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

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

Email: policyteam@hdc.govt.nz

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

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

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

Ara Poutama confirms it could not gain an advantage in trade competition through this submission.

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

Andrea Millar – Manager, Resource Management and Land Management

For and behalf of Ara Poutama Aotearoa the Department of Corrections

Dated this 11th day of August 2023

Introduction

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board. In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community, and provides supported and transitional accommodation to assist people to reintegrate back into the community.

Custodial Corrections Facilities

Custodial corrections facilities include prisons and detention facilities and may also include non-custodial transitional accommodation (i.e. on a custodial facility site) for people with high and complex needs, who have completed a prison sentence and are being supported and prepared for reintegration and transition back into the community. Non-custodial rehabilitation activities and programmes may also occur on-site.

Within the Hastings district, Ara Poutama operates the Hawke's Bay Regional Prison, which is located at 138 Mangaroa Road, Longlands. Under the HDP, this custodial facility is located within the Plains Production Zone, and is subject to designation MCOR-1, with the Minister of Corrections being the Requiring Authority.

Non-Custodial Community Corrections Sites

Non-custodial community corrections sites include service centres and community work facilities and are essential social infrastructure. Non-custodial services and their associated infrastructure play a valuable role in reducing reoffending. Community work helps offenders learn vital skills and to give back to their community, and in return the community benefits from improved amenities. Ara Poutama considers that its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the Resource Management Act 1991 (**RMA**).

The service centres provide for probation, rehabilitation, and reintegration services. Offenders report to probation officers as required by the courts or as conditions of parole. Ara Poutama's staff use service centres to undertake assessments and compile reports for the courts, police and probation officers. Service centres may also be used as administrative bases for staff involved in community-based activities or used as a place for therapeutic services (e.g., psychological assessments). The overall activity is effectively one of an office where the generic activities involved are meetings and workshop type sessions, activities which are common in other office environments.

In addition to these service centres, Ara Poutama operates community work facilities. Community work is a sentence where offenders are required to undertake unpaid work for non-profit organisations and community projects. Offenders will report to a community work facility where they subsequently travel to their community work project under the supervision of a Community Work Supervisor. The community work facilities can be large sites with yard-based activities and large equipment and/or vehicle storage.

Service centres and community work facilities may also be co-located on the same site.

Community corrections sites support offenders living in that community. Ara Poutama therefore looks to locate its sites in areas accessible to offenders, and near other supporting government agencies. Commonly, sites are therefore located in commercial or business areas, but may also be located in industrial areas, where large lots and accessibility suit the yard-based nature of some operations. As community corrections facilities are not sensitive to the effects of an industrial environment (e.g. noise, high traffic movements, etc.), they are not prone to reverse sensitivity.

Ara Poutama operates two non-custodial community corrections sites in the Hastings district:

- Hastings Community Corrections; located at 101 Lyndon Road East, Hastings, and is within the Central Commercial Zone.

- Flaxmere Community Corrections; located at 22 Wilkes Place, Flaxmere, and is within the General Industrial Zone.

Ara Poutama requires that the HDP also enables provision for community corrections facilities in other appropriate locations, should they be required in the future.

Intensification and population growth in urban areas creates more demand for these types of facilities. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas.

Residential Activities

Ara Poutama operates residential housing in the community throughout New Zealand, providing support for some people in its care to assist with their transition and/or integration in the community. There is a range of rehabilitation, reintegration and support provided in these houses, depending on the needs of the residents. Housing and associated support services may be for people following their release from prison or may be used to accommodate those on bail or community-based sentences (such as home detention).

Residential accommodation (with support) provides necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling, within a residential setting, is utilised for such purposes. People living in this residential environment are not detained on-site, the same as anyone else living in the community, except that some people may be electronically monitored and/or supervised. In some instances, supervisory staff are present on-site to provide a level of care (being a range of rehabilitation, re-integration and support services) appropriate to meet the needs of the individual(s) residing at the site. It is noted that these support staff do not reside on-site and have an alternative residential address. In other instances, supervisory staff will provide support on a part-time basis.

The Courts may sentence an offender to home detention as an alternative to imprisonment. Individuals on home detention serve a home-based sentence at a suitable and approved residence and are electronically monitored 24 hours a day, seven days a week. The purpose of electronic monitoring is to deter the offender from breaching conditions that relate to his or her whereabouts and monitor compliance with those conditions.[1] Home detention and electronic monitoring allow individuals to seek or maintain employment, complete a sentence of community work if imposed, access programmes to address their offending, be involved in prosocial activities, and maintain their family relationships. It is an increasingly common sentence for many individuals in our care who otherwise would have received a short prison sentence for their offending (they can be sentenced to home detention from 14 days to one year). People on a home detention sentence are generally required to remain at a typical residential dwelling.

Ara Poutama is therefore responsible for a range of residential accommodation (with support), which vary in nature and scale, of all which fall within the ambit of a residential activity.

Demand for these services exist nationally, including in the Hastings district. It is important that provision is made to enable residential accommodation activities (with support) to establish and operate within appropriate areas, which is likely to include areas of housing intensification.

Ara Poutama's Submission on Plan Change 5 to the Hastings District Plan

Ara Poutama has an interest in the implications that the HDP will have on the establishment and operation of non-custodial community corrections sites, and residential accommodation (with support), in the Hastings district.

Plan Change 5 to the HDP incorporates the requirements of the National Policy Statement on Urban Development (**NPS-UD**) 2020 and gives effect to the Medium Density Residential Standards (**MDRS**).

