space between the current 2 sets of units that a new residence could be built to establish the 5 without ruining the existing 4. The current units could be extended and/or have add levels added to increase their capacity, for instance a 'loft conversion' considering the height of Mairangi St rooves is a very feasible way to create extra bedrooms, bathroom etc while continuing to celebrate the amazing properties and utilise the resources better.

The Council must not simply choose Character Zones based on the value of properties or the status of the occupants in society and that is how it currently appears (the framework for selection of course allows for very selective picking and choosing which can seem appropriate but be easily used to justify whatever is wanted as well). Architectural Heritage is not simply about an individual property, nor to do with the 'status' of a property when it was built or now. Character and quality builds need to be celebrated, and worked with in ALL the zones, and Council needs to include provisions for and encouragement for developers to work with and around such properties in ALL the zones. We've all seen the many cheap nasty builds from more recent decades including the 70s and 80s which are pretty much overdue for replacement, then there's the leaky home era(s) which shows the absence of good decisions by Councils and methods of 'modern' builds, and even many of the new builds going in in places in Hastings in the last year or so are not the quality of the past. Quality older buildings should not be the 'babies thrown out with the bathwater' of the current development plan.

I do have some suggestions for intensified development outside of those proposed by this Plan which could resolve many of the current issues with this Plan.

Elizabeth CARR

Submission 014

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#25]
Date: Tuesday, 22 November 2022 10:50:16 AM

Full name *	Elizabeth Carr
Company name (if applicable)	None
Postal address *	<input type="checkbox"/> Flat 1 705 Roberts Street Hastings, Hawke's Bay 4122 New Zealand
Email address *	epcarr@xtra.co.nz
Phone number *	0272647981
Details for Service of Person Making the Submission (This is the person and address to which all communication from Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.)	
Full name	
Postal address	<input type="checkbox"/> 1/705 Roberts Street, Mahora Hastings, Hawke's Bay 4122 New Zealand
Email address	epcarr@xtra.co.nz
Phone number	0272647981
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval
The specific chapter and provisions of the proposed plan change my	Proposed District Plan Change 5

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

MRZ – Medium Density Residential Zone

My submission is that:

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

In principle I support concentrating housing in residential areas so as to protect the fertile soils of the Heretaunga Plains.

However, I do not agree that Affected Persons lose their right to be consulted about the number of homes and the height of the homes that could be built alongside them. The right to give consent must not be lost.

Existing homeowners need to know, before any building commences, how the proposed new dwellings could impact them, e.g. will greater shading of their home occur. If so, how will the loss of sunlight impact on the warmth of their home; their gardens and the ability to dry laundry. What about parking? If a number of dwellings are built on one site will there be sufficient off street parking? Is the existing infrastructure able to cope with more dwellings?

Will a greater number of houses alongside existing homes, particularly if they are bigger than a single story, detrimentally impact the value of existing homes.

in summary, existing homeowners must be consulted so that they can consider the full impact on their own homes.

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

That consultation with neighbours impacted by more homes being built alongside them, especially where those homes are greater than a single story, is a requirement and a right. Affected parties' consent must be maintained.

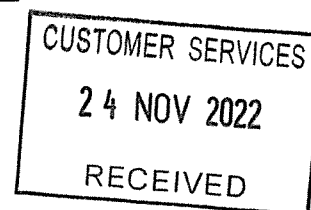
Violet Blanch CASSIN

Submission 015

Plan Change 5

Submission on Proposed District Plan

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



Submissions can be:

Posted to:

Plan Change 5

Environmental Policy

Manager

Hastings District Council

Private Bag 9002

Hastings 4156

Delivered to:

Civic Administration

Building

Hastings District Council

Lyndon Road East

Hastings

Electronically:

Via

www.myvoicemychoice.co.nz

Or Email:

policyteam@hdc.govt.nz

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

Full Name (required)

Violet Blanch Cassin

Company Name (if applicable)

516 Fenwick Street Hastings

Postal Address (required)

Email Address (required)

4785782

Phone Number (required)

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

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

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

_____ all _____

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

_____ I oppose all aspects of _____

_____ Plan Change 5 _____

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

_____ To Abolish completely all _____

_____ Parts of the Proposal _____

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

Signature: N. Cassin Date: 23/11/22

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

CLIFTON BAY (Mark Mahoney)

Submission 016

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#23]
Date: Monday, 21 November 2022 12:43:04 PM

Full name * Mark Mahoney

Company name (if applicable) Clifton Bay Ltd

Postal address * ☐ 380 Clifton Road Te Awanga
Te Awanga 4102
New Zealand

Email address * mark.mahoney2@gmail.com

Phone number * 021 360105

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

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

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

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

My submission relates to the • Other (please specify)

following proposed
elements of Plan
Change 5:

Inclusion of the additional site for Comprehensive Residential Development
in the Cape Coast residential area of Te Awanga

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

Included Below

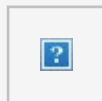
My submission is
that:
(State in summary
the nature of your
submission. Clearly
indicate whether
you support or
oppose the specific
provisions or wish
to have
amendments
made, giving
reasons.)

In Attachment

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

In Attachment

Please feel free to
upload submission
if necessary.



[clifton_bay_submission_to_proposed_plan_change_5_hdc_21_nov_2022.pdf](#)

2.19 MB • PDF

Submission - Proposed Plan Change 5 - Hastings District Plan

From - Clifton Bay Ltd

Address - 380 Clifton Road - Te Awanga

Contact - Mark Mahoney

Email mark.mahoney2@gmail.com

Date : 21 November 2022

Proposed Plan change 5.

1. Brief Background

Clifton Bay Ltd are owners of a 3.914 Ha residential zoned property at 380 Clifton Road Te Awanga. The land is a green-fields site with a house and a few sheds and has not yet been developed into residential housing. The National Policy Statement on Urban Development (NPS-UD), the Medium Density Strategy and a range of other matters have encouraged us to relook at options for the property. To that end we investigated a more compact urban design for the site, while still providing lots of amenity through common facilities and open space. The Cape Coast including Clive, Haumoana and Te Awanga are a community of interest in Hastings District and we view that this residential site can accommodate a medium density comprehensive design.



