

**Ian RAKURAKU**

Submission 079

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#22]  
**Date:** Monday, 21 November 2022 7:49:20 AM

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Full name *	Ian rakuraku
Postal address *	<input type="checkbox"/> 900 Tomoana Road/2 Hastings 4120 New Zealand
Email address *	<a href="mailto:w_rakuraku@hotmail.com">w_rakuraku@hotmail.com</a>
Phone number *	0273218411
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"><li>• The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.</li><li>• The number of houses that can be built on a site</li><li>• The removal of the need for affected parties consents or neighbours approval</li></ul>
	District Plan change 5 proposals, MRZ – Medium Density Residential Zone
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 am opposed to the District Plan change 5 proposals, MRZ – Medium Density Residential Zone.
My submission is that: (State in summary the nature of your submission. Clearly indicate whether	To not move forward with the District Plan change 5 proposals, MRZ – Medium Density Residential Zone.

you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

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**Michael REID**

Submission 080

Plan Change 5



**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#20]  
**Date:** Sunday, 20 November 2022 1:46:03 PM

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Full name *	Michael Reid
Postal address *	<input type="checkbox"/> 24 Christie Crescent Havelock North 4130 New Zealand
Email address *	<a href="mailto:michaeljreidnz@gmail.com">michaeljreidnz@gmail.com</a>
Phone number *	02102390172
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	Emma-Lynn Donadieu
Postal address	<input type="checkbox"/> 24 Christie Crescent Havelock North 4130 New Zealand
Email address	<a href="mailto:emmalynn.donadieu@gmail.com">emmalynn.donadieu@gmail.com</a>
Phone number	0223527501
Do you want to be heard in support of your submission? (Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard)	Yes
If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?	No
Could you gain an advantage in trade competition through this submission? *	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
My submission relates to the following proposed elements of Plan	<ul style="list-style-type: none"><li>• The number of houses that can be built on a site</li><li>• The removal of the need for affected parties consents or</li></ul>

Change 5:

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)

MRZ-16 notification, MRZ-O2, MRZ-S7, MRZ-O1-MRZ-O2, MRZ-S1a/MRZ-S1b

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 do not support the following provisions:

MRZ-16 notification: The removal of the right of existing neighbouring residents – who typically dwell in single-storey dwellings – to object to the building of two- or three-storey townhouses as close as 1m off their boundary represents a deeply concerning loss of rights for existing rate-paying residents in Hastings/Havelock North. While this may be appropriate if the development consists of like-for-like single-storey properties, neighbours should retain the right to object to buildings two or three times as high as the surrounding properties, where there would be a significant impact on light, privacy, and property values.

MRZ-O2: While MRZ-O2 lists several environmental ideals (privacy, access to sunlight, safe pedestrian and/or vehicle access and carparking) for future residents and neighbours of planned developments, the planned medium-density designation along Porter Drive, in particular, the area that houses the current bowling green, will not achieve these ideals for existing rate-paying homeowners in the area. The bowling green in Havelock North is surrounded on two sides by single-storey properties. The properties at the southern end of the bowling green have their main living areas facing out onto the bowling green. Two- or three-storey developments at the northern boundary of these properties, with their main outdoor living spaces facing north (per MRZ-S7) would mean our outdoor living space would face onto the back of proposed properties two or three times higher than our property, as close as 1 m off of our boundary, which would block all our sunlight (especially during winter months), negatively impact the privacy of our outdoor living space, and negatively impact the value of our property. Thus, the ideals proposed would enable future residents of medium-density developments to benefit from the very freedoms you are taking away from existing homeowners.

Moreover, the area along Porter Drive is already very congested, especially during school drop off and pick up times. With additional planned developments up Middle Road and Havelock Road, together with a much larger supermarket being built, this will likely increase traffic flow into this area of the village. Having medium density housing along that road will make it even more congested and pose a danger to children walking or cycling to school/pedestrians with additional traffic turning on to and off of Porter Drive.

MRZ-O1-MRZ-O2: Current infrastructure has demonstrated that it is thoroughly incapable of supporting further intensive development. Stormwater cannot be added to in Christie Crescent, water restrictions cover Havelock North all summer and there have been consistent water management issues/leaks across the whole network over the last few years, especially down Campbell Street and onto Porter Drive – the area where there is a significant concentration of proposed medium density housing classifications. Parking in central Havelock North is already incredibly restricted, schools are overcrowded, and waiting for an appointment with a doctor takes weeks. Looking to add medium density housing to the village to the level proposed will

only compound these problems. The “Village” lifestyle is no longer, due to already increasing housing developments on the fringes of Havelock North.

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

MRZ-16 notification: retain the requirement for developers to notify existing residents who will be directly affected by the building of two-storey or three-storey developments and retain the right of existing residents to object to, or seek alterations to, proposed development plans for two-storey and three-storey dwellings so as to limit the effect of proposed developments on the privacy, light etc. of surrounding residential properties.

MRZ-O2: Add a specific clause requiring that developers demonstrate to affected residents that their proposed development will not negatively impact their light (particularly during winter months) or privacy, for example, by using scaffolding to demonstrate the height, and therefore the impact of, proposed buildings.

MRZ-O1-MRZ-O2: Reduce the number of areas proposed for medium density housing along Porter Drive in Havelock North due to the existing congestion and additional traffic flow from proposed developments on Middle Road and Havelock Road, and due to the poor water management infrastructure along Campbell Street and Porter Drive.

MRZ-S1a/MRZ-S1b: Reduce the maximum proposed height of buildings from 11-12m to the height of a single-storey, or maximum two-storey building, in keeping with the existing character of Havelock North residential areas.

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# **RETIREMENT VILLAGES ASSOCIATION of NZ**

Submission 081

Plan Change 5

**From:** [Alice Hall](#)  
**To:** [Policy Team](#)  
**Cc:** [Luke Hinchey](#); [Hadleigh Pedler](#)  
**Subject:** PC5 submission - Retirement Villages Association  
**Date:** Friday, 25 November 2022 4:53:15 PM  
**Attachments:** [Plan-Change-5-Submission-Form - RVA.pdf](#)  
[PC5 - RVA Submission.pdf](#)

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Good afternoon

Please find **attached** a submission from the Retirement Villages Association of New Zealand Incorporated (and the accompanying form) on Plan Change 5 to the Hastings District Plan.

Kind regards

Alice

Alice Hall

Solicitor

**Chapman Tripp**

D: +64 9 357 9082

[www.chapmantripp.com](http://www.chapmantripp.com)

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## Submission on Hastings District Plan

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

Submissions can be:

Posted to:

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

Delivered to:

Civic Administration  
Building  
Hastings District Council  
Lyndon Road East  
Hastings

Electronically:

Via  
[www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)  
Or Email:  
[policyteam@hdc.govt.nz](mailto: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)

Luke Hinchey

**Company Name** (if applicable)

On behalf of the Retirement Villages Association of New Zealand Incorporated

**Postal Address** (required)

c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1024

**Email Address** (required)

[Alice.hall@chapmantrip.com](mailto:Alice.hall@chapmantrip.com) AND [luke.hinchey@chapmantrip.com](mailto:luke.hinchey@chapmantrip.com)

**Phone Number** (required)

+64 9 357 2709

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

As above

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

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

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

**Please feel free to use additional sheets if necessary.**

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

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

See attached submission

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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)

See attached submission

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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.)

See attached submission

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

See attached submission

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

Signature: \_\_\_\_\_ Date: 25/11/22

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



**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR  
PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To** Hastings District Council

Name of submitter: Retirement Villages Association of New Zealand Incorporated (RVA)

- 1 This is a submission on Hastings District Council's (*Council*) proposed amendments to the Hastings District Plan (*District Plan*): Right homes, right place (*PC5*).
- 2 The RVA has a significant interest in how PC5 provides for and regulates retirement village and aged care provision in the Hastings District (*District*), given the existing and predicted demand for such accommodation. The RVA wishes to ensure that PC5 appropriately provides for retirement villages and all related activities so that the District Plan enables proportionate, flexible, efficient and effective consenting processes.
- 3 The RVA could not gain an advantage in trade competition through this submission.

**BACKGROUND**

**Retirement Villages Association**

- 4 The RVA is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand. The RVA has 407 member villages throughout New Zealand, with approximately 38,520 units that are home to approximately 50,000 older New Zealanders, roughly equivalent to the population of Timaru. This figure is 96% of the registered retirement village units in New Zealand.
- 5 The RVA's members include all five publicly-listed companies (Ryman Healthcare, Summerset Group, Arvida Group, Oceania Healthcare and Radius Residential Care Ltd), other corporate groups (such as Metlifecare and Bupa Healthcare) independent operators, and not-for-profit operators such as community trusts, religious and welfare organisations.

**Ageing population and the retirement living crisis**

- 6 The proportion of older people in our communities compared to the rest of the population is increasing. Soon, there will be more people aged 65+ than children aged under 14 years.<sup>1</sup> By 2034, it is expected that New Zealand will be home to around 1.2 million people aged 65 and over, just over a fifth of the total population.<sup>2</sup>
- 7 The growth in the 75+ age bracket is also increasing exponentially (as illustrated by the graph below). It is estimated that 332,000 people in New Zealand were aged

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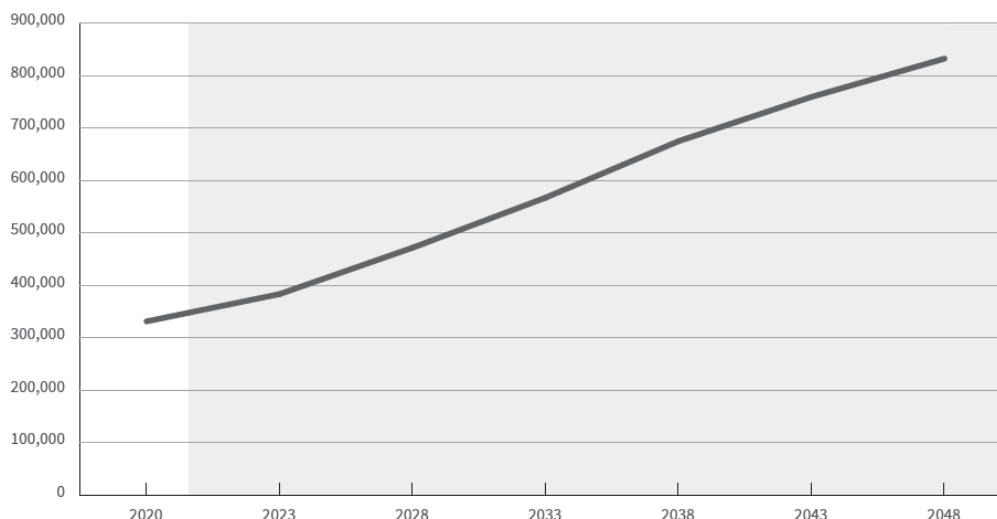
<sup>1</sup> Better Later Life – He Oranga Kaumatua 2019 to 2034, page 6.