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[1] Sentencing Act 2002, section 80E.

Intensification and population growth in urban areas has an implication for the delivery of the services Ara Poutama is required to provide in the Hastings district.

Ara Poutama's specific submissions on Plan Change 5 are outlined in the following table.

Submissions

Provision	Submission	Relief Sought (additions shown in ***underline***, deletions shown in ~~***strikethrough***~~)
Part F Definitions (33.1) "Community corrections activity"	**Oppose** Ara Poutama requests the addition of a definition of "community corrections activity", consistent with the National Planning Standard definition. Community corrections activities are "community services" for the purposes of the NPS-UD and are essential social infrastructure which play a valuable role in reducing reoffending. They help build strong and resilient communities and enable people and communities to provide for their social and cultural well-being and for their health and safety, consistent with the purpose of the RMA. Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of people needing community corrections services will correspondingly increase. It is therefore important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop within appropriate areas in order to contribute to a well-functioning urban environment consistent with the NPS-UD.	1. Add the following definition to the HDP: ***Community Corrections Activity:*** *means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.*
Part F Definitions (33.1) "Household"	**Oppose** The National Planning Standards includes definitions for "residential activity" and "residential unit" that must be used when a local authority includes definitions for such in its plan. PC5 includes both of these definitions, which is supported in principle. However, the definition of "residential unit" refers to a "household" which is not defined in the HDP, nor PC5. Ara Poutama seeks that a definition of "household" be included in the HDP, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly perceived household situations), and may include instances that involve an element of supervision, assistance, care and/or treatment support. This definition, in conjunction with the definitions of "residential activity" and "residential unit" which are supported by Ara Poutama, would apply to supported and transitional accommodation activities, such as those provided by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision. Providing reintegration and rehabilitation support is an important component of the reintegration process for people receiving care and support from Ara Poutama or its service providers. It enables people and communities to provide for their social and cultural well-being and for their health and safety, and will provide for a range of different households, as required by the NPS-UD. A definition of "household" is being sought in District Plans nationwide by Ara	1. Add the following definition to the HDP: ***Household:*** *means a person or group of people who live together as a unit whether or not:* *(a) any or all of them are members of the same family; or* *(b) one or more members of the group receives care, support and/or supervision (whether or not that care, support and/or supervision is provided by someone paid to do so).*

Provision	Submission	Relief Sought (additions shown in ***underline***, deletions shown in ~~***strikethrough***~~)
	Poutama for any plans which do not already include such a definition.	
Part F Definitions (33.1) "Residential activity" and "residential activity"	**Oppose** The operative HDP includes a definition of "residential activity", which is proposed to be retained, and PC5 proposes an additional definition of "residential activity" which is proposed to apply in the Medium Density Residential Zone only. This approach is unnecessarily complicated, and is inconsistent with the National Planning Standards. Section 14, 'Definitions Standard', of the National Planning Standards outlines the mandatory direction (number 1) specifying that where "*terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List*." As such: - The operative definition cannot be used as this has the equivalent meaning and context as the proposed definition (noting that the operative HDP includes a definition of "seasonal worker accommodation" that can be used to manage the number of people in such accommodation separately in the Residential Zones under the HDP); and - The proposed definition cannot be modified as proposed in PC5 as notified. Therefore, Ara Poutama seeks that the National Planning Standard definition of "residential activity" be implemented via PC5. This definition, in conjunction with the definitions of "household" and "residential unit" as sought by Ara Poutama, will apply to supported and transitional accommodation activities, such as those provided by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision. Providing reintegration and rehabilitation support is an important component of the reintegration process for people in Ara Poutama's care. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	1. Delete the operative definition of "residential activity" in the HDP: ~~***Residential Activity:*** *means the use of land and buildings by people for the purpose of permanent living accommodation, and includes, residential buildings, residential unit buildings, supplementary residential buildings and associated accessory buildings and for Residential Zones it includes seasonal workers accommodation for a maximum of 10 persons per site.*~~ 2. Amend the proposed PC5 definition of "residential activity" as follows: ***Residential Activity*** ~~*(in the Medium Density Residential Zone)*~~*: means the use of land and building(s) for people's living accommodation.* 3. Consequential amendments to give effect to this relief.
Part F Definitions (33.1) "Residential building" and "residential unit"	**Oppose** The operative HDP includes a definition of "residential building", which is proposed to be retained, and PC5 proposes a definition of "residential unit" which is proposed to apply in the Medium Density Residential Zone only. This approach is unnecessarily complicated, and is inconsistent with the National Planning Standards. Section 14, 'Definitions Standard', of the National Planning Standards outlines the mandatory direction (number 1) specifying that where "*terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List*." As such:	1. Delete the operative definition of "residential building" in the HDP: ~~***Residential Building:*** *means a building, a room, or a group of rooms, used or intended to be used exclusively by one or more persons as a single, independent and separate household unit.*~~ 2. Amend the proposed PC5 definition of "residential unit" as follows: ***Residential Unit*** ~~*(in the Medium Density Residential Zone)*~~*: means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must*