Figure 1 - Site Plan - District Plan Zoning

2. Strategic Overview

The [Heretaunga Plains Urban Development Strategy](#) promotes fitting more houses into existing neighbourhoods rather than rezoning rural land to meet housing demand. Jointly adopted by Hastings District, Hawke's Bay Regional and Napier City councils, this Strategy recognises our Heretaunga Plains' natural land and water resources are finite and under increasing pressure. The Strategy envisaged (130) new houses in the Haumoana/ Te Awanga area over three sites to 2045. The Haumoana site 5.8 Ha (28 Lots) is developed, the Te Awanga Terraces 11.4 Ha site (80 Lots) is ½ complete, and Clifton Bay 3.91 Ha site the third area.

Building more houses on land already zoned residential is the way to increase efficiency and housing without moving into more rural and plains land. Using the Hastings Residential Intensification Design Guide 2020 for practical ideas and solutions helped inform the new concept for the property along with our vision. The new Master Plan looks to serve a range of housing typologies and people's needs as well as common land, gardens, wetlands, a sports area, community rooms for yoga, workshop, studio etc.

We are seeking a comprehensive residential development (CRD) for the site. We think a medium density zoning would achieve the goals of a holistic approach to site design as well as new opportunities for our people.

3. Clifton Bay Design Concepts -

Concept Design Type 1

- Small Secondary Studios / Flats 40 to 80m²
- Single Storey 1 to 2 bedroom Detached.
- Dark and Timber Exterior Pallate
- Private Outdoor Spaces
- Maximum Height 6m



Concept Design Type 2

- Family Homes 120 to 280m²
- Single Storey 3 to 5 bedroom Detached.
- Dark and Timber Exterior Pallate
- Private Lawns
- Outdoor Spaces
- Maximum Height 7m



Concept Design Type 3

- Multi Homes 120 to 280m²
- Two Storey 1 to 2 bedroom Attached.
- Dark and Timber Exterior Pallate
- Outdoor Spaces
- Maximum Height 8m

Key design elements

- Housing types, sizes and adaptability
- Entrances detailing and colour
- Building height, visual dominance and sunlight
- Connections to open space
- Landscape design
- Private and safe environments
- Outdoor living space
- Parking and manoeuvring
- Waste and service areas
- Site coverage and low impact design
- Building materials, environmental sustainability.



Concept Design Type 4

- Multi Homes 120 to 180m²
- Two Storey 2 to 4 bedroom Detached
- Dark and Timber Exterior Pallate
- Outdoor Spaces



4. Common Areas

- Pavilion
- Swimming Pool
- Tennis Court
- Workshop
- Arts Studio
- Working Space
- Wetlands
- Reserves for Planting



4.1 Environmental Features

- Solar Panels
- 400kW Onsite Energy
- Electric Car Chargers
- Electric Bike Hire
- Onsite Stormwater Management
- Wetlands
- Landscaping
- Integrated Plantings
- Onsite Wastewater Systems
- Integrated with Landscaping / Screening
- Local Design Team



4.2 Design Team

- Urban Design
- Landscape Design
- Engineering Design

Te Aranga Design Principles are a cultural landscape strategy/approach

to design thinking and making which incorporates a series of Māori cultural values and **principles**.

These include; Mana, Whakapapa, Taiao, Mauri Tu, Mahi toi, Tohu and Ahi Kā.



5. Clifton Bay Proposal

The main thrust of our proposal at this stage of the Planning Process is to prepare a new Master Plan for Appendix 25A, that provides for an efficient use of residential resources.

We have Identified 2.7Ha of Clifton Bay Land as a suitable Comprehensive Residential Development Site (CRD). There is a buffer of land around the designated area for Landscape Planting, Amenity and Stormwater Management, in general there is 10m from the front and rear boundary, and up to 25m on the northern side.

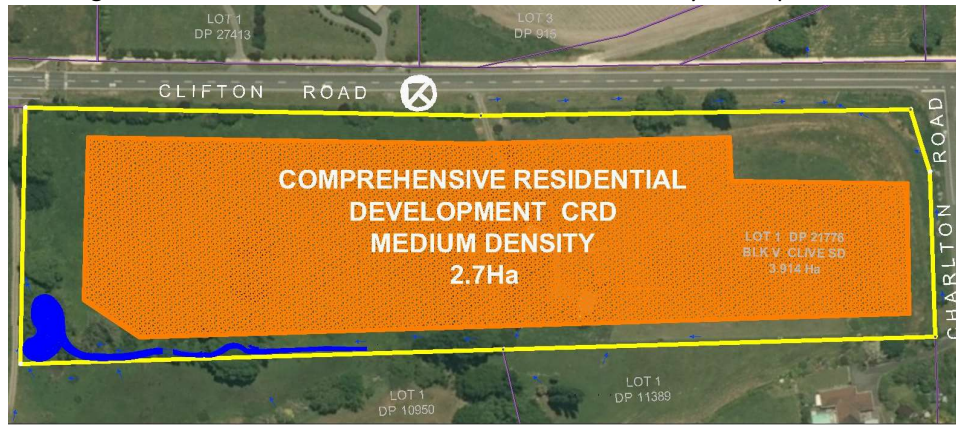


Figure 2 Proposed Medium Density Zoning for Proposed CRD

The proposed New Master Plan seeks to optimise yield from scarce greenfield land while also providing for a range of community facilities as shown below in Figure 3.