<sup>2</sup> Ibid.



over 75 in 2020. By 2048, the population aged 75+ is forecasted to more than double to 833,000 people nationally.<sup>3</sup> In Hastings, the growth in the 75+ age bracket is even greater. The 2018 census estimated 5,880 people were aged over 75. By 2048, this number is forecasted to almost triple to 15,320.<sup>4</sup>

**Figure 1** 75+ years population 2020 - 2048



Source: JLL Research and Consultancy; Statistics New Zealand (medium forecast scenario)

- 8 Retirement villages already play a significant part in housing and caring for elderly people in New Zealand. Currently, 14.3% of the 75+ age group population live in retirement villages, a penetration rate that has risen from around 9.0% of the 75+ age population at the end of 2012.<sup>5</sup> In Hastings, 21% of the 75+ age group population live in a retirement village,<sup>6</sup> which, combined with the District's overall projected 75+ population growth, suggests there will be a significant increase in demand for retirement villages in the District. It is also likely that the New Zealand participation rate will continue to increase over time.

- 9 Information about the nature of retirement villages and their residents is contained in **Appendix 1**.

### **Shortage of retirement villages**

- 10 New Zealand's demographic changes are resulting in major new pressures on social and health services. Housing is a key issue. Many of New Zealand's older residents are living in unsuitable accommodation. This may be due to physical constraints such as living in a large house that is expensive, difficult to maintain and heat properly and/or has barriers to mobility such as stairs or having to travel too far to reach amenities and health services.
- 11 Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, separated from family and friends due to their increasing mobility restrictions.

<sup>3</sup> Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2021, page 7.

<sup>4</sup> Statistics New Zealand, Subnational population projections, by age and sex, 2018(base)-2048.

<sup>5</sup> Jones Lang LaSalle, NZ Retirement Village Database White Paper, June 2021, page 15.

<sup>6</sup> Statistics New Zealand, 2018 Census.

- 12 These factors have led to demand for retirement village accommodation outstripping supply. The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow. It is anticipated that at least 10 new large scale villages each year are going to be required across New Zealand, just to keep up with demand over the next 20 years.

### **Benefits of retirement villages**

- 13 Retirement villages provide appropriate accommodation and care for one of the most vulnerable sectors of our community. They allow older people to continue living in their established community, while down-sizing to a more manageable property (i.e. without stairs or large gardens). Retirement village living provides security, companionship and peace of mind for residents.<sup>7</sup> Residents will also, in most cases, have easy access to care and other support services.
- 14 The retirement village sector also contributes significantly to the development of New Zealand's urban areas, and the particular challenges urban areas face.
- 15 Retirement villages help to ease demand on the residential housing market and assist with the housing supply shortage in New Zealand. That is because growth in retirement village units is faster than growth in the general housing stock. And, the majority of new villages are located in major urban centres. New build data from Statistics NZ shows that retirement village units constituted between 5% and 8% of all new dwellings between June 2016 and June 2021.
- 16 The retirement village sector allows older New Zealanders to free up their often large and age-inappropriate family homes and move to comfortable and secure homes in a retirement village. The RVA estimates that around 5,500 family homes are released back into the housing market annually through new retirement village builds. This represents a significant contribution to easing the chronic housing shortage. A large scale village, for example, releases approximately 300 houses back onto the market to be more efficiently used by families desperate for homes. To illustrate, retirement units are generally occupied by an average of 1.3 people per unit, compared to an average of 2.6 people per standard dwelling.
- 17 The retirement village sector also produces other broader benefits:
- 17.1 The sector employs approximately 19,000 people to support day-to-day operations. Between 2018 and 2026, approximately 9,500 new jobs will have been created from construction of new villages. The sector contributes around \$1.1 billion to New Zealand's GDP from day-to-day operations.<sup>8</sup>
- 17.2 The contribution of retirement village construction is also substantial. For example, a large scale new village will cost in the order of \$100-\$200 million to construct. Retirement village construction is also expected to employ

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<sup>7</sup> PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018). Brown, N.J., "Does Living Environment Affect Older Adults Physical Activity Levels?". Grant, Bevan C. (2007) 'Retirement Villages', *Activities, Adaptation and Aging*, 31:2, 37-55.

<sup>8</sup> PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018) page 4.

approximately 5,700 FTEs each year.<sup>9</sup>

17.3 Retirement villages also support district health boards by providing health care support for residents that would otherwise be using the public healthcare system. Villages thereby reduce “bed blocking” in hospitals.

17.4 Due to the lower demand for transport (including because of on-site amenities), retirement villages contribute proportionately less to transport emissions than standard residential developments. Operators also invest in a range of other methods to reduce carbon emissions from the construction and operation of villages.

### **National Policy Statement on Urban Development 2020**

- 18 Hastings District Council is a Tier 2 Territorial Authority under the Resource Management Plan 1991 (*RMA*). Accordingly, Council must give effect to relevant parts of the National Policy Statement on Urban Development 2020 (*NPSUD*). In particular, Policy 5 requires district plans of tier 2 urban environments to enable density of urban form commensurate with the greater of the level of accessibility or relative demand for housing and business.
- 19 The NPSUD is designed to improve the responsiveness and competitiveness of land and development markets. In particular, it requires local authorities to open up more development capacity, so more homes can be built in response to demand. The NPSUD provides direction to make sure capacity is provided in accessible places, helping New Zealanders build homes in the places they want, close to jobs, community services, public transport and other amenities.<sup>10</sup>
- 20 The NPSUD recognises that well-functioning Urban Environments require a “variety of homes” to meet the needs of different households (Policy 1). It also requires that “New Zealand’s Urban Environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations” (Objective 4). Further, the NPSUD recognises that amenity values can differ among people and communities and also recognises that changes can be made via increased and varied housing densities and types (Policy 6).
- 21 As concluded by the Environment Court<sup>11</sup> in relation to the NPSUD predecessor, the NPSUDC, the intention of these NPS documents is to be primarily enabling. The documents are designed to provide opportunities, choices, variety and flexibility in relation to the supply of land for housing and business. The NPSUD framework is effectively designed to encourage development of land for business and housing, not to close off opportunity.
- 22 The RVA considers PC5 can better align with the NPSUD by providing for a range of housing types, in particular retirement villages and the specific needs of older persons.

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<sup>9</sup> PWC ‘Retirement village contribution to housing, employment, and GDP in New Zealand’ (March 2018) page 4.

<sup>10</sup> Introductory guide to the National Policy Statement 2020, Ministry for the Environment, July 2020, page 6.

<sup>11</sup> *Bunnings Limited v Queenstown Lakes District Council* [2019] NZEnvC 59.

## **SUBMISSION ON PC5**

### **Introduction**

- 23 While the RVA supports the PC5 changes that encourage residential developments, it is concerned that PC5, in its current form, fails to adequately address the critical need for retirement accommodation and care in Hastings. Its provisions will not ensure the construction, operation and maintenance of retirement villages can occur efficiently and effectively. Key issues are that PC5:
- 23.1 Includes retirement villages within the definition of 'comprehensive residential developments', resulting in retirement villages being assessed by the same criteria as other housing developments, despite their differing functional and operational needs and uses;
  - 23.2 Does not recognise the strategic importance of providing for the ageing population; and
  - 23.3 Fails to recognise the unique characteristics and needs of retirement villages, compared to other residential typologies.
- 24 The RVA's submission relates to PC5 in its entirety to the extent that any provisions relate to or regulate retirement villages and ancillary activities. The specific provisions of PC5 that the RVA's submission relates to are:
- 24.1 Definitions;
  - 24.2 Residential Overview;
  - 24.3 Medium Density Residential Zone;
  - 24.4 Hastings Residential Environment;
  - 24.5 Havelock North Residential Environment; and
  - 24.6 Flaxmere Residential Zone.
- 25 In order to meet the sustainable management purpose of the RMA and the relevant higher order policy documents, as well as to respond to the housing and care needs of the District's older persons, the RVA considers it essential that PC5 appropriately enables and encourages retirement villages within these chapters.
- 26 Providing for retirement villages will encourage a range of diverse accommodation options, which will play a significant part in addressing housing and care shortages and affordability issues. It will enable more housing and care options in areas where there is high demand. Such provision will enable elderly residents to remain in their local area, living in accommodation and receiving care appropriate to their needs.
- 27 Acknowledging the existing low population density in the District, the RVA notes that generally sites in existing residential areas that are appropriate for retirement villages are extremely rare, due to the need for sites to be large enough to accommodate all parts of a village and be located in close proximity to community services and amenity.
- 28 Given Hastings is experiencing a prolonged period of population growth, large sites will become an increasingly rare resource. PC5 provides an opportunity to ensure sites are developed efficiently to maximise benefits. This approach is consistent

with the enabling intensification approach of the NPSUD. More flexible and tailor-made provisions for retirement villages will ensure that the District's housing supply crisis is addressed more efficiently and effectively.

### **PC5 and its relationship to retirement villages and ageing population**

- 29 The RVA considers PC5, as it relates to retirement villages:
- 29.1 Will not promote the sustainable management of natural and physical resources;
  - 29.2 Will not promote the efficient use and development of natural and physical resources;
  - 29.3 Is contrary to good resource management practice;
  - 29.4 Does not comply with the requirements of section 32 of the RMA, particularly in that the provisions are not the most appropriate means of achieving the relevant plan objectives having regard to their efficiency and effectiveness and taking into account benefits, costs and risks;
  - 29.5 Does not provide a planning framework that adequately provides for retirement villages taking into account their functional and operational needs and effects; and
  - 29.6 Is otherwise inconsistent with the relevant provisions of the RMA, including the purposes and principles of the RMA under Part 2.
- 30 The section 32 report notes the increase in retirement dwellings in Napier and Hastings, and the shift towards higher density developments such as retirement villages.<sup>12</sup> However, PC5 does not consider the needs of older community members for appropriate accommodation, or address retirement villages at all.
- 31 Without limiting the generality of the above, other more specific reasons for the RVA's opposition have been provided throughout this submission, with proposed amendments to Definitions provided below and a proposed retirement village planning framework to be inserted into the Plan provided in **Appendix 2**.

### **Submissions on specific provisions**

#### ***Retirement Village***

- 32 The RVA supports PC5's introduction of the National Planning Standard definition of 'retirement village'. However it opposes the definition only applying to the MDRZ. This means two different definitions of retirement village will apply depending on the zone, which will create confusion and complexity, and is highly unusual.
- 33 The section 32 assessment and associated material do not explain why separate definitions are applied. Given the desirability of standardising definitions and the high degree of overlap between the two definitions, the RVA proposes the pre-existing definition of retirement village is removed and the new definition applies throughout the Plan as follows:

*Retirement Village (in the Medium Density Residential Zone): means a managed comprehensive residential complex or facilities used to provide*

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<sup>12</sup> Section 32 Summary Evaluation Report, 27 October 2022, at 5.3.2.

*residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.*

**Comprehensive residential development**

- 34 The RVA opposes PC5's inclusion of retirement villages within the definition of 'comprehensive residential development' (i.e. residential development involving 2 or more new residential units). Bundling retirement villages within this definition fails to recognise the positive effects of retirement villages, including provision for the ageing population and that the nature and effects of retirement villages are different to other higher density residential activities. It is not appropriate or desirable for retirement villages to be subject to the same controls and assessment criteria as general residential developments.
- 35 For example, the Plan encourages comprehensive residential development to occur in areas where there is accessibility to parks, services, employment and public transport. Such features have less relevance to retirement village residents given most of their needs are catered for onsite, and they travel far less than typical housing residents.
- 36 As set out above and in **Appendix 1**, retirement villages have unique characteristics and benefits that merit a specific rule and assessment framework. Accordingly, the RVA proposes an amendment to remove retirement villages from the definition of 'comprehensive residential development' as follows:

*Comprehensive Residential Development: means residential development that comprises 2 or more new or additional principal residential units and incorporates an overall integrated design of buildings, infrastructure and landscaping. Comprehensive residential development can occur separately as a land use application or concurrently with a subdivision application.*

*For the avoidance of doubt, retirement villages are not considered to be comprehensive residential developments...*

**Residential Zones Overview, Medium Density Residential Zone, Hastings Residential Environment, Havelock North Residential Environment and Flaxmere Residential Zone**

- 37 The proposed new residential zones overview sets out objectives and policies for all residential zones in the District. There is currently no retirement village specific policy. The RVA considers it appropriate that these higher level objectives and policies include support for the aging population.
- 38 Policy direction in the MDRZ enables comprehensive residential development, but no retirement village specific policy direction. Comprehensive residential development is either a controlled or restricted discretionary activity within the MDRZ, depending on compliance with zone standards.
- 39 The RVA specifically objects to proposed objectives and policies that seek to guide and direct the future character of the Medium Density Residential Zone (MDRZ) by limiting development forms. For example, MRZ-O2 and MRZ-P3 provide strong direction that an urban form of only two to three storeys is required in the MDRZ.

This strong direction does not align with the intended outcomes of the NPSUD,<sup>13</sup> or the policy framework within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*) which provides for more flexibility including three storey buildings as one type of housing, not a maximum height limit. Accordingly, the RVA seeks amendments to the policy framework so these provisions are framed more flexibly.

- 40 The RVA considers additional, specific objectives and policies are needed to address the NPSUD and better enable the provision of a diverse range of retirement housing and care options in the District. The RVA considers that this can be most appropriately achieved by a retirement-village specific objective, policy and rule framework. This framework is front-ended by an objective to recognise and enable the housing and care needs of the ageing population. This objective is supported by policies and rules (including notification rules and standards), as set out in Appendix 2. The RVA seeks that these provisions apply in all areas and zones that are part of PC5. Modifications to the proposed rules may be required in areas other than the MDRZ, to reflect the different development standards in these other areas and zones.
- 41 The additional objectives and policies sought by the RVA recognise (a) the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community; along with (b) recognising the need to provide for a range of housing and care options for older people; and (c) the unique functional and operational needs of retirement villages.
- 42 Provision should be made for retirement villages as a restricted discretionary activity status with matters of discretion to be clear and focused on the effects of retirement villages that matter in the medium density and other residential zones. The RVA also considers the policy framework within the Enabling Housing Act should inform the matters of discretion. Matters of discretion should provide for efficient use of larger sites and for the functional and operational needs of retirement villages to be taken into account when assessing effects. They should also recognise the positive effects of retirement villages, as outlined earlier in this submission.
- 43 The RVA seeks that these provisions replace the other provisions for comprehensive residential developments that would otherwise apply to retirement villages, save for infrastructure servicing provisions. In that regard, the RVA specifically opposes the Hastings Medium Density Framework applying to retirement villages (MRZ-R16). It also opposes the Hastings Residential Design Guide applying to retirement villages, which is not fit for purpose for this housing type (e.g. MRZ-P4-P5).
- 44 Finally, the RVA notes that a key issue for its members is the overly cautious approach most councils take when making notification decisions. Although public participation has an important role in the RM system, it must be proportional to the issues at hand. It is only beneficial, and should only be required, where notification is likely to uncover information that will assist the decision-making process. The costs of public notification are too high for it to be required simply for persons to 'be heard'.
- 45 Applications for residential activities that are anticipated in the relevant zone (i.e. through restricted discretionary activity status) should not be publicly notified, as is the convention in the Enabling Housing Act for medium density zones. Rather, the

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<sup>13</sup> Policy 3 of the NPS-UD provides policy direction for *at least* six storeys within walkable catchments in tier 1 urban environments.

time for public participation is at the plan making stage where residential zones and appropriate/inappropriate activities can be clearly identified. Limited notification should remain available but only where it will benefit the decision-making process, i.e. where an application is in breach of the relevant standards and there are minor or more than minor effects.

- 46 In this respect the RVA considers PC5 should align with the Enabling Housing Act, which precludes both public notification for residential proposals and limited notification for residential proposals that comply with the relevant standards.<sup>14</sup>
- 47 Accordingly, the RVA seeks relief in the form of additions to PC5 to address the submission points above, as set out in Appendix 2 and above.

### **DECISION SOUGHT**

- 48 The RVA seeks:
- 48.1 The relief set out above throughout this submission and in Appendix 2; and
- 48.2 Any alternative or consequential relief to address the RVA's concerns, including amendments or deletion of any objectives, policies and rules to better enable retirement villages in the Hastings District Plan.
- 49 The RVA wishes to be heard in support of the submission.
- 50 If others make a similar submission, the RVA will consider presenting a joint case with them at a hearing.

For and on behalf of Retirement Villages Association of New Zealand Incorporated by John Collyns

---

**John Collyns**  
Executive Director

**Contact details:**  
Retirement Villages Association  
P O Box 25-022, Featherston St, Wellington 6142  
Telephone: 04 499 0449 | Email: [john@retirementvillages.org.nz](mailto:john@retirementvillages.org.nz)

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<sup>14</sup> RMA, Schedule 3A, clause 5.



## APPENDIX 1 – RETIREMENT VILLAGES

### Retirement villages

- 1 'Retirement village' is an umbrella term given to all types of retirement living. There are two main types of retirement villages - 'comprehensive care villages' and 'lifestyle villages':
  - 1.1 Comprehensive care retirement villages provide a full range of living and care options to residents from independent living, through to serviced care, rest home, hospital and dementia level care.
  - 1.2 Lifestyle retirement villages focus mostly on independent living units with a small amount of serviced care provided on a largely temporary basis.
- 2 Approximately 66% of registered retirement villages have some level of aged residential care within the village. Approximately 18,570 aged care beds are part of a retirement village, which is 49% of all age care beds in the country.<sup>15</sup>
- 3 'Retirement village' is defined in section 6 of the Retirement Villages Act 2003 (RV Act) as:

*... the part of any property, building, or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities, or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and for which the residents pay, or agree to pay, a capital sum as consideration and regardless of [various factors relating to the type of right of occupation, consideration, etc]...*

### RV Act

- 4 The retirement village industry is regulated by the RV Act, associated regulations, and code of practice.
- 5 The RV Act in particular is an important safeguard for retirement village residents. It was enacted to protect the interests of retirement village residents and intending residents, including their financial and occupancy interests. The RV Act is also intended to provide an environment of security and protection of rights for retirement village residents.<sup>16</sup>
- 6 Restricting the application of any retirement village-specific policies in the NPSUD to "registered retirement villages pursuant to the RV Act" will ensure that only registered villages are covered, and there is no policy creep to conventional residential developments that might promote themselves as 'retirement villages' without the RVA Act protections.
- 7 One method contained in the RV Act to protect the financial and occupancy interests of residents, is a requirement for a memorial to be registered on the relevant certificates of title. The memorial means that the holder of a security interest cannot dispose of a retirement village, disclaim any occupation right agreement, or evict

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<sup>15</sup> Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2020, page 26.

<sup>16</sup> Retirement Villages Act 2003, section 3.

any resident unless all residents of the retirement village have received independent legal advice and at least 90% of those residents have consented in writing.

- 8 The memorial requirement reflects the importance of ensuring retirement village residents have an absolute right to live in their units and access the village amenities, and are not forced to relocate at such a vulnerable stage of their life.

**Retirement village residents**

- 9 Residents choose to move into retirement villages as they provide purpose built, comfortable and secure dwellings, with a range of tailored on-site recreational amenities and care services. Residents often elect to move into a village because of a particular need, such as an existing or anticipated medical condition.

## APPENDIX 2 – PROPOSED RETIREMENT VILLAGE PLANNING FRAMEWORK

### OBJECTIVES

**In the residential overview chapter and medium density residential zone, add:**

<b>MDR-Ox</b>	<b>Ageing population</b>  Recognise and enable the housing and care needs of the ageing population.
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### POLICIES

**In the sections applying to the medium density residential zone, Hastings residential environment, Havelock North residential environment and Flaxmere residential zone, add:**

<b>MDR-Px</b>	<b>Changing communities</b>  To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the medium density residential zone will change over time to enable a variety of housing types with a mix of densities.
<b>MDR-Px</b>	<b>Larger sites</b>  Recognise the intensification opportunities provided by larger sites within the medium density residential zone by providing for more efficient use of those sites.
<b>MDR-Px</b>	<b>Provision of housing for an ageing population</b>  <ol style="list-style-type: none"><li>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.</li><li>2. Recognise the functional and operational needs of retirement villages, including that they:<ol style="list-style-type: none"><li>a. May require greater density than the planned urban built character to enable efficient provision of services.</li><li>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</li></ol></li></ol>
<b>MDR-Px</b>	<b>Role of density standards</b>  Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.

## RULES

**In the medium density residential zone, add:**

<b>MDR-R1</b>	<b>Retirement Villages, excluding the construction of buildings</b>
1. Activity status: Permitted.	
<b>MDR-R2</b>	<b>Construction of buildings for a Retirement Village</b>
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. The effects arising from exceeding any of the following standards: MDR-S1 – MDR-S4 and excluding a non-compliance that does not trigger limited notification.</li> <li>2. The effects arising from exceeding any of the following standards: MDR-S4 – MDR-S8.</li> <li>3. The effects of the retirement village on the safety of adjacent streets or public open spaces.</li> <li>4. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</li> <li>5. When assessing the matters in (1), (2) and (3), consider: <ol style="list-style-type: none"> <li>a. The need to provide for efficient use of larger sites.</li> <li>b. The functional and operational needs of the retirement village.</li> </ol> </li> <li>6. The positive effects of the construction, development and use of the Retirement Village.</li> </ol> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</p> <p><b>Notification status:</b></p> <p>An application for resource consent made in respect of rule MDR-R2 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule MDR-R2 that complies with MDR-S1–MDR-S4 is precluded from being limited notified.</p>	

<b>MDR-S1</b>	<b>Building height</b>
[Standard to match RMA, Schedule 3A, clause 11]	
<b>MDR-S2</b>	<b>Height in relation to boundary</b>

Add to RMA, Schedule 3A, clause 12(2):	
(d) boundaries adjoining open space and recreation zones, rural zones, commercial and mixed use zones, industrial zones and [add other zones as relevant to each plan, eg special purpose zones].	
<b>MDR-S3</b>	<b>Setbacks</b>
[Standard to match RMA, Schedule 3A, clause 13]	
<b>MDR-S4</b>	<b>Building coverage</b>
[Standard to match RMA, Schedule 3A, clause 14]	
<b>MDR-S5</b>	<b>Outdoor living space</b>
Add to RMA, Schedule 3A, clause 15:	
(3) For retirement units, clause 15(1) and (2) apply with the following modifications:	
(a) The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and	
(b) A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.	
Otherwise amend standard so that it applies to "retirement units".	
<b>MDR-S6</b>	<b>Outlook space</b>
Add to RMA, Schedule 3A, clause 16:	
(10) For retirement units, clause 16(1) - (9) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.	
<b>MDR-S7</b>	<b>Windows to street</b>
Amend RMA, Schedule 3A, clause 17 as follows:	
Any retirement unit facing a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	
<b>MDR-S8</b>	<b>Landscaped area</b>
[Standard to match RMA, Schedule 3A, clause 18 with amendments so that it applies to "retirement units"]	

## **DEFINITIONS**

**Retirement Unit** means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.

**Retirement Village** means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

**Pete ROBERTS**

Submission 082

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** CM: HDC - Proposed Plan Change 5 [#1]  
**Date:** Monday, 31 October 2022 8:18:44 AM

---

Full name *	Pete Roberts
Postal address *	<input type="checkbox"/> 66 Havelock Road Havelock North, Region 4130 New Zealand
Email address *	<a href="mailto:pete@syncosa.com">pete@syncosa.com</a>
Phone number *	0274981987
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"><li>Other (please specify)</li></ul> Greenbelt between Hastings and Havelock North
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)	Objective UD04 Policy UDP11
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 community also recognised that there is a need to keep the identities of distinctive communities such as Havelock North and Hastings separate and therefore a greenbelt should always be maintained between such communities.  I have requested proof that the communities want this.