Provision	Submission	Relief Sought (additions shown in ***underline***, deletions shown in ~~***strikethrough***~~)
	- The operative definition of "residential building" should not be retained as this has the equivalent meaning and context as the proposed definition of "residential unit"; and - The proposed definition of "residential unit" cannot be modified as proposed in PC5 as notified. Therefore, Ara Poutama seeks that the National Planning Standard definition of "residential unit" only be implemented via PC5. This definition, in conjunction with the definitions of "household" and "residential activity" as sought by Ara Poutama, will apply to supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision. Providing reintegration and rehabilitation support is an important component of the reintegration process for people in Ara Poutama's care. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	*include sleeping, cooking, bathing and toilet facilities.* 3. Consequential amendments to give effect to this relief.
RESZ - Residential Overview Objective RESZ-O2 Policy RESZ-P1	**Support in part** Ara Poutama requests that objective RESZ-O2 is retained, and a minor amendment to policy RESZ-P1 made, so that a variety of household types are provided for in the residential zones, including households that involve an element of supervision, assistance, care and/or support. Providing for a range of residential activities with support in residential zones is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural well-being and health and safety consistent with the purpose of the RMA and give effect to the NPS-UD. This includes residential activities provided by Ara Poutama that provide housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences. Ara Poutama supports proposed objective RESZ-O2 as this refers to enabling a variety of housing that meets "the needs of different households". Policy RESZ-P1 implements objective RESZ-O2, but does not specifically refer to "households". Policy RESZ-P1 would therefore be strengthened by also referring to the defined term of "household" sought by Ara Poutama, as the reference to "living arrangements" is vague. A reference to "household" will make it clear that "living arrangements" can vary and will ensure that the objective provides for a range of different households, as required by the NPS-UD.	1. Retain proposed objective RESZ-O2 as notified. 2. Amend proposed policy RESZ-P1 as follows: ***RESZ-P1*** — ***Housing Diversity*** *Relates to RESZ-O2* — *Provide a range of residential zones that cater for different types of housing densities, typologies, ~~and~~ living arrangements and households.*
Part B Strategic Management Areas and Zones (5.1 - 14.1) Bridge Pa Suburban	**Oppose** Ara Poutama requests the amendment of the rules for the Bridge Pa Suburban Commercial Zone, Central Commercial Zone, Central Residential Commercial Zone, Commercial Service Zone, Suburban Commercial Zone, Havelock North	1. Amend the rules in the following zones to enable community corrections activities to be undertaken as permitted activities: • Bridge Pa Suburban Commercial Zone

Provision	Submission	Relief Sought (additions shown in ***underline***, deletions shown in ~~***strikethrough***~~)
Commercial Zone, Central Commercial Zone, Central Residential Commercial Zone, Commercial Service Zone, Suburban Commercial Zone, Havelock North Retail Zone, Mixed Use Zone, Clive Suburban Commercial Zone, Haumoana Te Awanga Suburban Commercial Zone, Waimarama Suburban Commercial Zone Rules for community corrections activities	Retail Zone, Mixed Use Zone, Clive Suburban Commercial Zone, Haumoana Te Awanga Suburban Commercial Zone and Waimarama Suburban Commercial Zone to enable "community corrections activities" as a permitted activity. Community corrections activities are "community services" for the purposes of the NPS-UD and are essential social infrastructure which plays a valuable role in reducing reoffending. They help build strong and resilient communities and enable people and communities to provide for their social and cultural well-being and for their health and safety consistent with the purpose of the RMA. Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of people needing community corrections services will correspondingly increase. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas, to contribute to a well-functioning urban environment consistent with the NPS-UD.	• Central Commercial Zone • Central Residential Commercial Zone • Commercial Service Zone • Suburban Commercial Zone • Havelock North Retail Zone • Mixed Use Zone • Clive Suburban Commercial Zone • Haumoana Te Awanga Suburban Commercial Zone • Waimarama Suburban Commercial Zone
Part B Strategic Management Areas and Zones (5.1 - 14.1) Large Format Retail Zone, Light Industrial Zone, Business Zone, Havelock North Industrial Zone, Flaxmere Commercial Zone, Flaxmere Commercial Service Zone, General Industrial Zone Rules for community corrections activities	**Oppose** Ara Poutama requests the amendment of the rules for the Large Format Retail Zone, Light Industrial Zone, Business Zone, Havelock North Industrial Zone, Flaxmere Commercial Zone, Flaxmere Commercial Service Zone and General Industrial Zone to enable "community corrections activities" as a permitted activity. Community corrections activities are "community services" for the purposes of the NPS-UD and are essential social infrastructure and play a valuable role in reducing reoffending. They help build strong and resilient communities and enable people and communities to provide for their social and cultural well-being and for their health and safety consistent with the purpose of the RMA. Intensification and population growth in urban areas creates more demand for these types of facilities. Specifically with the higher population, the proportion of people needing community corrections services will correspondingly increase. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas, to contribute to a well-functioning urban environment consistent with the NPS-UD.	2. Amend the rules in the following zones to enable community corrections activities to be undertaken as permitted activities: • Large Format Retail Zone • Light Industrial Zone • Business Zone • Havelock North Industrial Zone • Flaxmere Commercial Zone • Flaxmere Commercial Service Zone • General Industrial Zone

Received via submissions Box 11 AUGUST 2023

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HASTINGS DISTRICT COUNCIL
Te Kaunihera ō-Rohe o Heretaunga

SUBMISSION FORM 5

Submission on Hastings District Plan

Further Opportunity for Submissions to Proposed Plan Change 5

'Right Homes, Right Place – Proposed Medium Density Residential Zone'.