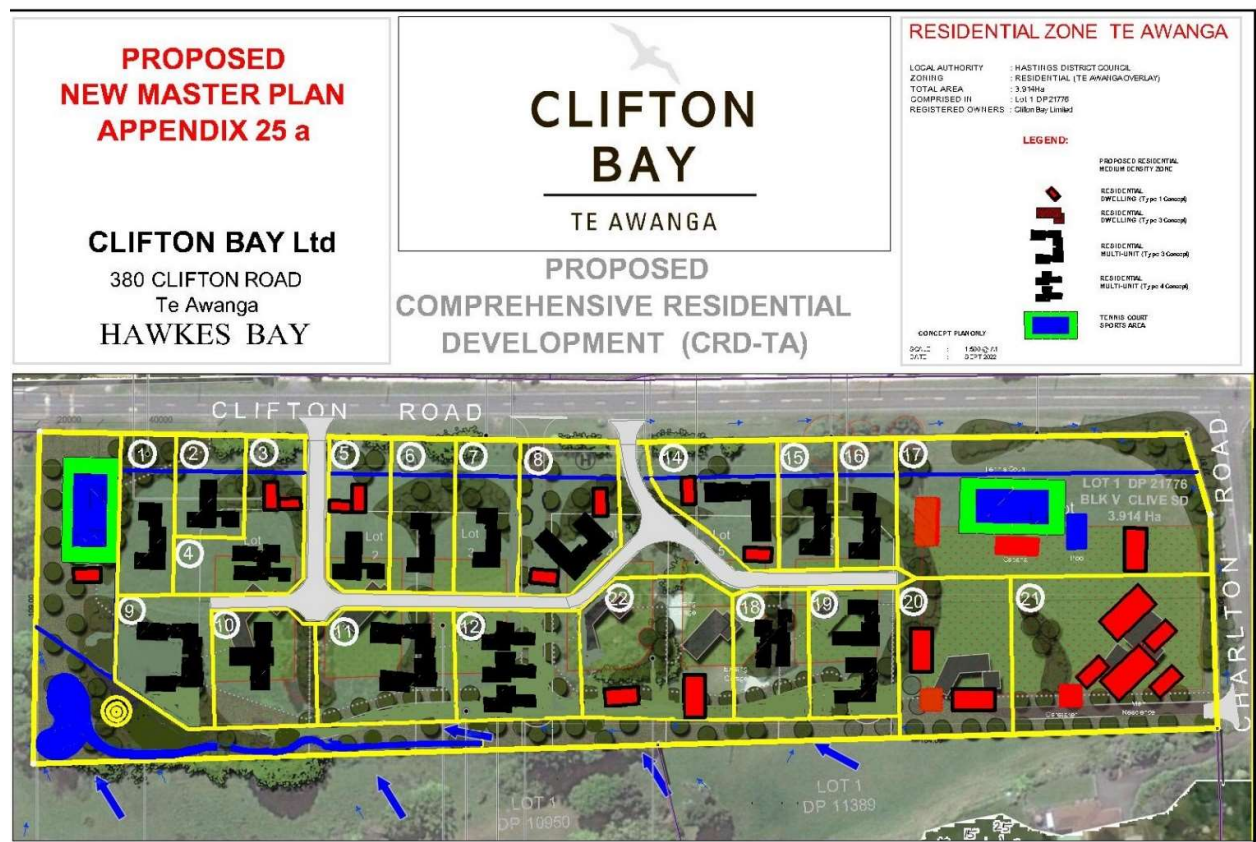


Figure 3 Proposed New Master Plan - Overlaying Existing Master Plan

6. Proposed Changes to Plan Change 5

The Proposed Changes to the District Plan we are seeking would be

1. Rezone 2.7Ha of Land on the site to Medium Density Comprehensive Residential Development
2. Amend activity status of CRD on this site to a Controlled or Permitted Activity.
3. Delete & Replace Te Awanga Lifestyle Overlay Zone, and All references in 11.2 , Appendix 25A,
4. Amend Sections 30.1.5, 30.1.6, 30.1.8.2 to allow for the new Master Plan
5. Amend SLD7A and SLD 14 to include Te Awanga Residential Zone
6. Amend SLD16 to refer to new Appendix 25A Plan as outlined in our submission
7. Amend Table 30.1.6A 6 – Haumona – Te Awanga 4). Te Awanga Lifestyle Overlay 500m².
8. Amend 30.1.7S 2. Te Awanga Lifestyle Overlay to allow for new Master Plan
9. Amend 30.1.8.2 Specific Assessment Criteria S19. To allow for new Master Plan.
10. Amend 2.6.4 MDO1 – To allow for Te Awanga
11. Amend 2.4.3 UPD14 - To allow for Te Awanga
12. Amend Appendix 25A with new master plan

7. Recent Medium Density Policy in New Zealand

7.1 Medium density housing in the spotlight as housing demand grows Jul 2022

Hastings mayor Sandra Hazlehurst said a significant amount of work has been undertaken over the years, informed by engagement with housing providers and the development community. A Residential Intensification Design Guide was produced in 2020 to support increased residential development, showcasing best-practice design to help property developers, builders and architects achieve high quality, sustainable compact housing.

“We can’t keep expanding onto the plains – If we are serious about protecting our soils, we need to treat this with urgency. In Hastings, 7000 new houses are needed over next 10 years, at least 2500 of those in more intensive developments.

“We need to do something different to what’s been done in the past – to do a better job of intensifying greenfields as well as inner city areas, being more efficient with how we use available land, but in a way that is appropriate for the size, scale and character of the surrounding community”

The review has identified further work that needs to be undertaken including finding additional areas where housing can be intensified that have easy access to open public spaces, further investigation and enablement of infrastructure capacity, and continuing with initiatives to partner with the development sector on housing projects.

7.2 National Policy Statement - Urban Development 2020

The National Policy Statement on Urban Development (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 directs councils to remove overly restrictive planning rules that make it more difficult to build homes. The planned urban built form involves significant changes to an area, and the NPS recognises that these changes 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 are not, of themselves, an adverse effect. This requires preparation of the Future Development Strategy (FDS) to be programmed so that it informs the 2024 LTP. An FDS programme is in place to achieve this outcome. The FDS will replace the HPUDS. Quarterly Monitoring required by the NPS-UD includes a range of housing market and price efficiency indicators on a quarterly basis.

