

Variation 5

'Inner City Living'

Submissions Summary Report

The following report provides a summary of submissions on Proposed Variation 5 to the Proposed Hastings District Plan. It has been prepared for use in the hearing of submissions, and to fulfill the requirements of Schedule 1 Clause 7(1) of the Resource Management Act, 1991.

Sub #	Submitter Name	Contact Address for service:	Submission Type	Parts of the Variation submitted on	Summary of submission points	Summary relief sought
1	Simon Dunn, Wallace Development Company	<p>Email address: simon@wdcl.co.nz</p> <p>Postal Address: 17 Napier Road Havelock North Hastings 4130</p>	Support	Section 7.3 Section 26.1	<ol style="list-style-type: none"> Wallace Development Company own a number of commercial properties in the central area. Supportive of changes to re-vitalise the CBD by encouraging inner city living. Proposed amendments will help make economic the conversion of redundant first floor areas into inner living apartments. A number of their properties occupy 100% of the site with buildings and so it is just not possible to provide car parking with these sites. Strongly urge council to the support the proposed amendments 	<ol style="list-style-type: none"> That the proposed policy amendments to Sections 7.3 and 26.1 be adopted.
2	Michael Bate	<p>Email address: emb@hansenbate.co.nz</p> <p>Postal Address: 12 Shortland Place Havelock North 4130</p>	Support with amendment	Section 26.1	<ol style="list-style-type: none"> The area to which the new rule applies (<i>parking exemption rule 26.1.6D(2)(a)</i>) should be expanded throughout the Central Commercial zone. Have one set of rules for all of the land that inner city living is allowed on. Conversely if HDC just wants pure commercial activities in some locations the District Plan should be clear. 	<ol style="list-style-type: none"> That consideration be given to expanding the car parking exemption area to include all of the Central Commercial zone.
3	HDC	<p>Email Address: megang@hdc.govt.nz</p> <p>Postal Address: Environmental Policy Team Hastings District Council 207 Lyndon Rd East Hastings 4156</p>	Support with amendment	Section 7.3 Rules relating to above ground floor level residential activities	<ol style="list-style-type: none"> Whether the Plan needs to have a statement (clarification) that ground floor level access, garaging and service areas to above ground floor residential activities are provided for as a permitted activity. 	<ol style="list-style-type: none"> That consideration be given to either changing the rule or activity table of Section 7.3; or include a definition of above-ground residential activity; or some alternative mechanism to make explicit that above ground residential activities can include a pedestrian entrance at ground level (complying with standard 7.3.5D where applicable) and associated

						ground level rear lane access or basement garaging and service areas.
4	Rochelle Horne	<p>Email Address: roche@xtra.co.nz</p> <p>Postal Address: 123 Queen St East Hastings 4122</p>	Support with amendment	Section 7.3 Section 26.1	<ol style="list-style-type: none"> 1. Is the resident obliged to insulate against noise or is the 'noise maker'? under rule 7.3.5.0 (Noise) 2. 7.3.6 Outdoor Living space - This should not be limited to north facing. In city situations there is a lot of reflected light from nearby buildings and glazing. So it is possible to get strong light in a South facing situation. Also North facing areas could be prone to overheating. 3. 26.1. Parking Support for secure, subsidised off street parking areas to be available. Residents are likely to walk or cycle within the city, and so not use on-street parking areas when shopping. 4. 7.3.6l(7)(a) Service/utility area Requirement for recycling bin space. Council does not currently provide a recycling collection. An inner city recycling collection is needed. 	<ol style="list-style-type: none"> 1. Support for Variation 5 'Inner City Living' as its flexibility will encourage more residential development in the inner city. More residents, more vibrancy. Many benefits to local business and community. 2. With consideration given to the submission points made regarding quality and enjoyment of life to current and future inner city residents.
5	Hawke's Bay District Health Board	<p>Email Address: ceo@hbdhb.govt.nz</p> <p>Postal Address: Private Bag 9014 Hastings</p>	Support with Amendments	Rule 25.1.7C(a)(ii) Proximity to licensed premises Rule 7.6.3C.3(a)	<p>General - While supportive of increasing housing options in Hastings and inner city living, the HBDHB believe it is crucial that design, environmental and social impact mitigates any negative health and wellbeing consequences of an increase in residential dwellings in the CBD.</p> <ol style="list-style-type: none"> 1. Amend Rule 25.1.7C(a)(ii) as it relates to the Central Commercial Zone <ol style="list-style-type: none"> a. Reasons – Noise exposure in inner city areas can lead to adverse health 	<ol style="list-style-type: none"> 1. Amend Rule 25.1.7C(a)(ii) as it relates to the Central Commercial Zone as follows: <ol style="list-style-type: none"> (ii) Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the following requirements: of the Building Code and achieve a level of no more than NC30 in any habitable space.