Submissions can be:

Posted to:	Delivered to:	Electronically:
Plan Change 5 Environmental Policy Manager Hastings District Council Private Bag 9002 Hastings 4156	Civic Administration Building Hastings District Council Lyndon Road East Hastings	Via www.myvoicemychoice.co.nz Or Email: policyteam@hdc.govt.nz

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

Full Name (required) Johnny Haley Armstrong

Company Name (if applicable)

Postal Address (Required) 601 Mairangi St Hastings

Email Address (required)

Phone Number (required) 0274294952

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? ☑ 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 others make a similar submission, would you be prepared to consider presenting a joint case with them at the 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 sheet if necessary.

1. Have you already made a submission on Plan Change 5 (PC5)? ☑ Yes ☐ No (Go to question 3)

2. If you have already made a submission on PC5, do you want to:
   - ☐ Keep your original submission as it is (i.e.: unaltered);
   - ☑ Add to or amend your original submission (you can do this by filling out this form);
   - ☐ Withdraw your original submission and make a new submission (you can do this by filling out this form);
   - ☐ Withdraw your original submission completely.

3. **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 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 neighbor's approval
   - ☑ The use of the Hastings Medium Density Design Framework as a key assessment tool
   - ☐ Other, please specify _____

4. **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)*

5. **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.)*

All houses in our street are owned by occupants apart from Council owned 2 flats on corner Tomoana Road (2) Units opposite us and (2) halfway down street. All other houses are owned by long term residents, me and neighbors families have been here since 1940 – There are 12 owned houses on our side and 9 on same side as Council owned ones. I can get a petition if required as most cannot get in to apply here. I oppose anything in our street

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

Leave our street quite and stressless for long term residents – I have lived at Camberley and Margenin over the years so used to confined areas of houses

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

Signature: J Armstrong Date: 10/8/23

REMINDER: Submissions must reach Council by **5pm Friday 11th August 2023**

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, 3 August 2023 9:31 AM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#7]

Name *	Janice Barnden
Postal address *	2/724 Maxville Dr Parkvale Hastings, Hawkes Bay 4122 New Zealand
Email address *	janice.barnden@gmail.com
Phone number *	0274393585
Contact name, address, email address and phone number for service of person making the submission*	Janice Barnden
Postal address	2/724 Maxville Drive Parkvale Hastings, Hawkes Bay 4122 New Zealand
Email	janice.barden@gmail.com
Phone number	0274393585

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.) *	No
If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	No
Could you gain an advantage in trade competition	No, I could not

through this submission? *	
Are you directly affected by an effect of the subject matter of the submission that: (If trade competition applies, select one of these.)	• (a) Adversely affects the environment; and • (b) Does not relate to trade competition or the effects of trade competition.
1. Have you already made a submission on Plan Change 5 (PC5)?	No (Go to question 3)
3. 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, duplexe, terraced housing and low rise 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 neighbor's approval • The use of the Hastings Medium Density Design Framework as a key assessment tool

4. 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)	MZR-01 Purpose of the zone

5. 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 object to high density, intensification in Hastings / Havelock North area.

In particular, proposed development to sections 1203/1205 Ada Street Parkvale.
Those sites can not accommodate multiple dwellings in such a small area, with very limited off street parking and limited vehicle space on site. Ada Street has become a very busy road.

The existing sewage infrastructure struggles to cope in heavy rain and would be severely compromised having to cater for multiple new dwellings.

Three story buildings will not compliment our beautiful established community.

It is highly unsuitable to place families in such confined living areas with no lawns or play areas on site, doing this will only create a community within a community.

6. I seek the following submission from Hastings District Council: (Give precise details)	Object to high density, intensification of our general residential zone

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, 19 July 2023 1:49 PM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#2]

Name *	Christine Blackberry
Postal address *	1209b Ada Street, 2 Ada Court, Parkvale Hastings, Hawkes Bay 4122 New Zealand
Email address *	christine.blackberry@xtra.co.nz
Phone number *	0272333327
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.) *	No

If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	Yes
Could you gain an advantage in trade competition through this submission? *	No, I could not
1. Have you already made a submission on Plan Change 5 (PC5)?	No (Go to question 3)
3. 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, duplexe, terraced housing and low rise 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 neighbor's approval • The use of the Hastings Medium Density Design Framework as a key assessment tool • Other, please specify

5. 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 provisions in the sections of Plan 5 Change and in particular the medium to intensive building areas and how this will effect the neighbouring areas.

`1. Many areas you have mapped out as Medium intensive Zone 5 areas are situated close to residential area, with older people and character homes, Churches and sports parks. This would have some negative effects to those area that have not been consider or covered in your documented plan.

a. Parking for vehicles in these new intensive home. The footpaths must not be an option. What happens when sports events are on parks for example Windsor Park – where to perople park. What happens to tourist and visitors visting Splash planet – where to they park. What happens to Students or teachers from the Schools – were to they park there vehicles.

b. Security of the Current Public Parks and maintenance etc. Whom will be responsible for this? Many people including older people walk in these parks and with dogs etc. With new intensive housing having no play area at all, this will mean there io alot more children, teenagers etc congregating on the parks, and are public areas. Rate payers should not have to pay for rubbish to be cleaned up daily, as outside some of these intensive home areas,there is alot more rubbish. What happens to the public toilets in these parks – they are currently there as a facility for the park users, not really for residence of neighbouring homes.

c. Whom will be responsible for the extra crime in these areas, noise control, and social issues caused by living too close to one another.

d. Drainage, and current wastewater issues. Who pays when all this intensive development is done for the extra drainage needed in the neighjbouring areas.