7.3 Resource Management (Enabling Housing Supply et al) Amendment Act 2021

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Enabling Act) requires councils in New Zealand’s largest urban areas to adopt medium density residential standards to boost housing supply and enable more types of housing.

7.4 Government Policy Statement on Housing and Urban Development 2021

The Government Policy Statement on Housing and Urban Development September 2021 (GPS-HUD) provides a shared vision and direction for housing and urban development. Access to good housing is seen as underpinning all other wellbeing outcomes including health, education, and employment. The GPS-HUD has a multi-decade outlook with outcomes for people, communities, the economy, and the built and natural environments towards the following vision: “Everyone in Aotearoa New Zealand lives in a home and within a community that meets their needs and aspirations.

Homes should be:

- stable and affordable
- healthy and of a high quality
- accessible
- environmentally sustainable and energy efficient.

There will be homes of different sizes, layouts, and tenure types, reflecting the diversity in household sizes and structures. They should meet people’s needs over their lifetime and support their overall wellbeing. The places we live should reflect our culture and our heritage, enable and encourage people to come together as a community, and have a low environmental impact. The Outcomes are Thriving and resilient communities.

8. Conclusion

The existing Te Awanga Lifestyle Overlay provides an existing residential zoning in a green-fields “Blank Sheet” state that provides an opportunity for specifically designed medium density housing. There is enough space available to provide generous buffers to boundaries.

Given the change in Government Policy as well as the change in local sentiment arising from the current housing crisis, proceeding with new Master Plan in Appendix 25A of the District Plan would be an inefficient use of zoned land resource.

This is now even more so with the release of the NPS-HPL. The land at 380 Clifton Road has already been rezoned but regardless of this it has an LUC7 classification making its intensification for residential development preferable under the NPS-HPL to the rezoning of additional highly productive Class 1 – 3 land.

The proposed new Movie Studio on the neighbouring farm block is less than 1.5km from this site and will generate significant employment and housing requirements should it proceed. Given the location to this major new employer, proximity to amenity and recreation, as well as schools and shops up-zoning of this residential site makes logical sense.

Address for Service	380 Clifton Road Te Awanga HAWKES BAY
Contact Person.	Mark Mahoney
Contact Email.	mark.mahoney2@gmail.com
Contact Mobile	(021) 360 105

Georgia CLIFTON

Submission 017

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#16]
Date: Wednesday, 16 November 2022 11:14:24 AM

Full name *	Geogia Clifton
Postal address *	<input type="checkbox"/> 911 Rangiora street Hastings, Hawkes bay 4120 New Zealand
Email address *	cliftongorgia@gmail.com
Phone number *	0279659775
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool
The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	PLAN 5 – District plan change 5
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific	I support Hasting District Councils proposal to allow further housing be provided to our community. I am supportive of the house plans – 1 story, 2 story, 3 story. Our community needs housing, and this is a great

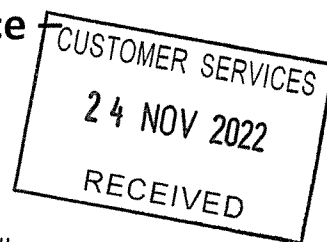
provisions or wish to have amendments made, giving reasons.)	solution. The newly built Kainga Ora properties in our area are lovely. I hope many families, current and future can be assisted by these affordable and reliable healthy homes.
I seek the following decision from Hastings District Council (Give precise details.)	Support the decision.

Nicholas COSTELLO

Submission 018

Plan Change 5

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



Submissions can be:

Posted to:

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

Delivered to:

Civic Administration
Building
Hastings District Council
Lyndon Road East
Hastings

Electronically:

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

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

Full Name (required)

Nicholas Costello.

Company Name (if applicable)

Postal Address (required)

502 Fenwick St Hastings.

Email Address (required)

87 60 799.

Phone Number (required)

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

Nicholas Costello.
502 Fenwick St Hastings.
87 60 799.

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

HASTINGS DISTRICT COUNCIL

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

TE KAUNIHERA Ā ROHE O HERETAUNGA

Please feel free to use additional sheets if necessary.

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

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

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

All.

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

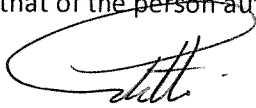
I oppose all aspects of
plan change 5.

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

To abolish completely all
parts of the proposal.

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

Signature:



Date:

20.11.22.

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

David COWMAN

Submission 019

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#60]
Date: Friday, 25 November 2022 4:44:54 PM

Full name *	David Cowman
Postal address *	<input type="checkbox"/> 506 Burnett Street Mahora Hastings 4120 New Zealand
Email address *	dave.cowman@gmail.com
Phone number *	02108265941
Postal address	<input type="checkbox"/> 506 Burnett Street Mahora Hastings, Hawkes Bay 4120 New Zealand
Email address	dave.cowman@gmail.com
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval
	I am not sufficiently qualified to interpret the scopes within the Proposed Plan Change. I am concerned that our living environment would/could be affected and that our quality of life would be diminished. We have neither the means nor the ability to mitigate any affecting activities within the proposed Plan Change 5.
The specific chapter and provisions	I am not sufficiently qualified to interpret the scopes

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

within the Proposed Plan Change.

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

I do not support the Proposed Change 5. Refer to my submission and reasons about.

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

I seek removal of the proposed changes on the grounds that the change removes our rights by being non-notifiable and thereby being unable to have our views taken into account or negotiated.