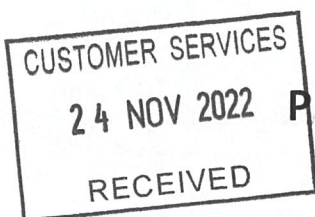
None has been given. Please provide me with the facts that support this statement. Not hearsay or HDC preferences. If you cannot supply proof that the community wants this then please remove this statement and adjust the plan accordingly

I seek the following decision from Hastings District Council (Give precise details.)	Please provide current proof and facts that support this statement and therefore this policy
--	--

**Kevin RUTHERFORD**

Submission 083

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](http://www.myvoicemychoice.co.nz)

Or Email:

[policyteam@hdc.govt.nz](mailto: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)

Kevin Rutherford

**Company Name** (if applicable)

**Postal Address** (required)

102 Grove Road

**Email Address** (required)

**Phone Number** (required)

06 8760 392

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

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

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

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

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: [Signature] Date: 22/11/22

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

**Melissa RUTHERFURD**

Submission 084

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#38]  
**Date:** Wednesday, 23 November 2022 8:42:23 PM

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Full name \* Melissa Rutherford

Postal address \* ☐ 912 Rimu Street Mahora  
Hastings 4120  
New Zealand

Email address \* [melissa\\_rutherford@yahoo.com](mailto:melissa_rutherford@yahoo.com)

Phone number \* 0210506055

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

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

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

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

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

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

Please find below all the sections of the plans which are not legal and why they should not be allowed to go ahead with this development on Rimu Street in Mahora. There are numerous things in their proposal which are not compliant and they state that their proposal is NON-COMPLIANT!!

30.1.8.1 (1) (2) Subdivision Design– The proposal for all the entire 10 sites DOES NOT meet the minimum net size of 350m2 per site! Some of the sizes on the plans are less than half this!!!!



How is a site less than 350m<sup>2</sup> supposed to be suitable for children and families!?

30.1.81 (1)(3) Property Access– They have proposed a 5m wide JOAL to run up alongside our house at 912 Rimu Street. This will be approx 1m from our house, right up alongside our childrens bedrooms. Legally this is required to be 6m for over 7+ households– so 1m less than the current legal requirements!!

–The idea of having vehicles for 10 houses running up alongside our house is concerning– most houses have more than one car so where will the other vehicles park??? on the road??? This creates a huge hazard and safety issue, especially for people like ourselves who have young children who play in the area and walk to and from school!!!

7.2.5F Building Setbacks– They are proposing only 2.5m setback from Rimu Street– whereas requirement is 3m.

7.2.5I– Outdoor Living Space– Its states that an outdoor area is required to be 6m diameter circle.. their plans only have 5m diameter circle!

My submission is that:

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

I am writing to strongly OPPOSE the proposed housing development in Rimu Street, Mahora. They have stated themselves that this proposal is "non-Complying" and the fact they have stated "...adverse effects on these persons are less than minor..." is a JOKE!!!!

My family has worked VERY hard to be able to own our own home. We are completely gutted and upset by hearing of this housing development, which has applied for council consent to go ahead! We are a family with two children (6,8) and the idea of having 10 houses next door, with two story ones looking over our back yard na dblocking the lovely afternoon sun, absolutely guts us to the core!

We sympathise and understand the need for housing within Hawkes Bay, however if we had seen other similar housing development sites that were actually looked after and respected by its occupants, we would have been more open to the idea of these going up right next door to our home!!! We have worked for years to be able to own our own home, and wanted this to be our family home whilst the kids are at school. To say we are upset is an under statement!!! The value of our home is going to decrease with this development right next door, and the quiet street we purchased our family home on, will not be the same!!!

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

I seek the council to DENY these consents and DO NOT allow this development to move forward!!!

# **RYMAN HEALTHCARE LIMITED**

Submission 085

Plan Change 5



**From:** [Alice Hall](#)  
**To:** [Policy Team](#)  
**Cc:** [Luke Hinchey](#); [Hadleigh Pedler](#)  
**Subject:** PC5 submission - Ryman Healthcare Limited  
**Date:** Friday, 25 November 2022 4:51:14 PM  
**Attachments:** [PC5 - Ryman Submission.pdf](#)  
[Plan-Change-5-Submission-Form - Ryman.pdf](#)

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Good afternoon

Please find **attached** a submission from Ryman Healthcare Limited (and the accompanying form) on Plan Change 5 to the Hastings District Plan.

Kind regards

Alice

Alice Hall

Solicitor

**Chapman Tripp**

D: +64 9 357 9082

[www.chapmantripp.com](http://www.chapmantripp.com)

## Disclaimer

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## Submission on Hastings District Plan

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

Submissions can be:

Posted to:

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

Delivered to:

Civic Administration  
Building  
Hastings District Council  
Lyndon Road East  
Hastings

Electronically:

Via  
[www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)  
Or Email:  
[policyteam@hdc.govt.nz](mailto: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)

Luke Hinchey

**Company Name** (if applicable)

On behalf of Ryman Healthcare Limited

**Postal Address** (required)

c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206,  
Auckland 1024

**Email Address** (required)

[Alice.hall@chapmantripp.com](mailto:Alice.hall@chapmantripp.com) AND [luke.hinchey@chapmantripp.com](mailto:luke.hinchey@chapmantripp.com)

**Phone Number** (required)

+64 9 357 2709

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

As above

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

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

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

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

(a) adversely affects the environment; and

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

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

**Please feel free to use additional sheets if necessary.**

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

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

See attached submission

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)

See attached submission

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.)

See attached submission

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

See attached submission

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

Signature: \_\_\_\_\_ Date: 25/11/22

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



Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY  
STATEMENT OR PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Hastings District Council

**Name of submitter:** Ryman Healthcare Limited (*Ryman*)

***Introduction***

- 1 This is a submission on Hastings District Council's (*Council*) proposed amendments to the Hastings District Plan (*District Plan*): Right homes, right place (*PC5*), on behalf of Ryman.
- 2 Ryman could not gain an advantage in trade competition through this submission.
- 3 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on *PC5*. This submission provides additional context to Ryman's villages and its interest in the proposal.
- 4 The submission covers:
  - 4.1 An introduction to Ryman, its villages and its residents; and
  - 4.2 Ryman's position on *PC5*.

***Ryman's approach***

- 5 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for its residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

***The ageing demographic***

- 6 Hastings' growing ageing population and the increasing demand for retirement villages is addressed in the *RVA's* submission on *PC5*, and that is adopted by Ryman.
- 7 Ryman's own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Hastings. Ryman has first-hand knowledge of accommodation issues facing elderly people in Hastings through the Ryman James Wattie Retirement Village on Te Aute Road. Hastings' ageing population is facing a significant shortage in appropriate

accommodation and care options, which allow them to “age in place” as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

***Ryman’s residents***

- 8 All of Ryman’s residents – both retirement unit and aged care room residents – are much less active and mobile than the 65+ population generally as well as the wider population. Ryman’s retirement unit residents are early 80s on move-in and its aged care residents are mid-late 80s on move-in. Across all of Ryman’s villages, the average age of retirement unit residents is 82.1 years and the average age of aged care residents is 86.7 years.

***Ryman villages’ amenities and layout needs***

- 9 To provide for the specific needs of its residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational facilities, small shops, bar and restaurant facilities, communal sitting areas, and large, attractively landscaped areas.
- 10 Because of the comprehensive care nature of Ryman’s villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman’s retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

***Ryman’s position on PC5***

- 11 Ryman adopts the RVA’s submission on PC5. In addition, Ryman wishes to emphasise that PC5 could have a significant impact on the provision of housing and care for Hastings’ growing ageing population. There is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.

***Relief sought***

- 12 Ryman seeks the relief sought by the RVA in its submission on PC5.
- 13 Ryman wishes to be heard in support of this submission.
- 14 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

**Matthew Brown**

General Manager – Development NZ

Ryman Healthcare Limited

[matthew.brown@rymanhealthcare.com](mailto:matthew.brown@rymanhealthcare.com)

Address for service of submitter:

Ryman Healthcare Limited

c/- Luke Hinchey

Chapman Tripp

Level 34

15 Customs Street West

PO Box 2206

Auckland 1140

Email address: [luke.hinchey@chapmantripp.com](mailto:luke.hinchey@chapmantripp.com) / [alice.hall@chapmantripp.com](mailto:alice.hall@chapmantripp.com)

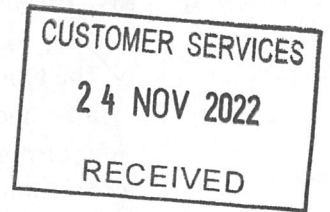
# **Rhonda SANDERS and Bruce SANDERS**

Submission 086

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](http://www.myvoicemychoice.co.nz)  
 Or Email:  
[policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)

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**Full Name (required)** RHONDA SANDERS & BRUCE SANDERS.

**Company Name (if applicable)** \_\_\_\_\_

**Postal Address (required)** 312 FENWICK ST, MAYFAIR, HASTINGS

**Email Address (required)** bruce\_rhonda@nowmail.co.nz

**Phone Number (required)** 0274352918

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

*How will this be a positive thing for people with mental health issues? Or the children.*

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.  
I don't believe it will be solving the actual problem properly.  
# read attached letter.*

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:

*Banders*

Date:

*20/11/22*

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

I do not believe that Plan Change 5 will solve the actual problem, but create more problems.

~~Stress, drug abuse, depression, aggression, domestic violence~~  
# Single storied - not enough green space for children. carparking problems and traffic problems.

# 2 storied houses/flats - privacy taken away from neighbouring properties, plus too many people in small area. Unsociable housing. Traffic problems and carparking problems. Unsociable housing + no green space.

# 3 stories - flats - privacy taken away from neighbouring properties and further a field. Definitely unsociable housing. Not enough green space for children. Unhealthy environment for children and people with mental health issues. Carparking problems. Major traffic problems.

Think of the children please!

I hope that nothing like this will be going into the Stead Site on Fenwick St!

I personally think that the council should consider Havelock North and Clive for State housing also. Not just Hastings!!