2, If the current maps / planned areas included in the current Zone 5 building areas for medium intensive housing are the only areas to have medium housing in, why is the council currently accepting resource consents for intensive building outside these mapped areas. If this is the case then public notice and hearing must be made, otherwise what is the use of having a mapped out area, then finding intensive housing is going in other areas.

3. The removal of the need for affected parties' consents or neighbor's approval – I totally disagree with this statement. Affected parties (all) and neighbours (all) must have the right to consent and approve, because this effects their current living property, values, and security, and homelife.

In summary – The right houses in the right areas is a must, and consideration must be made for what these areas, will do to the public facilities, parks,
in the neighbourhood.

Submission - Proposed Plan Change 5 - Hastings District Plan

From - Clifton Bay Ltd

Address - 380 Clifton Road - Te Awanga

Contact - Mark Mahoney Email mark.mahoney2@gmail.com Date : 9 August 2023

Proposed Plan Change 5. Second Notification

1. Brief Background

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

Figure 1 - Site Plan - District Plan Zoning

2. Strategic Overview

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

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

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

3. Clifton Bay Design Concepts -

Concept Design Type 1

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

Concept Design Type 2

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

Concept Design Type 3

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

Key design elements

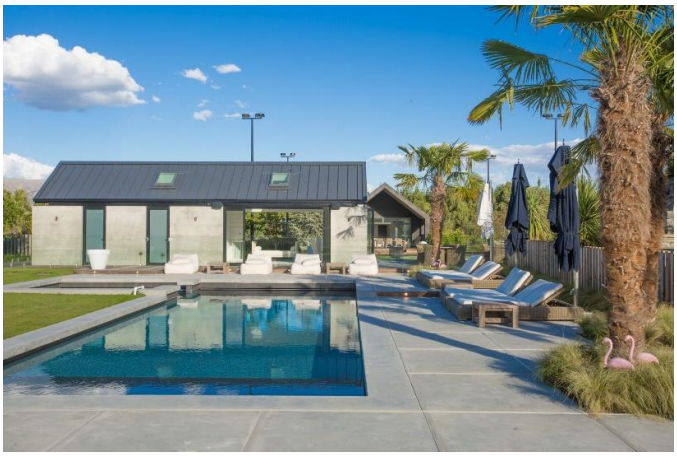
- Housing types, sizes and adaptability
- Entrances detailing and colour
- Building height, visual dominance and sunlight
- Connections to open space
- Landscape design
- Private and safe environments
- Outdoor living space
- Parking and manoeuvring
- Waste and service areas
- Site coverage and low impact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