Jeanette COWMAN

Submission 020

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#59]
Date: Friday, 25 November 2022 4:28:14 PM

Full name *	Jeannette Cowman
Postal address *	<input type="checkbox"/> 506 Burnett Street Mahora Hastings 4120 New Zealand
Email address *	jamcowman@gmail.com
Phone number *	0211788864
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	Yes
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval• The use of the Hastings Medium Density Design Framework as a key assessment tool
	Hastings has a large area of land being used as an occasional horse racing track. This could be a very convenient place for new building for many people, without the need for ruining the surroundings and living conditions of the present inhabitants of the medium density residential areas.
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific	I am objecting to any changes to the District Plan regarding 1.Changing the number of houses allowed on a site,

provisions or wish to have amendments made, giving reasons.)	2.Allowing houses up to three stories high, 3.Building in the medium density residential zone without affected parties consents, 4.Turning the design guide into an assessment tool.
--	--

I seek the following decision from Hastings District Council (Give precise details.)	I request that the Council does not go ahead with the proposed rule changes to the district plan, regarding "Right Homes, Right Place" Plan Change 5.
--	---

Karyn CRAFT

Submission 021

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#58]
Date: Friday, 25 November 2022 4:13:37 PM

Full name *	Karyn Craft
Postal address *	<input type="checkbox"/> 1008 Gordon Road Hastings 4120 New Zealand
Email address *	office@tag.co.nz
Phone number *	021 778495
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
My submission relates to the following proposed elements of Plan Change 5:	<ul style="list-style-type: none">• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.• The number of houses that can be built on a site• The removal of the need for affected parties consents or neighbours approval
My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	I oppose council and developers being allowed to build multiple dwellings, units, and public housing without neighbours consent.
I seek the following decision from Hastings District Council (Give precise details.)	Change the rules so that neighbours are consulted prior to any change in property type

Pare CRAWFORD

Submission 022

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#64]
Date: Friday, 25 November 2022 5:47:41 PM

Full name * Pare Crawford

Postal address * ☐ 908a Sylvan Road Mayfair
Hastings 4120
New Zealand

Email address * parecrawford@gmail.com

Phone number * 0276038456

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

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

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

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

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval

Ross CULVER

Submission 023

Plan Change 5

Submission on Proposed District Plan

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



Submissions can be:

Posted to:

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

Delivered to:

Civic Administration
 Building
 Hastings District Council
 Lyndon Road East
 Hastings

Electronically:

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

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Full Name (required)

Ross Culver

Company Name (if applicable)

Postal Address (required)

5/720 Ballantyne St Hastings

Email Address (required)

0274412358

Phone Number (required)

rm productions @ Atraco.nz

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

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

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

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

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

Consider us too affected.

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

You cannot look after what you have. Our water feed into our property is a disaster. The noise from previous zone changes a disaster. We have nothing but stuff you put 50 years ago. Came by lack of communication from the Council. No street parking is a disaster you will have W.V.3.

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

The elderly do not need the emotional blackmail by the local govt. of Central Govt. to end their days in the best country in the world. The noise from the formation of intensive housing is soul destroying. Because of rezoning the elderly cannot stay in their homes till they die because the new zoning is not safe. Most of our problems over 50 years in a townhouse complex has been through parking (lack of it) the council does not have the infrastructure to cater for transport nor do they care. I SEEK THE FOLLOWING DECISION FROM HASTINGS DISTRICT COUNCIL: (Give precise details.)

It is a form of bullying. The elderly do not have computers so have trouble even booking a drop-in meeting. Changes should be by referendum so people can understand not change by stealth. (Respect is earned not bestowed by title.)

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

Signature: [Signature] Date: _____

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

The Government and the Councils Don't care
what mess they leave the country in as long
as they can make extra rates and be able to
levy extra taxes

This Land was a Paradise.

We were given a Paradise.

We must resist with our lives all efforts to despoil it
and there are many who will attempt just that.

They are gathering against us already.

In the days we will need strong men and woman to
prevent it being destroyed.

There is a new generation of trouble makers
who have grown up ... who have no
respect for the old orders of society which
our fore fathers so carefully built up and which
have served us so faithfully for so long
P.T.O.

All New Zealanders want, are safe urban
spaces as reported on TV 3 News at 7-35am
10th Nov 2022.

7.2 Hastings Residential Environment Opole

This proposal was an old people

"let them bike or get on
their scooters" like hell

Residential zones overview chapter
is not supported by 3 waters <sup>color are not
use frequently</sup>

3 waters is a con (it is now 3 waters)

Reported
Hastings 25/11/22.

plus the Govt is stealing Hydro Power
Rivers, Foreshore and Parks.
and Green Zones.
Stealth.
Being implemented by
visited Accommodation RESZ-MAT 1

Not Working Nasty as
a wrangler

RESZ MAT 3 STILL WILL NOT WORK
TO NOISY

who ever proposed has never had to
live next door to this fiasco
we have had to.

RESZ-P5. 3 waters. Rubbish
and a lot of money being IWI

RESZ-P6 does not even think about
surrounding Properties

Adam DAVY

Submission 024

Plan Change 5

From: [Wufoo](#)
To: [Policy Team](#)
Subject: HDC - Proposed Plan Change 5 [#52]
Date: Friday, 25 November 2022 3:29:36 PM

Full name * Adam Davy

Postal address * ☐ 703 Kennedy Road Raureka
Hastings, Hawke's Bay 4120
New Zealand

Email address * thebesttiler@yahoo.com

Phone number * 021983803

Details for Service of Person Making the Submission Adam Davy

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

Full name

Postal address ☐ 703 Kennedy Road Raureka
Hastings, Hawke's Bay 4120
New Zealand

Email address thebesttiler@yahoo.com

Phone number 021983803

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

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

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

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

My submission relates to the following proposed elements of Plan

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

Change 5:	apartments. <ul style="list-style-type: none"> • The number of houses that can be built on a site • The removal of the need for affected parties consents or neighbours approval • The use of the Hastings Medium Density Design Framework as a key assessment tool
-----------	--

MRZ-P1 through to P5. Section 2.4. Residential Overview RESZ-P1 Housing Diversity. RESZ-P6 Supporting Activities. Amendments-to-Hastings-Medium-Density-Design-Framework. 7.2.3 7.2.3.1 OBJECTIVES AND POLICIES All Residential Zones in Hastings 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 living environment for residents and neighbours POLICY RP1 ensuring a quality . And too many more to list.....