Start spreading out on the outskirts for 1st home buyers. Make affordable homes for them. Then they move out of there rentals and this will free those up for the emergency ones.

Plus tired of hearing about productive lands....  
funny it is only when it suits!!!

P.T.O. <sup>Typo</sup>

It will be a pressure cooker waiting to 'Pop!!!'

**Leigh SAUNDERS**

Submission 087

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#30]  
**Date:** Tuesday, 22 November 2022 7:56:55 PM

---

Full name \* Leigh Saunders

Postal address \* ☐ 314 Fenwick Street  
Hastings 4122  
New Zealand

Email address \* [leighsaunders318@gmail.com](mailto:leighsaunders318@gmail.com)

Phone number \* 02102291419

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

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

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

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

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

The specific chapter and provisions of the proposed plan change my submission relates to: All!  
(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.)

I oppose all aspects of Plan Change 5. This includes absolutely opposing the proposed construction on the current Stead site on Fenwick Street for intense Kainga Ora housing – 2 or 3 story housing! Cramming families together like that is not the answer. What about the tamariki or the vulnerable who will be placed in this ghetto-like cramped situation? What if some of the families/tenants will have social/emotional issues which will definitely have an impact on Residents within the vicinity and the surrounding streets! Whanaungatanga and manaakitanga certainly have not been considered with this 'Density Housing' project...only GREED and a so-called 'quick fix' for housing!!!

Other issues to consider are an increase in traffic, lack of parking, an impact on current infrastructure, unruly behaviour, an increase in crime, intimidation and stress for local Residents. Recently new single story homes were constructed on the corner of Karamu Road/Fenwick Street which were sold for private sale. Why not consider this option instead which will encourage and assist first home buyers?

Please listen to the concerns from the Residents of Fenwick Street and within the surrounding area. This proposed dense housing plan is a very uneasy and unpopular option for us!

I seek the following decision from Hastings District Council (Give precise details.)      To completely abolish all parts of the proposal.

---

**Gary SCHOFIELD**

Submission 088

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](http://www.myvoicemychoice.co.nz)  
 Or Email:  
[policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)



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**Full Name** (required)

GARY R. SCUDFIELD

**Company Name** (if applicable)

**Postal Address** (required)

4337 Southland Ave Hastings.

**Email Address** (required)

**Phone Number** (required)

02108747886

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

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

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

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

(a) adversely affects the environment; and

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

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



Please feel free to use additional sheets if necessary.

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

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

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

ALL

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

I OPPOSE ALL ASPECTS OF  
PLAN CHANGE 5.

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

TO ABOLISH COMPLETELY ALL  
PARTS OF THE PROPOSAL.

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

Signature: G. Schofield Date: 25-11-22

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

**Nicole SECCOMBE**

Submission 089

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#50]  
**Date:** Friday, 25 November 2022 2:07:17 PM

---

Full name \* Nicole Seccombe

Postal address \* ☐ 57 McHardy St Havelock North  
Hastings 4130  
New Zealand

Email address \* [nic.seccombe@gmail.com](mailto:nic.seccombe@gmail.com)

Phone number \* 0220439575

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)

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 specific chapter and provisions of the proposed plan change my submission relates to: 8.2  
(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.)

I do support the Havelock North Residential Environment section to provide for a more compact form of the village, however the current infrastructure cannot cope with current demand on traffic and parking. Higher density housing in the village centre will still require parking allocation due to lack of public transport. Intensifying housing along main arterial routes and channelling more services in the village centre will attract more traffic – the current road layout doesn't allow traffic to flow e.g pedestrian "crossings" at roundabouts, turning right from Te Mata Rd by Karanema Dr, or Middle Rd to Porter Dr. Infrastructure will need to improve to accommodate these additional demands.

---

## **Glen SENIOR**

Submission 090

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** CM: HDC - Proposed Plan Change 5 [#2]  
**Date:** Monday, 31 October 2022 6:10:59 PM

---

Full name \* Glen Senior

Postal address \* ☐ 1019 Caroline Road  
Mayfair, Hastings 4122  
New Zealand

Email address \* [glen@hygienetech.co.nz](mailto:glen@hygienetech.co.nz)

Phone number \* 0212215142

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 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 this amendment as believe it will cause societal problems in the future with too many people being crammed so tightly together, and it will also generally devalue house properties in Hastings due to making it a less desirable place to live. Hastings has some very nice parks and these look to be surrounded by unattractive 3 story buildings, which will certainly reduce their appeal. Removing the right for a landowner to protest some development happening right next door that will negatively impact the value of their property (which often times is their lifes biggest investment), is a step backwards for democratic rights.

---

**Kevin SEYMOUR**

Submission 091

Plan Change 5

**From:** [Kevin Seymour](#)  
**To:** [Policy Team](#)  
**Subject:** CM: Proposed District Plan Change 5. Submission  
**Date:** Monday, 31 October 2022 3:50:59 PM  
**Attachments:** [image001.jpg](#)

---

To Whom it may Concern,

In spite of our desire as NZ citizens to have the benefit of larger land areas and single to two level dwellings, the practicality of building and living in multi-level houses and apartments is ensuring we have less producing land taken.

This is the future if we are going to increase our population and maintain the productive base of our land.

There was a brief concern in our local area (Pukekohe) that has largely been dispelled once the actual building started and several have been finished.



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**Catherine Gail SHAW**

Submission 092

Plan Change 5



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



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Delivered to:  
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 Building  
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 Hastings

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[www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)  
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[policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)

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**Full Name (required)**

CATHERINE GAIL SHAW

**Company Name (if applicable)**

**Postal Address (required)**

2/707 ROBERTS ST, MAHORA, HASTINGS 4122.

**Email Address (required)**

gailshaw266@gmail.com

**Phone Number (required)**

021 0710606

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

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

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

☐ Yes

☒ No

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

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

☒ Yes

☐ No

~~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

THE LOSS of character dwellings already existing areas in Hastings

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)

MRZ-O1 and 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.)

THREE STOREY DWELLINGS in Roberts St and around Cornwall Park.  
will be out of character with existing Residential stock.

Roberts St is already a medium density Residential area with the Majority  
of Sections with 2, 3 and 4 units. 17 Sections 31 Dwellings

Parking is already at a premium around Cornwall Park especially around  
the new playground and Cricket Club.

The loss of Sunshine + views for neighbouring Properties will be lost if 3 storey  
Dwellings are constructed next to single storey Dwellings

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

The right of neighbours to be consulted if and when a new build is  
Proposed.

That 3 Storey Dwellings are removed from the Proposal/Plan

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

Signature: 

Date: 25/11/22

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

**Steven SHERBURN**

Submission 093

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#18]  
**Date:** Saturday, 19 November 2022 7:32:24 PM

---

Full name *	Steven Sherburn
Postal address *	<input type="checkbox"/> 911 Pakowhai Rd Hastings, Hawkes Bay 4120 New Zealand
Email address *	<a href="mailto:rumachan@yahoo.co.nz">rumachan@yahoo.co.nz</a>
Phone number *	0272269654
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"><li>• The number of houses that can be built on a site</li><li>• The removal of the need for affected parties consents or neighbours approval</li></ul>
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 following provisions for the reasons provided: – The number of houses that can be built on a site should not be substantially different from the typical number in an area. For example, if an area typically has one or two houses on a site then two or at most three should be permitted. Otherwise, one or two developments can completely charge the look and feel of an area. – To not permit affected parties and neighbours of a proposed development to object and prevent a development going ahead would be to allow developers to completely alter a neighbourhood and no one can do anything to prevent it. Such a regime is what I would expect from an autocracy not a democracy.	
I seek the following decision from Hastings District Council (Give precise details.)	Place a limit on the number of houses that can be built on a site. Restrict this to no more than one more than the typical number in the neighbourhood.

Require developments to obtain the consent of all neighbours within 100 m of a proposed development.

**Avril SIVEWRIGHT**

Submission 094

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#17]  
**Date:** Wednesday, 16 November 2022 4:37:23 PM

---

Full name *	Avril Sivewright
Postal address *	<input type="checkbox"/> 23A Joll Road Havelock North Hastings, Hawke's Bay 4130 New Zealand
Email address *	<a href="mailto:avsivey@gmail.com">avsivey@gmail.com</a>
Phone number *	02102433326
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"><li>• The removal of the need for affected parties consents or neighbours approval</li></ul>
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)	Unknown
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 removal of affected parties consents or neighbours approval. The removal of affected parties consents or neighbours approval, removes the ability for the affected person/neighbour to know what impact they will incur due to the development. In turn this does not offer them the opportunity to have their concerns heard, to reach amicable solutions for all parties, or to mitigate their loss. Property valuations will be affected and not necessarily in a positive way. I believe that affected



persons must be considered in all cases.

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

Retain the need of affected parties consents or  
neighbours approval



# **Murray SIVEWRIGHT**

Submission 095

Plan Change 5

**From:** [Murray Sivewright](#)  
**To:** [Policy Team](#)  
**Subject:** Proposed District Plan Change 5  
**Date:** Thursday, 10 November 2022 10:49:34 AM

---

Hi Team,

Although I agree that more housing is required I am concerned that the Plan 5 change will have detrimental effects to my living standards and property value. I believe that Havelock North is not ready for such a change at this time as it will certainly change the Village environment we have at present.

. My main concerns are as follows:-

1. Existing one dwelling per site has only one family using the services ie, Water usage, waste water disposal, council provided waste disposal and power usage. So what will happen when this situation changes to multiple residents i.e., more water use, more waste disposal capacity, much more waste disposal collection and more power consumption. Will the existing services meet these increased demands, if not what plans are in place to meet the increased demands that will be needed.
  2. Single dwellings per site gives more green space and tree planting provisions. With multi story dwellings and closer boundary requirements these areas will disappear, being detrimental to the better living environment we have with the present situation.
  3. Developments taking place next to my property, reducing the sunlight due to new building height and area coverage that give no green areas or tree plantings will not be helpful to my living standards I have with the current situation and will most certainly have an affect on my property value.
  4. With all these changes and the effect it has on present services how is the Council going to meet the costs to any upgrade required due to the plan change. Our rates are forever increasing and any extra rate increases will force those on a fixed income from their homes.
- And finally I am not at all happy that my right of appeal is being withdrawn and developers will spoil Havelock North as in Joll Road.

Proposed Change objector  
Murray Sivewright  
3/11 Te Aute Road

**Michael SMILEY**

Submission 096

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#41]  
**Date:** Thursday, 24 November 2022 9:02:33 PM

---

Full name \* Michael Smiley

Postal address \* ☐ 314 Karaitiana St Frimley  
Hastings 4120  
New Zealand

Email address \* [msmiley@xtra.co.nz](mailto:msmiley@xtra.co.nz)

Phone number \* 0274786964

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

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

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

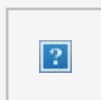
Are you directly affected by an effect of the subject matter of the submission that:  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition. Yes

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

See attached submission

Please feel free to upload submission if necessary.