Concept Design Type 4

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

4. Common Areas

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



4.1 Environmental Features

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

4.2 Design Team

- **Urban Design**
- **Landscape Design**
- **Engineering Design**

Te Aranga Design **Principles** are a cultural landscape strategy/approach

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

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

5. Clifton Bay Proposal

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

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

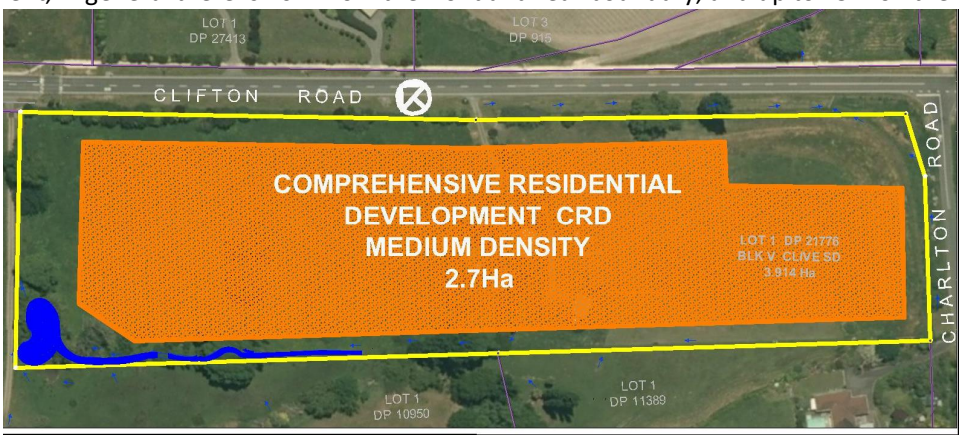


Figure 2 Proposed Medium Density Zoning for Proposed CRD

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

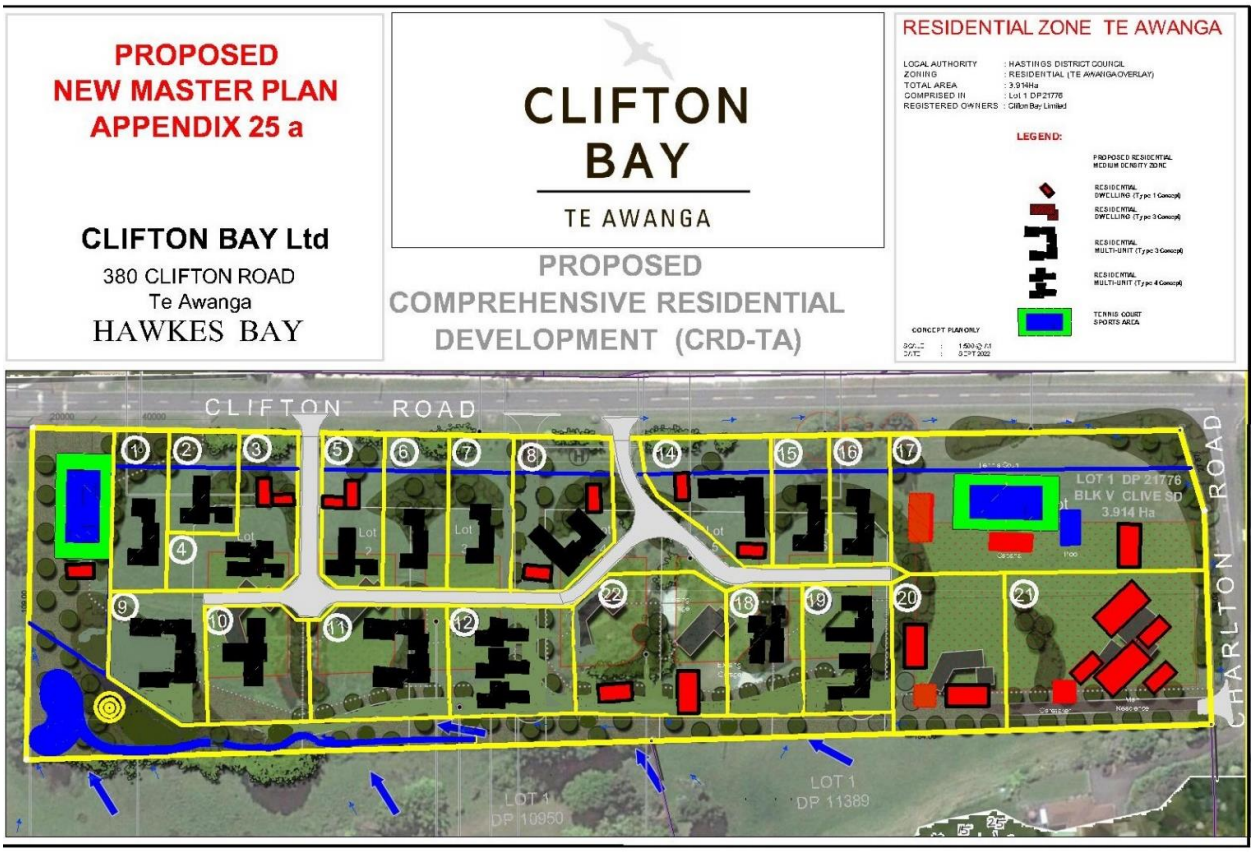


Figure 3 Proposed New Master Plan - Overlaying Existing Master Plan

6. Proposed Changes to Plan Change 5

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

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

7. Recent Medium Density Policy in New Zealand

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

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

> *"We can't keep expanding onto the plains – If we are serious about protecting our soils, we need to treat this with urgency. In Hastings, 7000 new houses are needed over next 10 years, at least 2500 of those in more intensive developments.*
>
> *"We need to do something different to what's been done in the past – to do a better job of intensifying greenfields as well as inner city areas, being more efficient with how we use available land, but in a way that is appropriate for the size, scale and character of the surrounding community"*

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

7.2 National Policy Statement - Urban Development 2020

The National Policy Statement on Urban Development (NPS-UD) aims to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing and diverse needs of communities. The NPS-UD directs councils to remove overly restrictive planning rules that make it more difficult to build homes. The planned urban built form involves significant changes to an area, and the NPS recognises that these changes may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and are not, of themselves, an adverse effect. This requires preparation of the Future Development Strategy (FDS) to be programmed so that it informs the 2024 LTP. An FDS programme is in place to achieve this outcome. The FDS will replace the HPUDS. Quarterly Monitoring required by the NPS-UD includes a range of housing market and price efficiency indicators on a quarterly basis.

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

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

7.4 Government Policy Statement on Housing and Urban Development 2021

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

Homes should be:

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

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

8. Conclusion

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

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

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

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

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

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, 9 August 2023 10:24 PM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#11]

Name *	Jenny Corban
Postal address *	507c Fitzroy Avenue Hastings 4122 New Zealand
Email address *	jenny.corban@xtra.co.nz
Phone number *	+64 272499760
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.) *	No

If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	Yes
Could you gain an advantage in trade competition through this submission? *	No, I could not
1. Have you already made a submission on Plan Change 5 (PC5)?	No (Go to question 3)
3. 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, duplexe, terraced housing and low rise apartments • The number of houses that can be built on a site • The 3 storey height limit for houses

4. 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-S1 Buildings and Structures - To ensure that the outcome is achieved, i.e. Dominant and out of scale buildings and structures will NOT reduce access to daylight and sunlight for adjoining properties.

5. 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 support in principle the aims of the plan, i.e., Policy MDP1 and MDP2, and MRZ-01, MRZ-02 and MRZ-03.
I support MRZ-S1 and seek assurance that this will be the case for any development adjacent to 507c Fitzroy Avenue.
My concern relates to the juxtaposition of Cornwall Park to 507c Fitzroy Ave. The long established trees of the park already significantly impact the amount of sunlight this property receives. Any development on the boundary with 507 has the potential to worsen this considerably.
As applications will be non- notified, it is crucial that permitted limits on buildings adjacent to the boundary take this factor into account.

6. I seek the following submission from Hastings District Council:
(Give precise details)

I would like the Council to advise what features have been taken into consideration when establishing the construction guidelines at this site – are they generic or specific to this site?

I request that only single storied buildings are permitted at the boundary between 507 and 507c Fitzroy Avenue.