The specific chapter and provisions of the proposed plan change my submission relates to: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	The secret acquisition of houses by Kainga Ora in existing residential areas for the purposes of government housing is inappropriate to all of the ideals listed in the proposed changes to the Plan Change 5. This is the tip of the iceberg in regards to what should be seen to be doing right for the existing rate payers and home owners in Hastings, Napier and Havelock North.
---	--

My submission is that: (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)	Stop inappropriate Government housing being built into existing residential areas.
---	--

I seek the following decision from Hastings District Council (Give precise details.)	Stop the proposed development at 701 Kennedy Road, Raureka. Stop future redesignation of areas
--	--

DEVELOPMENT NOUS

Submission 025

Plan Change 5

From: [Phil Stickney](#)
To: [Policy Team](#)
Subject: FW: Submission on Plan Change 5
Date: Friday, 25 November 2022 3:42:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[H20220091_HDC_PC5_SUB_lodged.pdf](#)

Afternoon,

Please find attached a submission in respect of Plan Change 5 on behalf of Development Nous Limited.

We look forward to acknowledgement of this submission.

Kind regards | Ngā mihi

Phil Stickney

Technical Director – Planning and Land Development

Development Nous Limited



Phone +64 6 876 2159

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Physical 502 Karamu Road North, Hastings 4122, New Zealand

Postal P.O. Box 385 Hastings 4156

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Please consider the environment before printing this email.

Submission on Publicly Notified District Plan Change

Schedule 6 of Schedule 1 – Resource Management Act 1991

To: The Chief Executive, Hastings District Council.

1. This is a submission from:

Company/Organisation	Development Nous Limited ("The Submitter")
Contact (if different)	Phil Stickney
Address for Service	502 Karamu Road North
	PO Box 385
	Hastings 4122
Phone	06 876 2159
Email	phil.stickney@developmentnous.nz

2. This is a submission on the following Proposed Plan Change to the Hastings District Plan:

Proposed Plan Change 5 – "Right Homes; Right Place".

3. The Submitter could not gain an advantage in trade competition through this submission.

4. The specific provisions of the Proposed Plan Change that this submission relates to are:

The Plan Change in its entirety - Refer to the attached submission.

5. The reasons for the submission are as follows:

Refer to the attached submission.

6. The Submitter seeks the following relief from the Hastings District Council.

Refer to the attached submission including mapping.

7. The Submitter wishes to be heard in support of this submission.

8. If others make a similar submission The Submitter will consider presenting a joint case with them at the hearing.

Signed on behalf of The Submitter:

A handwritten signature in black ink, appearing to be 'Phil Stickney', written in a cursive style.

Phil Stickney – Technical Director- Planning and Land Development

Development Nous Limited

(authorised signatory to sign on behalf of The Submitter)

Date: 25th November 2022

DEVELOPMENT NOUS LIMITED (“THE SUBMITTER”) SUBMISSION ON A NOTIFIED PROPOSAL FOR A DISTRICT PLAN CHANGE (PLAN CHANGE 5) TO THE PARTIALLY OPERATIVE HASTINGS DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

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

Plan Change 5 in its entirety.

This document and attachments is the Development Nous Limited submission on Plan Change 5 (“PC 5”).

The Submission of The Submitter is:

1. The Submitter has an interest in PC5 and how it:

- a) Gives meaningful and timely effect to the directives and Objectives and Policies in the National Policy Statement (“NPS-UD) and the Resource Management Act 1991.
- b) Sets a coherent and long-term zoning framework for the delivery of medium density housing to provide direction and certainty for the community as to areas where medium density housing is planned to be progressively developed.
- c) Gives meaningful effect to minimising barriers that constrain the ability to deliver medium density housing typologies at a rate, a scale and in locations that maximise the accessibility of housing to a full range of social, commercial, and recreational facilities.
- d) Is based upon current spatial analysis, an economic assessment of feasible development vs plan enabled development capacity; projected uptake and that the capacity provided through PC5 achieves the requirements of the NPS-UD and the intensification targets set out in the RPS and HPUDS as well as quantifiable evidence that the HBA is being meaningfully addressed.
- e) Is capable of giving meaningful and timely effect to the intensification vs greenfield targets contained within the Regional Policy Statement (“RPS”) and the provisions of the Heretaunga Plains Urban Development Strategy 2010 (“HPUDS”).
- f) Sets out a clear and concise suite of Objectives, Policies, Rules, and Standards (including definitions) which avoid duplication with existing zone provisions and avoid overly restrictive, complex, and multi-layered assessments.
- g) Demonstrates the matters above are achieved through a robust s.32 assessment and associated supporting analysis and documentation.

2. The Submitter is concerned that as notified, PC5 fails to demonstrate that it can achieve the matters set out in (a)-(g) above. The reasons for this submission are:
3. ***Gives meaningful and timely effect to the National Policy Statement (“NPS-UD) and the Resource Management Act 1991.***
 - 3.1 The NPS UD sets a framework for Tier 2 Local Authorities to implement a framework for the provision of housing under Part 3.2. Part 3.2 (1) requires that at least sufficient development capacity in its District or Region is provided to meet expected demand for housing:
 - In existing and new urban areas; and
 - For both stand alone and attached dwellings; and
 - In the short, medium, and long term.
 - 3.2 The NPS-UD further specifies in Part 3.2(2) that to be sufficient to meet expected demand for housing, the development capacity must be:
 - Plan enabled; and
 - Infrastructure ready; and
 - Feasible and reasonably expected to be realised.
 - 3.3 In the context of the scope of PC5, Policy 5 of the NPS-UD requires that 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
 - The level of accessibility by existing or planned active or public transport to a range of commercial facilities and community services or
 - Relative demand for housing and business use in that location.
 - 3.4 Part 4 (Timing), Sub-part 4.1(2) requires that regarding the matter of enabling intensification, local authorities must comply with the timing clauses for the NPS-UD and notify a Plan Change to enable intensification no later than 2 years after the commencement date of the NPS-UD (20th August 2020).
 - 3.5 The level of analysis and assessment contained within PC5 leads to the conclusion that PC5 does not give meaningful effect to the NPS-UD and that the scope and extent of PC5 as notified is significantly limited in scale and approach to realise a substantial contribution to feasible housing supply and capacity. It therefore fails to achieve the outcomes required by the NPS-UD.
 - 3.6 The Submitter is concerned that the 2-year period within which HDC has had the opportunity to assess residential intensification in Hastings and respond with a meaningful MRZ approach and provisions has now passed. Assessment, comprehensive engagement and an associated Plan Change to enable Medium Density development typologies in a cohesive manner could reasonably have been developed in this period, based upon available existing information, and undertaking further analysis to assess the effectiveness of the provisions.