[development\\_submission.doc](#)  
84.48 KB · DOC

# **Kenneth Henry STYLES**

Submission 097

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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Posted to:**Plan Change 5**

Environmental Policy

Manager

Hastings District Council

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Hastings 4156

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Lyndon Road East

Hastings

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Or Email:

[policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)

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**Full Name** (required)

Kenneth Henry Styles

**Company Name** (if applicable)**Postal Address** (required)

211 Tudor Ave Hastings 4122

**Email Address** (required)

knbstyles@gmail.com

**Phone Number** (required)

0274725623

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

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

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

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

☐ Yes☒ No

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

☐ Yes☒ No

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

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

(a) adversely affects the environment; and

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

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

Please feel free to use additional sheets if necessary.

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

all  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

I oppose all aspects of Plan Change 5  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

To abolish completely all parts of the  
proposal  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

22/11/22

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

# **SUMMERSET GROUP HOLDINGS**

Submission 098

Plan Change 5



**From:** [Stephanie Muller](#)  
**To:** [Policy Team](#)  
**Subject:** Submission on Plan Change 5 on behalf of Summerset Group Holdings Limited  
**Date:** Friday, 25 November 2022 2:03:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[Hastings District Council Summerset submission on Plan Change 5.pdf](#)

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Good afternoon,

Please find attached the submission on behalf of Summerset on Plan Change 5.

Kind regards,

**Stephanie Muller**

Acting Head of Legal and Company Secretary  
Summerset Group Holdings Limited

Mob 027 215 6552

Office 04 894 7320 Fax 04 894 7319

Web [www.summerset.co.nz](http://www.summerset.co.nz)

Email [Stephanie.Muller@summerset.co.nz](mailto:Stephanie.Muller@summerset.co.nz)

Level 1, The Imperial

Office 79 Lichfield St, Christchurch CBD  
Christchurch 8011



This is a confidential and privileged communication. If sent to you in error please notify me and delete.



**Summerset Group Holdings Limited**  
Level 27, Majestic Centre, 100 Willis St, Wellington  
PO Box 5187, Wellington 6140  
**Phone:** 04 894 7320 | **Fax:** 04 894 7319  
**Website:** [www.summerset.co.nz](http://www.summerset.co.nz)

25 November 2022

To: Hastings District Council  
By email: [policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)

Dear Sir/Madam

**Submission on Plan Change 5 on behalf of Summerset Group Holdings Limited**

Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 6,600 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 35 villages which are either completed or in development, spanning from Whangārei to Dunedin. We employ over 1,800 staff members across our various sites.

Summerset welcomes the opportunity to provide feedback to the Council on its Plan Change 5 to respond to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Summerset wishes to express its support for the submission of the Retirement Villages Association of New Zealand in its entirety. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's Proposed District Plan.

Summerset could not gain advantage in trade competition through this submission. Summerset does wish to be heard in support of its submission. If others are making a similar submission, Summerset would consider presenting a joint case with them at the hearing.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "O. Boyd".

**Oliver Boyd**  
National Development Manager

**Anna TATTERSALL**

Submission 099

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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Hastings District Council

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Hastings 4156

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[policyteam@hdc.govt.nz](mailto:policyteam@hdc.govt.nz)

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**Full Name (required)**

Anna Tattersall

**Company Name (if applicable)****Postal Address (required)**

403 Fenwick St.

**Email Address (required)**

annakrzy@gmail.com

**Phone Number (required)**

021 558 176

Contact Name, Address, Email

Address and Phone Number

for Service of Person Making

the Submission\*

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

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

☐ Yes☒ No

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

If 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](http://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, especially the type, height and number being built on sites.

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.

I think that affected parties should still be notified of plans in the future.

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: 23-11-22

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

# **TE KĀHUI WHAIHANGA**

Submission 100

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#47]  
**Date:** Friday, 25 November 2022 12:25:26 PM

---

Full name \* Alison Miranda

Company name (if applicable) Te Kāhui Whaihanga New Zealand Institute of Architects :Gisborne Hawkes Bay Branch

Postal address \* ☐ PO Box 790, Napier Level 2, 253 Ponsonby Road  
Auckland, Auckland 1011  
New Zealand

Email address \* [a.miranda@dgse.co.nz](mailto:a.miranda@dgse.co.nz)

Phone number \* 0212330210

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? No



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

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

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)

Objective  
MRZ-O1  
  
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.)

Please see attached submission letter.

I seek the following decision from Hastings District

Please see attached submission letter.



Council (Give  
precise  
details.)

Please feel free  
to upload  
submission if  
necessary.



[2022\\_25\\_november\\_gisborne\\_hawkes\\_bay\\_branch\\_right\\_homes\\_submission.pdf](#)

107.40 KB · PDF

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

**Submission: Right Homes, Right Place (Medium Density Plan Change) – Proposed Plan Change 5.**

This submission is made on behalf of the Gisborne Hawke's Bay Branch of Te Kāhui Whaihanga New Zealand Institute of Architects. The Institute welcomes this opportunity to comment on the proposed plan change. Our members acknowledge that there is still a significant amount of work to be done to complete the work – and the local branch would be keen to support the council in its finalisation of the plan and the details.

Thank you for the opportunity to make a written submission on Proposed Plan Change 5. We have identified a number of opportunities to improve the outcomes of the plan changes along with some specific suggestions, as outlined below:

- 1) We are in support of the zones identified as MDZ's as they are close to amenities, however we note car parking is still a requirement and would encourage council to consider now how these requirements may change into the future.
- 2) What are the effects on the properties immediately adjacent to the MDZ's? We would like to see further guidance on the transition boundaries between zones (MDZ and other). For example, we would like to see measures to ensure protection of transition zones, i.e. those properties immediately adjacent to MRZ. eg, the creation of fringe areas to be protected from negative impacts of MRZ. This includes overlooking, sunlight, shading, visual impact (eg avoiding a sudden transition from single to 3-storey dwellings), impact of on-street parking.
- 3) We support the identified Character Areas that are protected from intensification. The Appendix 38 Character Area maps are greyed out and it is unclear whether they show existing or proposed areas. We would encourage Hastings District Council to provide more clarity here either through the shading and annotated notes.
- 4) We are concerned that the descriptions of building height could unintentionally result in 4-storey buildings. For example: "Additional height can be added to buildings in order to create visually interesting roof forms and detailing." Sites and locations for additional height, should be considered in further detail, if considered necessary and appropriate.
- 5) We are in support of the proposed fence heights, though we feel residents may work around this by growing hedges in the front of their homes to create privacy.
- 6) Recession planes – We would prefer to use minimum sunshine hours as used in New South Wales, where designs must provide a minimum of four-hours sunshine in winter. This is to apply to neighbours' light and sun as well as the new properties.
- 7) In Appendix 60: Recession planes currently shows no height limit at boundary for MDZ; is this an omission?

- 8) Garages: We support these rules in principle, but in where <50% of front façade rule applies what happens on a narrow site?
- 9) Setbacks: How does the front boundary setbacks relate to existing street property features say in Character Areas? We would encourage council to include outcomes where the front yard remains consistent with existing front yards, to preserve the character of the area.
- 10) Outdoor Living space: We support these proposed rules however what happens with a south facing property? (item 13 *Living area to face front boundary*).
- 11) Windows: In our opinion, the requirement for 20% glazing to the front façade is potentially restrictive and impractical for south facing properties. This should be a recommendation dependant on the orientation of the site.
- 12) The rule on the 'Front door visible to street' is good wayfinding and has good intentions. However, with living areas of kitchen, dining or lounge facing to the front boundary, how does this impact south facing properties? This should be a recommendation dependant on the orientation of the site.
- 13) Outlook space: We support the Performance Standard MRZ-S10: Outlook Spaces must be proportionate to the use of the spaces to which they relate, and unobstructed by buildings, structures, or vehicles.
- 14) Building design: We support rules encouraging good design; varied roof forms; modulated frontages; integrated outdoor spaces; variety of building materials and colour etc.
- 15) Stormwater runoff to be controlled; retention/detention is recommended for new properties.
- 16) We support the use of grouping communal features – letterboxes, waste areas. However careful design is required of these potentially built areas on the street face.
- 17) There is no mention on the location of services (gas bottles, aircon units, plant, extracts etc) – we would encourage the consider to include measures in the plan to minimise noise disturbances to neighbours, as well as visual screening.
- 18) Design Guide – this is a good publication that the council has produced. It has good information in an easy format and is great for Client discussions.

Overall, the proposed changes principles and intentions are sound and generally supported. The Branch would encourage the council to consider using the established Aesthetics Design Panel more, making the use of such mandatory for Commercial and MDZ properties. The existence of urban design panels around the country can ensure that the council can be both efficient and effective in its implementation. The Institute has been most recently involved in the development and appointments process to the recently established Tauranga City Council urban design panel. A design panel also provides high quality advice to council and council officers on important issues that will influence the local community for generations.

Finally, the Gisborne Hawke's Bay Branch of Te Kāhui Whaihanga New Zealand Institute of Architects would encourage the council to be assured that the Medium Density Design Guide (now Medium Density Framework) has adequate provisions and standards included to support high-quality medium density development outcomes, given that projects will be non-notified.

Intensification outcomes can be positive for communities and streetscapes. As a branch, our members bring a wealth of experience on these issues – and we'd be keen to be engaged by council and council officers on how quality medium density developments can be supported and delivered in the District.

Yours sincerely,

Gisborne Hawkes Bay Branch  
Te Kāhui Whaihanga New Zealand Institute of Architects.

# **TE TUĀPAPA KURA WHAIHANGA**

Submission 101

Plan Change 5

**From:** [RMA Plans](#)  
**To:** [Policy Team](#)  
**Subject:** HUD submission on Plan Change 5  
**Date:** Friday, 25 November 2022 2:09:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)  
[image008.jpg](#)  
[HUD submission Hastings PC5.pdf](#)

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Kia ora,

Please see attached a submission on Plan Change 5 from Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development.

Ngā mihi

Fiona

**Fiona McCarthy** ([she/her](#))

Manager Urban Development Enablement | Policy and Legislation Design  
Solutions Design and Implementation

[Fiona.McCarthy@hud.govt.nz](mailto:Fiona.McCarthy@hud.govt.nz) | Phone: +64 4 832 2594 | Mobile: +64 22 079 4140  
[www.hud.govt.nz](http://www.hud.govt.nz) | Level 8, 7 Waterloo Quay, Pipitea, Wellington

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## **Submission on a notified proposal for Plan Change 5 to the Hastings District Plan under Clause 6 of Schedule 1 Resource Management Act 1991**

25 November 2022

policyteam@hdc.govt.nz

**Name of submitter: Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD)**

This is a submission on Plan Change 5.

HUD could not gain an advantage in trade competition through this submission.

### **HUD's role and responsibilities**

HUD leads the New Zealand Government's housing and urban development work programme. We are responsible for strategy, policy, funding, monitoring and regulation of New Zealand's housing and urban development system. We are working to:

- address homelessness
- increase public and private housing supply
- modernise rental laws and rental standards
- increase access to affordable housing, for people to rent and buy
- support quality urban development and thriving communities.

We work closely with other central and local government agencies, the housing sector, communities, and iwi to deliver on our purpose – thriving communities where everyone has a place to call home – he kāinga ora, he hāpori ora.

Since 2019, we have been working in a place-based partnership with Hastings District Council (HDC), Ngāti Kahungunu, housing providers, Kāinga Ora and other government agencies, to improve housing and urban development outcomes in Hastings.