If two storied buildings are permitted then trees should be removed from the boundary of 507c and Cornwall Park, to improve available sunlight to the property. I note that there is a precedent for this, as trees were removed from the boundary between 511 Fitzroy Ave and Cornwall Park, when the Council Nursery was sold and that site was developed for housing.

Three storied buildings are not appropriate on this site (507 Fitzroy Ave) and should be specifically excluded in the plan.

Thank you.

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, 11 August 2023 2:35 PM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#23]

Name *	David Cornes
Postal address *	523/569 Lyndhurst Road Frimley Hastings 4120 New Zealand
Email address *	david@eastfield.co.nz
Phone number *	0272208296
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

If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	Yes
Could you gain an advantage in trade competition through this submission? *	No, I could not
1. Have you already made a submission on Plan Change 5 (PC5)?	No (Go to question 3)
3. 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, duplexe, terraced housing and low rise apartments • The 3 storey height limit for houses • The removal of the need for affected parties' consents or neighbor's approval • The use of the Hastings Medium Density Design Framework as a key assessment tool

4. 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)	Chapter 7.2 Hastings Residential Environment Policy GRP3 Rules GR18, GR24. Specific Performance Standard 7.2.6EI

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

I strongly oppose the provisions of Plan Change 5. What it proposes seriously impedes my privacy and security with its provision for high density three storied buildings with unrestricted lighting built on my doorstep. It is out of character socially and every way with the quiet leafy subdivision that we enjoy in the Lyndhurst Frimley area. It would downgrade Hastings and who would want to move to Hastings if the chances were that one of these high density housing developments were built on their neighbouring land with no provision for any consultation process. It is excellent that Government wants to provide much needed housing for these poor people, but provide for them in areas that are already specific to their needs such as parts of, Mahora, Ruareka, Mayfair, Flaxmere, Camberley, plus in the outskirts such as Bridge Pa, PakiPaki, Waipatu, Farndon and Waiohiki etc. These residents would welcome their whanau into their neighbourhood.

6. I seek the following	For the Hastings District Council to discontinue Plan Change 5 because of how it would adversely affect quality living that is very much enjoyed in a large part of Hastings.

submission from Hastings District Council: (Give precise details)

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, 11 August 2023 9:20 AM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#17]

Name *	Brendan Currie
Postal address *	1200 Oliphant Rd Hastings, Hawkes Bay 4120 New Zealand
Email address *	brendan.maree@outlook.com
Phone number *	0212448923
Contact name, address, email address and phone number for service of person making the submission*	Brendan Currie
Postal address	1200 Oliphant Rd Hastings, Hawkes Bay 4120 New Zealand
Email	brendanandmaree@outlook.com
Phone number	0212448923

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
If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	Yes
Could you gain an advantage in trade competition	No, I could not

through this submission? *	
Are you directly affected by an effect of the subject matter of the submission that: (If trade competition applies, select one of these.)	• (b) Does not relate to trade competition or the effects of trade competition.
1. Have you already made a submission on Plan Change 5 (PC5)?	No (Go to question 3)
3. My submission relates to the following proposed elements of plan change 5: (Tick all that apply).	• The removal of the need for affected parties' consents or neighbor's approval • The use of the Hastings Medium Density Design Framework as a key assessment tool
4. The specific chapter and	Rule MRZ-R16

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)

5. 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 rule MRZ-R16 where there are proposed developments of more than just subdividing a property into 2 lots (I.e. more than 1 additional dwelling on the same site).

There a large number of residents in well established areas who have worked hard all their life to get themselves into a position of where they can have home ownership and a lot would have been in the homes they are in for many years, even decades.

I support the idea that if they wished and their property supported it, that they are able to subdivide their section to add another dwelling, or at least sell the land to someone who could put a dwelling there.

I strongly oppose the idea of developers being able to buy up property or properties in well established areas and completely change the character of these areas without public consultation.

These developments have proven to devalue the area and degrade the quality and feeling of safety in the neighborhood.

I recognise there is a need for more housing but believe there is a better approach than opening the floodgates for developers to carve up well established areas that people have worked so hard to get themselves into.

Central government is spending millions upgrading existing state houses to bring them up to healthy homes

standards. There are a number of areas in Hastings that have these types of dwellings and they are on large section sizes. I believe a better use of money for the rate/tax payer would be to demolish these properties and build modern, compact housing on these sites.
This would have a number of positive effects: Elevate the existing residents in these properties, create more dwellings on the same area of land, in a lot of cases the land is already owned by the government/council which makes it cost effective.

I love living in Hastings however I see these plan changes having a major detrimental affect on long term value and can see, in a few years time people will be moving out to find a place where there is more consistency in subdivision or areas. Along with this we will not be able to attract people who will contribute to the community to live in these areas leading to a downhill trend to the standard of the entire city.

6. I seek the following submission from Hastings District Council:
(Give precise details)

Please take account of the people of Hastings that are the backbone of the City and have worked hard to get to where they are. Don't let them (and therefore the younger generations) down by giving developers a free reign of where they can take away the value of surrounding properties and make the areas feel unsafe, even perceptually. My philosophy is that if my wife felt unsafe walking around the block I would not want to live there and some of the proposed subdivisions I am aware of would put those areas in that category.