4. ***Sets a coherent and long-term zoning framework for the delivery of medium density housing to provide direction and certainty for the community as to areas where medium density housing is planned to be progressively developed.***

Gives meaningful effect to minimising barriers that constrain the ability to deliver medium density housing typologies at a rate, a scale and in locations that maximise the accessibility of housing to a full range of social, commercial, and recreational facilities.

- 4.1 The pattern of MRZ zoning proposed under PC5 does not create the potential for a substantial contribution to the housing stock of Hastings as it is limited in scope, “erratic” in its location and involves the “rezoning” of areas that were already able to be developed under the current plan provisions. No significant additional areas dedicated to MRZ have been added in PC5 to the extent that there is an appropriate response to the intensification directives set out in the NPS UD.
- 4.2 The zoning pattern proposed for the MRZ is further undermined by the continued ability to develop Comprehensive Residential Development in the Hastings/Havelock General Residential Zone. While there are some sites (scale, location attributes) and potential areas of Hastings where these forms of development may well be appropriate, such locations do not provide the greatest degree of accessibility to the full range of services and facilities within the CBD areas. The resulting pattern of land development is progressively “fragmented” and undermines the intent and outcomes sought by a dedicated MRZ zone against which standards and outcomes can be more clearly realised.
- 4.3 As a Tier 2 Local Authority, it is considered appropriate that a minimum of a 400m walkable catchment around the Hastings/Havelock CBD be identified and that a comprehensive MRZ be placed over that area. It is acknowledged that there are some areas of character residential and other precincts which may be appropriate considered for exclusion from that zoning, in which case the zoning may be adjusted in certain areas, however the substantive framework of a comprehensive MRZ sleeved around the main commercial areas of Hastings/Havelock represents a meaningful response to the NPS-UD directives.
- 4.4 Conversely, there are other key sites that are close to the 400-metre walkable catchment that have potential to be up zoned and provide meaningful development capacity but appear to have not been considered by Council.
- 4.5 An “exemplar” map is appended to this submission which denotes an initial 400m walkable catchment analysis and how that could translate into a comprehensive MRZ. It is noted that this “sleeve” zoning approach has been adopted by many Councils around NZ, including the recent Waikato District Plan review.
- 4.6 This approach will enable greater choice of sites for development, greater potential for the acquisition of existing sites and their amalgamation into larger development sites for CRDs and maximise the catchment density around the CBD areas of the District. Such an approach is considered to reflect the outcomes sought by the NPS-UD for a Tier 2 Local Authority.

5. ***Is based upon current spatial analysis, an economic assessment of feasible development vs plan enabled development capacity; projected uptake and that the capacity provided through PC5 achieves the requirements of the NPS-UD and the intensification targets set out in the RPS and HPUDS as well as quantifiable evidence that the HBA is being meaningfully addressed.***

Is capable of giving meaningful and timely effect to the intensification vs greenfield targets contained within the Regional Policy Statement ("RPS") and the provisions of the Heretaunga Plains Urban Development Strategy 2010 ("HPUDS").

- 5.1 The RPS and HPUDS include ratio targets for infill vs greenfield development. The Submitter can find no analysis undertaken that PC5 can give meaningful effect to the targets set for urban intensification under POL UD7 in the Regional Policy Statement.
- 5.2 The Submitter is concerned that the extent of PC5 in the zoning approach has not been subjected to an assessment of "feasible development" as that term is defined within the NPS-UD vs Plan enabled".
- 5.3 The extent of the zoning for a dedicated MRZ does not maximise the extent within which sites can be identified and assessed for their ability to accommodate such development. This is considered important to realise medium development at a scale which is viable and at a scale which also makes a positive contribution to the desired urban design outcomes.
- 5.4 Site size, infrastructure constraints and other existing site features may well render many of the sites identified as unsuitable or unviable for development with a resulting low uptake of development. It is noted that many of the sites identified will incur significant site clearance costs before they can be readied for development. On smaller sites, this renders such development economic as opposed to a greenfield location. This level of assessment appears not to have been undertaken.

6. ***Sets out a clear and concise suite of Objectives, Policies, Rules, and Standards (including definitions) which avoid duplication with existing zone provisions and avoid overly restrictive, complex, and multi-layered assessments.***

Demonstrates the matters above are achieved through a robust s.32 assessment and associated supporting analysis and documentation.

- 6.1 The provisions as notified (including the Assessment Framework) are complex, entail significant duplication and layers of assessment with the result that the intent of the MRZ is significantly "watered down" by the corresponding provisions within the GRZ. Consequently, it is unclear as to what is the overall desired urban form outcome is for each zone. The proposed provisions increase the level of interpretation and processing complications for decision makers and do not readily achieve an appropriate level of plan enabled development.
- 6.2 In respect of provisions governing the provision of infrastructure to service medium density development, Rule MRZ S14 places significant uncertainty and cost directly

onto an applicant where the NPS-UD conversely defines development capacity as being both plan enabled and infrastructure ready. Rule MRZ S14 signals that there is a level of uncertainty as to whether sites zoned are indeed able to provide meaningful development capacity given that HDC are required to sign off to confirm that capacity either is available or will be at the time of connection to those services.