### **Wider Context**

*The Government Policy Statement on Housing and Urban Development 2021 (GPS-HUD)*

The GPS-HUD sets a direction for housing and urban development in New Zealand. Its overarching vision is that everyone in New Zealand lives in a home and a community that meets their needs and aspirations.



The four main things it sets out to achieve are:

- **Thriving and resilient communities** – the places where people live are accessible and connected to employment, education, social and cultural opportunities. They grow and change well within environmental limits, support our culture and heritage and are resilient.
- **Wellbeing through housing** – everyone lives in a home, whether it's rented or owned, that is warm, dry, safe, stable and affordable, with access to the support they need to live healthy, successful lives.
- **Māori housing through partnership** – Māori and the Crown work together in partnership so all whānau have safe, healthy, affordable and stable homes. Māori housing solutions are led by Māori and are delivered locally. Māori can use their own assets and whenua Māori to invest in and support housing solutions.
- **An adaptive and responsive system** – Land-use change, infrastructure and housing supply is responsive to demand, well-planned and well-regulated.

*The National Policy Statement on Urban Development (NPS-UD)*

HUD has a particular interest in this Plan Change stemming from its co-lead role in developing the NPS-UD and overseeing its implementation.

The NPS-UD aims to ensure councils better plan for growth and remove overly restrictive barriers to development to allow growth in locations that have good access to services, public transport networks and infrastructure. The NPS-UD *intensification policies* require councils to enable greater heights and densities in areas that are well-suited to growth, such as in and around urban centres and rapid transit stops.

The NPS-UD provides for qualifying matters – justified reasons to reduce heights and densities enabled.

The NPS-UD is intended to ensure New Zealand's towns and cities are well-functioning urban environments that support housing supply and affordability, accessibility to jobs and services, and emissions reduction.

*The benefits of intensification*

In recent years, HUD and the Ministry for the Environment (MfE) have commissioned a series of work to develop an evidence base to inform policy development and to support the evaluation of policies. This evidence base has been bolstered by international evidence that has considered the impacts of intensification. Reports commissioned by HUD and MfE include (but are not limited to) the following:

- The costs and benefits of urban development, 2019, MRCagney: <https://environment.govt.nz/publications/the-costs-and-benefits-of-urban-development/>
- The cost benefit analysis for the National Policy Statement on Urban Development, 2019: <https://environment.govt.nz/assets/Publications/Files/NPS-UD-CBA-final.pdf>





- The cost benefit analysis for the Medium Density Residential Standards: <https://environment.govt.nz/assets/publications/Cost-benefit-analysis-of-proposed-MDRS-Jan-22.pdf>

As a whole, this evidence base clearly shows the benefits of intensification in the form of:

- **Social benefits**, resulting from greater availability of a wide range of housing typologies in areas that are close to jobs and services. This can slow or reverse the transfer of wealth from future homeowners and renters to current property owners in areas with heavy restrictions.
- **Economic benefits**, resulting from greater productivity. *Agglomeration economies* drive productivity growth in areas where higher numbers of firms and people are located near one another, as a result of improved matching between employers and employees and higher levels of innovation (due to 'knowledge spillovers').
- **More efficient use of infrastructure**, as infrastructure costs are lower, on average, for medium density developments and developments in inner-city areas.
- **Environmental benefits** relative to greenfields development and to development further from the centre of cities. In particular, intensification is a key mechanism for reducing carbon emissions, enabling shorter commute times and efficient use of infrastructure, while continuing to meet housing and urban development needs.

There are a wide range of additional impacts that arise from various types of urban development, including costs such as sunlight loss and congestion. However, evidence shows that the benefits outlined above tend to outweigh costs and do so substantially in areas that are well-suited to development. Benefits are also widespread, longstanding and projected to grow substantially over time. Costs are real but tend to be smaller and more narrowly focused, primarily affecting current homeowners.

As a result, modelling for both the NPS-UD intensification policies and the Medium Density Residential Standards (MDRS) showed a clear net benefit. This work also highlighted that the costs of any restrictions imposed will be a reduction, to a greater or lesser extent, in the positive impacts outlined above.

In its role overseeing the implementation of the NPS-UD, HUD is focused on ensuring these benefits are realised, and that restrictions are only put in place where there are genuine qualifying matters that need to be managed.

### Scope of Submission

HDC has an opportunity through Plan Change 5 (PC5) to make strides towards meeting their goals as stated in Kāinga Paneke, Kāinga Pānuku – Hastings Medium and Long Term Housing Strategy. HUD supports PC5's intent to enable increased housing supply through this plan



change, but considers fully implementing the NPS-UD will better support their aims and long term goals.

The submission relates to the whole plan change.

### **The Submission is:**

#### Overall comment

HUD is concerned that PC5 as currently drafted will not enable sufficient feasible development capacity. This will restrict the Hastings Place-Based Partnership from realising many of the outcomes listed in Kāinga Paneke, Kāinga Pānuku – Hastings Medium and Long Term Housing Strategy (the strategy).

HUD agrees with HDC's identification in the strategy that one of the most pressing challenges facing the Hastings district is the need for more housing. This is backed up by HDC's recent Housing and Business Capacity Assessment, which identified a long-term deficit in housing capacity in the district. Enabling the development capacity and housing topologies in relevant locations in the Hastings District Plan, as required by the NPS-UD, is a key factor to Hastings being able to provide the housing required.

This plan change is an opportunity to assist the partnership to address the housing situation and challenges that currently exist in the district and realise the outcomes in the housing strategy. Amending PC5 to meet the requirements for implementing the NPS-UD is likely to achieve this and would enable the district to benefit from the advantages of intensification, as discussed above.

HUD has identified three particular areas that we want to focus on. These are:

- The remaining need for PC5 to give effect to Policy 5 by HDC completing the required assessments of accessibility or demand and reflecting its findings with more enabling planning provisions, such as for medium and higher density development,
- Retaining and increasing certainty for developers,
- How PC5 proposed managing pressures on infrastructure.

#### Completing assessments of accessibility or demand

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:*

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



Implementing Policy 5 requires councils to undertake a specific process to assess accessibility and demand across the urban environment, and then reflect the findings of this assessment with provisions for appropriate heights and densities, such as high density residential, medium density residential, general residential, and mixed use, in its district plan. This should be in line with the guidance on MfE's website – *Understanding and implementing intensification provisions for the National Policy Statement on Urban Development*.<sup>1</sup> Following this process enables councils to be confident their Plan Changes will provide sufficient development capacity for housing.

HUD notes that HDC may be attempting to give effect to the accessibility component of Policy 5 with the walkable catchment requirements within the matters of discretion for comprehensive residential development. HUD considers that this is not sufficient to give effect to Policy 5 or meet the current demand for new homes, rather it discharges the responsibility to undertake an accessibility assessment from the council to developers. This introduces unnecessary ambiguity around which intensification applications will be supported. To give effect to Policy 5, the planning map should be updated to identify these areas of high accessibility and the council should zone these for greater density accordingly. HUD also notes that the requirement for green space/parks to be within these walkable catchments as well as public transport services or commercial centres would be non-compliant with Policy 5(a), which does not include requirements to have accessibility to green space/parks.

HUD expects that fully completing these assessments and reflecting their results in commensurately enabled heights and densities, would better enable HDC to achieve its key housing outcomes, including that the “supply of social and affordable housing, rental and owner occupied, meets demand.”

HUD acknowledges HDC's S32 which states that PC5 “provides a first step in giving effect to Policy 5”, and that a further plan change will be notified as a second step to Policy 5 implementation following finalisation of HDC's Future Development Strategy in 2024. HUD notes that the NPS-UD does not provide for this step-based approach. Furthermore, considering the severe shortage of housing in Hastings, and the need for new homes to be built quickly, we would encourage HDC to fully implement Policy 5 through Plan Change 5, as the NPS-UD policies are specifically drafted to help address the type of housing pressures that currently exist in Hastings.

#### Retaining and increasing certainty for developers

HUD considers that the provisions in PC5 that seek to enable more intensive development to occur, should provide certainty for developers that appropriate intensification proposals will be able to be approved through council consenting processes.

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<sup>1</sup> [Understanding and implementing intensification provisions for the NPS on urban development \(environment.govt.nz\)](https://environment.govt.nz/understanding-and-implementing-intensification-provisions-for-the-nps-on-urban-development/)



In attempting to target medium density development with limited spatial application of its medium density zones, HDC risks making development in these areas more costly while not necessarily guaranteeing that it will occur. In general, more permissive planning provisions and wider spatial application is required to achieve the typologies and volume of houses needed. This reduces barriers to development and enables the market to deliver housing supply of typologies and in locations where demand and development economics support it.

Developers require sufficient certainty to invest the time and capital required to undertake a development. HUD supports the certainty that is being provided through the controlled activity status for intensive development that complies with the performance standards. Controlled activity and the non-notification status for these projects will reduce the risks for developers to undertake intensive development that will help to meet the urgent need for more affordable housing within Hastings. In order to address the urgent need for more housing in Hastings, HUD considers that this should be retained and ideally this level of certainty increased across the residential areas of Hastings. HUD also consider that a permitted activity status would provide the certainty required and encourage more intensive forms of development.

#### How pressures on infrastructure are managed

HUD recognises that Hastings has infrastructure pressures and that these need to be managed in the district plan. However, HUD encourages HDC to tightly focus the relevant mechanisms on infrastructure.

Development restrictions regarding infrastructure should ideally enable development to proceed where there are no capacity constraints, or where these can be mitigated, and would cease to have an effect once infrastructure investment had occurred. HUD considers it would be more appropriate to manage adverse effects on the infrastructure networks capacity through an efficient consenting framework. Addressing this during the consenting process would be simpler for developers and allow HDC to more comprehensively address capacity constraints and identify solutions with developers.

#### Relief sought

HUD seeks the following changes to ensure that Plan Change 5 maximises this opportunity to address the current housing shortages in Hastings including by:

1. Enabling sufficient feasible development capacity to address the supply gaps identified in the Housing and Business Assessment (including different topology requirements), and the housing needs identified in the strategy.
2. Undertaking demand and accessibility assessments and reflecting these in PC5's provisions to give effect to Policy 5 of the NPS-UD, in line with MfE's guidance. At a minimum, HUD expects this would result in rezoning all residential areas within walkable





catchments of the Hastings CBD, and the Flaxmere and Havelock North town centres to the medium density residential zone.

3. Preventing notification (public and limited) of resource consent applications for more intensive development that complies with the performance standards.
4. Rather than restrict the spatial application of the medium density residential zone due to infrastructure constraints, manage the adverse effects on the infrastructure networks capacity through an efficient consenting framework.
5. Including such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.

### Hearings

HUD wishes to be heard in support of its submission. If others make a similar submission, HUD will consider presenting a joint case with them at a hearing.

Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

Address for Service of person making submission:

Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development

Contact Person:

Email: [RMAPlans@hud.govt.nz](mailto:RMAPlans@hud.govt.nz)

Phone: Fiona McCarthy, 022 079 4140

Postal Address: Ministry of Housing and Urban Development, PO Box 82, Wellington 6140

# **TEDOT LIMITED**

Submission 102

Plan Change 5

**From:** [DotandTed Piner](#)  
**To:** [Policy Team](#)  
**Subject:** Proposed District Plan Change  
**Date:** Friday, 25 November 2022 4:44:06 PM

---

Our concerns in regards to the Plan change:

1. this takes away the current residents / neighbours' rights to privacy and sunlight
2. it will devalue established properties, and may make it difficult to sell
3. it will turn the area into a lower-standard area,

We currently have a family member in Auckland going through the torture of "will they / won't they buy properties next door to us for infill housing". One property along the road from them was acquired for this purpose, and neighbours were most unhappy at having no say at what was built. This property, which once had a single storey house with grounds around it, now has four three-storey properties on it, very little area between houses, and quite honestly unattractive houses.