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, 11 August 2023 11:51 AM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#21]

Name *	Scott Currie
Postal address *	507 Lyndhurst Road Frimley Hastings, Hawke's Bay 4120 New Zealand
Email address *	scott@currieco.co.nz
Phone number *	021408758
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.) *	No

If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	No
Could you gain an advantage in trade competition through this submission? *	No, I could not
Are you directly affected by an effect of the subject matter of the submission that: (If trade competition applies, select one of these.)	• (b) Does not relate to trade competition or the effects of trade competition.
1. Have you already made a	No (Go to question 3)

submission on Plan Change 5 (PC5)?	
3. 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, duplexe, terraced housing and low rise 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 neighbor's approval
4. The specific chapter and provisions of the proposed plan change my submission relates to are: (Please reference the specific section or part of the planning provision(s), such as Objective MRZ-O1 or Rule MRZ-R16)	Objective MRZ-01

5. 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 proposal of allowing 3 Storey Housing, Smaller Section Size, Duplexe and Low Rise Apartments being allowed in existing Neighbourhoods.

I believe this will

- Devalue existing and neighbouring Properties
- Distroy the Character of these neighbourhoods due to Building Heights and Visual appearance
- Have adverse effects on neighbours due to reduced privacy
- Create Health issues and Genral Wellbeing due to lack of personal Open Spaces, Trees for Shade and areas for private relaxation including Gardening

and areas for children to play safely in own yards

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, 30 July 2023 8:15 PM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#4]

Name *	Julie Davies
Postal address *	700 Maxville Drive Hastings, Hawke's Bay 4122 New Zealand
Email address *	pudandjulie7@gmail.com
Phone number *	0272877067
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

If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	Yes
Could you gain an advantage in trade competition through this submission? *	No, I could not
Are you directly affected by an effect of the subject matter of the submission that: (If trade competition applies, select one of these.)	• (b) Does not relate to trade competition or the effects of trade competition.
1. Have you already made a submission	Yes

on Plan Change 5 (PC5)?	
2. If you have already made a submission on PC5, do you want to:	Withdraw your original submission and make a new submission (you can do this by filling out this form);
3. 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, duplexe, terraced housing and low rise 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 neighbor's approval • The use of the Hastings Medium Density Design Framework as a key assessment tool

4. 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-01Purpose of the zone:

I disagree with medium density residential zone, as this takes away our privacy as private home owners and will have effect on peoples health and well being with too many people living in small spaces.

MRZ-R16

C.2.3I Object to muiti story housing for shading of single story homes, and less sunlight.

H.2.8 Access car parking is always to small of an area wish is a concern and a big safety problem for pedestrians in this kind of delepoment

J.2.10 As we know we have a large problem with all stormwater issues already in HDC that we cant afford to have to many more housing put onto an already over loaded issue.(Prime example Ada Street) to which the HDC already know about!!!!

2.4. Insfrastructure serving I strongly object to as this system is already letting HDC rate payers down big time.

5. 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 clearly object to the Plan Change 5 as were seeing on going issues with alot of these concerns in the Medium Density Residentral HDC area we already have alot of on going problems to be trying to push thse change through will only make for thing to get alot worse.
6. I seek the following submission from Hastings District Council: (Give precise details)	Who ever is the landlord to any of this/these deleopments should any of it go ahead has to have a contract for maintening the lawns, gardens and maintenance of the dewelling. I would only wish for single story housing at a most to be built.

Tania Sansom-Anderson

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, 1 August 2023 10:57 AM
To: Policy Team
Subject: HDC - Plan Change 5 Submission Further Opportunity [#5]

Name *	Boris Fyfe
Postal address *	1245 Howard Street Hastings 4122 New Zealand
Email address *	boris@pro-structure.co.nz
Phone number *	021814199
Contact name, address, email address and phone number for service of person making the submission*	Boris Fyfe
Postal address	1245 Howard Street Hastings 4122 New Zealand
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. Please give us your contact details in the top section.) *	
If others make a similar submission, would you be prepared to consider presenting a joint case with them at the hearing? *	No
Could you gain an advantage in trade competition through this submission? *	No, I could not
Are you directly affected by	• (a) Adversely affects the environment; and

an effect of the subject matter of the submission that: (If trade competition applies, select one of these.)	
1. Have you already made a submission on Plan Change 5 (PC5)?	Yes
2. If you have already made a submission on PC5, do you want to:	Keep your original submission as it is (i.e.: unaltered);
3. 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, duplexe, terraced housing and low rise 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 neighbor's approval

4. 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-01, Weaving in higher density housing amongst housing which is already established especially in the Parkvale area. This is set to undermine the current residential zones manner of life and the communities land size per lot. Reduction per Lot size and jamming more houses onto a existing section just makes no sense. Why cant land for this kind of housing be purchased away from an already developed community and formed on the outskirts of Hastings / Havelock. Predominantly the people who move into this type of housing aren't desirable in our community either.

5. 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.)

1. Medium density housing is not allowed in existing urban areas.
2. Building houses which cater to 2 stories (duplexes) beside existing housing is rude and invasive of privacy.
3. I oppose this submission entirely, while the buildings may be áttractive' and the urban environment "visually attractive' this is far from what is needed in our communities.
4.Good quality onsite and off site residential living is hardly accurate at all. These Sections which get subdivided and 3 lots of houses placed on them are tiny. We need to maintain sections sizes and freedom of movement in our residential Zones.
5. Maintain land away from existing communities to build medium density housing

6. I seek the following submission from Hastings District Council: (Give precise details)

Medium Density housing is overruled and not passed to be acceptable. Maintain space in our communities. For the multitude who want a reasonable size section of 1000m² +, there is very little available and to go and make section sizes which are almost at this level smaller is not acceptable by the community.