- 6.3 The Submitter is concerned that the s.32 report appears to have no supporting technical documentation publicly available to support the conclusions reached. The Submitter does not consider that the proposed provisions and maps within PC5 are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction, and regional alignment.
- 6.4 The s32 analysis has not appropriately analysed and considered other reasonable options to justify the proposed plan provisions. It is noted that the Future Development Strategy is intended to provide the basis for further up zoning once that document is completed. That approach is not one that is considered to represent an appropriate response to intensification within the timeframes identified by the NPS-UD (Policy 5 and Part 4) as it is understood that the FDS will not be due for completion until mid-2024.
- 6.5 The Submitter considers that the intervening period represents an unacceptable “lag” time within which medium density housing can be meaningfully enabled at a scale and a location which gives effect to the NPS-UD. The provision of housing choice in appropriate locations is therefore considered to be further constricted.
- 6.6 This is particularly important given the directives of the National Policy Statement on Highly Productive Soils which have rendered greenfield development more constrained until soil mapping has been completed by HBRC. It is therefore more important that PC5 enables a significant contribution to the provision of housing within the existing urban area in the intervening period and that the FDS process is not relied upon to enact further zonings (i.e., further Plan Changes after the FDS is completed).

7. The Submitter seeks the following relief:

- 7.1 That HDC fulfil its urban development functions as required under the NPS-UD by:
 - a) The full withdrawal of PC5; or
 - b) If PC5 is not withdrawn, such further actions, assessment and amendments to the provisions and associated maps to give full effect to the matters raised in this submission (noting that this may entail further engagement and consultation with the community); and
 - c) Any other alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Signed on behalf of The Submitter:

A handwritten signature in black ink, appearing to be 'Phil Stickney', written in a cursive style.

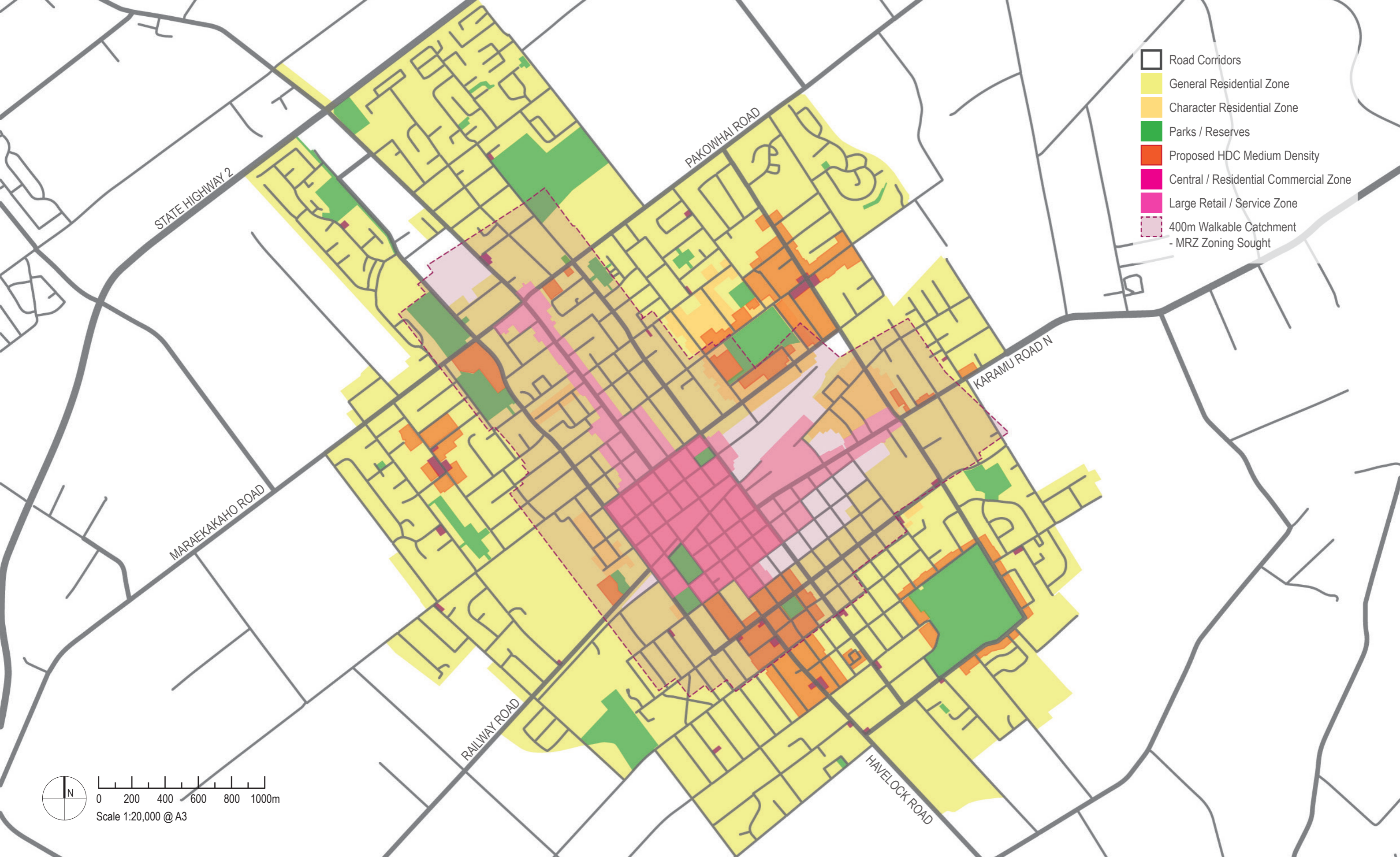
Phil Stickney – Technical Director- Planning and Land Development

Development Nous Limited

(authorised signatory to sign on behalf of The Submitter)

Date: 25th November 2022

Attachments: - Exemplar- Indicative mapping pattern sought – Hastings MRZ



NOTES:

- This plan has been produced for discussion purposes only.
- Final boundaries are subject to resource consent approval and final land transfer survey.
- Easements may be necessary for cross boundary services.
- Details preliminary and are subject to Structural and Civil Engineering detail design

14/11/2022 Revision A [H20220091]

Exemplar - Suggested Changes to proposed MDR2 - HASTINGS