					<p>effects. Rule 25.1.7C seeks to mitigate noise exposure.</p> <p>b. While this rule specifies adequate sound insulation, it only requires minimal ventilation that will not provide thermal comfort. This can be remedied by requiring ventilation.</p> <p>2. Concern about the potential harm caused by alcohol and gambling and proximity. No controls in the District Plan managing the proximity of licensed premises selling and supplying alcohol and/or gambling machines in relation to residential housing in commercial residential zones.</p> <p>3. Amendment sought to a. Studio – 35m². 35m² is considered inadequate living space for the comfort and amenity of occupants of above-ground residential units, unless there is access to a ground floor living space.</p>	<p>A) <u>provide mechanical ventilation to satisfy clause G4 of the NZ Building Code; and</u></p> <p>B) <u>be adjustable by the occupants to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p>C) <u>provide relief for equivalent volumes of spill air; and</u></p> <p>D) <u>provide cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18° C and 2518° C; and</u></p> <p>E) <u>does not generate more than 35dB_{LAeq(30s)} when measured 1 metre away from any grille or diffuser.</u></p> <p>2. That the proximity of new licensed premises (and those with gambling machines) to residential dwelling houses be considered within the Proposed District Plan in relation to inner city living (and commercial residential zones more broadly). In particular, that the Council ensure residents are well informed and are given the opportunity to have their say.</p> <p>3. That the 35m² standard is removed.</p>
6	Alison McMinn	<p>Email address: almac@actrix.co.nz</p> <p>Postal Address:</p>	Support	Accommodation/apartment living in the CBD	<p>1. Supports all efforts and rule changes that allow first floor (not ground floor) accommodation in the CBD.</p> <p>2. It will add vibrancy and security to the CBD.</p>	<p>1. That HDC remove restrictive regulations (re parking, outdoor space etc) so that buildings are permitted to use first floor premises for accommodation/apartment living space in the CBD.</p>

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7	Marina Dinsdale	<p>Email Address: Marinadinsdale604@gmail.com</p> <p>Postal Address: 604 St Aubyn St West, St Leonards, Hastings 4120</p>	Support	Rule CCR3 – Allowing residential above ground floor.	1. Supports HDC permitting above-ground floor premises in the CBD to be used for residential accommodation – apartment living.	1. That HDC amend rules and regulations to permit above ground floor residential use in the CBD.
8	Heritage New Zealand Pouhere Taonga	<p>Email Address: CRachlin@heritage.org.nz</p> <p>Postal Address: PO Box 2629 Wellington 6140</p> <p>Attention: Caroline Rachlin</p>	Support	Heritage buildings and historic heritage area	<ol style="list-style-type: none"> Heritage New Zealand Pouhere Taonga supports the proposed amendments to encourage inner city living in the Central Commercial zone and the associated exemptions for residential activities in the Russell St and Queen St historic areas – noting overall purpose and wider coverage of the Variation, but they focus their submission on the changes as relates to heritage. Heritage New Zealand Pouhere Taonga supports the proposed amendment to include internal alterations to heritage buildings within the Russell St and Queen St historic areas (Appendix 51) as a permitted activity. Reasons for support include that the plan change encourages the adaptive re-use of heritage buildings; Exemptions to outdoor living space and parking means the external part of the buildings are less likely to need alterations, therefore maintaining the heritage fabric and appearance; and 	<ol style="list-style-type: none"> Support changes to Rule Table 7.3.4.1 to amend Rule CCR3. Adopt as proposed changes to Hastings Central Commercial Zone to provide exemptions from complying with certain specified activity specific standards as relates to heritage buildings and buildings in the Russell St and Queen St historic area. Includes changes to 7.3.6C(f), 7.3.6I(4)(c) and 26.1.6D(2)(a). Adopt as proposed new outcomes for 7.3.6I(4)(c) and 26.1.6D(2)(a). Adopt as proposed the change to provide for internal alterations for buildings in the Russell St and Queen St historic area as a permitted activity.

					<p>5. May off-set the cost of resource consent requirements to comply with certain rules and activity specific standards.</p> <p>6. Changes to Rule H2 creates consistency with the permitted activity status for internal alterations to Category II heritage buildings and with the overall policy and rules framework for historic areas.</p>	
0	Ruth Vincent, Chairman Landmarks Trust	<p>Email Address: ruth.vincent@xtra.co.nz</p> <p>Postal Address: 108 Margaret Avenue Havelock North</p>	Support with amendment	Section 7.3 Section 18.0 Section 26.1	<p>1. With development of laneways etc there is opportunity for backs of buildings in the Central Commercial zone to be used for residential and mixed use activities, further enhancing city vibrancy and use urban land more efficiently (reducing need for greenfield development).</p> <p>2. It would not reduce the availability of retail/commercial premises in the Central Commercial zone.</p> <p>3. On-going development of pocket parks and laneways means there is sufficient recreational space for inner city residents.</p> <p>4. Comprehensive Residential Development and Mixed Use development at ground floor level should not undermine the heritage fabric of identified heritage items.</p> <p>5. Ground level mixed use and residential development would encourage investment and make more feasible, developments such as:</p> <ul style="list-style-type: none"> - Adapting under-utilised back shop space - Creating boutique sized retail spaces, with living behind and/or above - Parking for inner city residents could be provided at the backs of buildings with living alongside and/or above 	<p>1. That residential and mixed use development be permitted (not discretionary) to the backs of buildings at ground floor level away from the street frontage.</p>

					6. Evolving work and lifestyles required more flexible use and evolution in the Central Commercial zone to maintain vibrancy and provide facilities and lifestyles that people seek when considering setting up residence, business or moving to the region/city.	
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