I have no objection to single-storey houses being built on these sections.

What happened to the saying "a man's home is his castle"? This proposal has a strong touch of bullying about it as we have no rights to object.

Tedot Limited.

# **TERRA NOVA GROUP**

Submission 103

Plan Change 5



**From:** [Phil Stickney](#)  
**To:** [Policy Team](#)  
**Subject:** Submission on Plan Change 5  
**Date:** Friday, 25 November 2022 3:16:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[HDCPC525Nov\\_FINAL\\_2022.pdf](#)

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Afternoon,

Please find attached a submission in respect of Plan Change 5 on behalf of Terry Bell – Terra Nova Group.

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

Mobile +64 27 333 0585

Physical 502 Karamu Road North, Hastings 4122, New Zealand

Postal P.O. Box 385 Hastings 4156

Email [phil.stickney@development.nous.nz](mailto:phil.stickney@development.nous.nz)



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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

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**To:** The Chief Executive, Hastings District Council.

**1. This is a submission from:**

<b>Company/Organisation</b>	TerraNova Group
<b>Contact (if different)</b>	Terry Bell
<b>Address for Service</b>	Development Nous Limited
	PO Box 385
	Hastings 4122
<b>Phone</b>	06 876 2159
<b>Email</b>	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 entire Plan Change including, but not limited to:

- The PC5 Planning Maps and extent of rezoning expressly for Medium Density Housing (MRZ); and
- The proposed MRZ Provisions

**5. The reasons for the submission are as follows:**

***Planning Maps and Extent of MRZ***

The Submitter owns a large 1.5 hectare site at 221 Wolseley Street which is currently operated as a residential care facility. The site is currently zoned Hastings General Residential. The site has frontage to both Wolseley Street and Grove Road. The site is situated within a 400 metre walkable catchment to the Commercial Service Zone and the Suburban Commercial Precinct on the corner of Karamu Road North and Frederick Street East.

This established site currently exhibits a relatively low intensity of development and the current buildings on the property are rapidly approaching the end of their useful design life.

The Submitter considers that this site features attributes and is situated in a location that should enable the rezoning of the site as MRZ, as opposed to the General Residential Zone that is proposed over the site in PC5.

The Submitter considers that this situation is a result of the fragmented and disjointed nature of the approach and the resulting provisions of PC5 and the fact that a cohesive walkable catchment around the Hastings CBD has not been considered, against which a MRZ can be created.

Such a walkable catchment, which includes 221 Wolseley Street would create additional certainty for the community as to the type of development that may be established in the future, within a location that provides the greatest level of accessibility to the widest possible range of community, commercial and recreational services.

#### ***Planning Provisions MRZ***

The Submitter seeks amendments to the MRZ provisions that result in greater clarity and greater flexibility for design outcomes to be realised and particularly on larger sites such as 221 Wolseley Street where the size and current configuration of the site is considered to have significant redevelopment potential.

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

- A revision to the planning maps to provide a cohesive MRZ Zone around the Hastings CBD and Commercial Zonings based on an evidential walkable catchment analysis;
- Failing the granting of the relief sought above, the inclusion of 221 Wolseley Street as MRZ; and
- Amendments to the MRZ to provide greater design flexibility and clarity, particularly on larger sites that can potentially accommodate greater density and height; and
- Any other subsequent or consequential changes that are required to give effect to the relief sought by The Submitter.

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 read 'Phil Stickney', with a stylized flourish at the end.

Phil Stickney - Development Nous Limited

*(authorised signatory to sign on behalf of The Submitter)*

**Date:** 25<sup>th</sup> November 2022

**Vikki TOUGH**

Submission 104

Plan Change 5

**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#53]  
**Date:** Friday, 25 November 2022 3:29:46 PM

---

Full name \* Vikki Tough

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

Email address \* [vikkitee@yahoo.co.uk](mailto:vikkitee@yahoo.co.uk)

Phone number \* +6421753088

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

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

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

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

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

- The types or range of houses that can be built – townhouses, duplexes, terraced housing and low rise apartments.
- The number of houses that can be built on a site
- The removal of the need for affected parties consents or neighbours approval
- The use of the Hastings Medium Density Design Framework as a key assessment tool

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

MRZ-P1 through to P5.  
Section 2.4  
Residential overview RESZ-P1 Housing Diversity  
RESZ-6 Supporting Activity  
Section 7.2  
Any many more.

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.)

That I oppose the ability purchase of existing single dwelling properties by developers surrounded by single story single dwelling privately owned properties to be then able to build the number of dwellings on the site as proposed by this plan, whether it is for private ownership OR Public Housing.

I strongly oppose the ability to do the above without any form of notification to neighbours and no right of reply.

This plan will devalue of neighbouring privately owned homes, ESPECIALLY when the multi dwelling developments are for public housing which has the potential to ruin family's financial security through no fault of their own. That fault will lie with Central Government and Hastings District Council.

I seek the following decision from Hastings District Council (Give precise details.)      I seek to stop the proposed plan.

---

**Tristan TULLY**

Submission 105

Plan Change 5



**From:** [Wufoo](#)  
**To:** [Policy Team](#)  
**Subject:** HDC - Proposed Plan Change 5 [#45]  
**Date:** Friday, 25 November 2022 9:10:43 AM

---

Full name \* Tristan Tully

Postal address \* ☐ 109 Park Road South Akina  
Hastings 4122  
New Zealand

Email address \* [thetullys79@gmail.com](mailto:thetullys79@gmail.com)

Phone number \* 021 119 3781

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 removal of the need for affected parties consents or neighbours approval

Please feel free to upload submission if necessary.



[i oppose the following elements of plan change 5.docx](#)

16.22 KB • DOCX

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Friday, 25 November 2022

My submission is that:

I oppose the following elements of Plan Change 5:

- The removal of the need for affected parties consents or neighbour's approval
- Allowing houses to be built up to three storeys high

I respectfully request that Hastings District Council (HDC) does not progress either of these components as part of Plan Change 5. These feature in multiple sections of the Medium Density Residential Zone document.

Hastings is a fantastic place to live, however it deeply concerns me that the pursuit of more sustainable housing will come at too high a price. Namely that housing intensification will decrease the liveability of suburbs. That the removal of decision-making steps to the consent process, will not navigate us out of the housing shortage we find ourselves in. I recommend HDC continues to look for meaningful and functional solutions, within the incumbent approach.

# **TUMU DEVELOPMENT**

Submission 106

Plan Change 5

**From:** [Peter Cooke](#)  
**To:** [Policy Team](#)  
**Subject:** Plan Change 5  
**Date:** Wednesday, 23 November 2022 3:57:02 PM  
**Attachments:** [image001.jpg](#)  
[Plan-Change-5-Submission-Tumu.pdf](#)

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Good afternoon

Please see attached for a submission on proposed plan change 5.

Kind regards

**Peter Cooke**

Director

m 022 604 1676 ddi (06) 872 6233

Tumu Developments Limited, 24 Porter Drive, Havelock North

PO Box 2308, Hastings 4156



## Submission on Hastings District Plan

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

Submissions can be:

Posted to:

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

Delivered to:

Civic Administration  
 Building  
 Hastings District Council  
 Lyndon Road East  
 Hastings

Electronically:

Via  
[www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)  
 Or Email:  
[policyteam@hdc.govt.nz](mailto: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.

<b>Full Name</b> (required)	Peter Cooke
<b>Company Name</b> (if applicable)	Tumu Developments Limited
<b>Postal Address</b> (required)	24 Porters Drive, Havelock North
<b>Email Address</b> (required)	Peter.cooke@tumu.co.nz
<b>Phone Number</b> (required)	022 604 1676
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 others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing?

☒ Yes ☐ No

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

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

(a) adversely affects the environment; and

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

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

**Please feel free to use additional sheets if necessary.**

1. **MY SUBMISSION RELATES TO THE FOLLOWING PROPOSED ELEMENTS OF PLAN CHANGE 5:**  
(Tick all that apply).
  - ☒ The types or range of houses that can be built – townhouses, duplexes (two houses attached), terraced housing (3 or more houses joined together) and low rise (up to 3 stories) apartments
  - ☐ The 3 storey height limit for houses
  - ☐ The removal of the need for affected parties consents or neighbours approval
  - ☒ The use of the Hastings Medium Density Design Framework as a key assessment tool
  - ☐ Other, please specify
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)  
  
See below
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.)

Tumu Developments supports the proposed plan change 5.

With the introduction of the NPS for highly productive land likely to place constraints on Greenfields development in Hawkes Bay, intensification of existing urban areas will become crucial to insure the availability and affordability of housing . Reducing barriers and risk to developers by enabling a clear consenting pathway is important piece in promoting this intensification.

Overall we think the proposal is well considered however have made some suggested changes to some of standards below with the aim of providing additional clarity and limiting the potential for notification due to non-compliance with standards.

#### Site Context

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

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

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

#### Garages and Accessory Buildings

MRZ-S4 b, 7.2.6E 5, 8.2.6F 5, 9.2.6J 5 state garages, carports or accessory building shall occupy no more than 50% of the width of the front elevation of the building. This has the potential to be restrictive particularly in a terraced house setting where it wouldn't be possible to include a

garage on a unit unless the lot was a minimum of approximately 7m wide – which is reasonably inefficient.

While we agree with the rule for single story dwellings however suggest this standard should not apply to 2 or 3 story buildings where the dominance of the garage on the ground floor can be offset by the first or second floor. Below is an example which would not meet the standard but provides an attractive street front and efficient use of space



#### Landscape Area

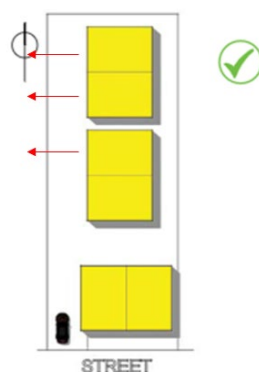
MRZ-S8 , 7.2.6E 9, 8.2.6F 9, 9.2.6J 9 state a residential unit at ground floor must have a landscaped area of a minimum of 20% of the “exclusive use area” of the unit. It is not clear what the exclusive use area is. There are several references to “exclusive use” within the section 33.1 definitions however there is no specific definition for exclusive use area.

We suggest this rule should be amended to 20% of the Outdoor Living Space provided for the exclusive use of each residential unit.

#### Windows and Connection to Street/Road

MRZ-S9 a, 7.2.6E 10, 8.2.6F 10, 9.2.6J 10 state any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors.


We suggest consideration/dispensation is given to this rule for the first and second floor of two or three story dwellings. In some instances where there is a legal access lot between the units and the neighbouring property (as per the example below), this rule may result in additional (and potentially undesired) glazing overlooking neighbouring properties.



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

N/A

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

Signature:  \_\_\_\_\_ Date: 23 November 2022

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