

Tuesday, 4 October 2022

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Council Meeting

Kaupapataka

Open Attachments – Vol 3b (Agenda Item 10)

Te Rā Hui:
Meeting date: **Tuesday, 4 October 2022**

10.30am

Te Wā:
Time: **NB: It is proposed that the meeting will reconvene in open session to address items 4 to 14 at approximately 1.00pm**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

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30.1 SUBDIVISION AND LAND DEVELOPMENT

30.1.5 RULES

The following table sets out the status of activities involving subdivision; if a subdivision (or related land use) activity is covered by more than one activity status, the stricter status applies (Controlled being the least strict, Non-Complying being the strictest in the below table):

RULE TABLE 30.1.5 -SUBDIVISION AND LAND USE		
RULE	ACTIVITY	ACTIVITY STATUS
SLD1	All SMA and Zones Subdivisions which comply with the relevant zone Subdivision Site Standards and Terms in section 30.1.6 and all relevant General Site Performance Standards and Terms specified in section 30.1.7 (except for those subdivisions specifically listed under Rule SLD8, through to and including Rule SD24a below).	C
SLD2	Special purposes: Public Works, Network Utility Operations, Renewable Electricity Generation or Reserves Subdivisions to create sites of any size for the following Special Purposes: public works, network utility operations, renewable electricity generation or reserves and access, which comply with all relevant General Site Performance Standards and Terms specified in section 30.1.7.	C
SLD3	Farm Parks: Rural Residential and Lifestyle Area Te Mata Special Character Zone Subdivisions to create residential farm parks in the Rural Residential SMA and in the lifestyle area of the Te Mata Special Character Zone which comply with all relevant Subdivision Site Standards and Terms in 30.1.6, and all relevant General Site Performance Standards and Terms specified in 30.1.7.	C
SLD4	Rural lifestyle site (around existing dwelling) Subdivisions to create a lifestyle site based around an existing dwelling in the Rural SMA (outside of the coastal environment), which complies with all relevant Subdivision Site Standards and Terms in 30.1.6, and all relevant General Site Performance Standards and Terms specified in 30.1.7.	C
SLD5	Conservation Lots: Natural areas and Heritage items Subdivisions to create <i>conservation lots</i> in association with the protection of natural areas (see RAP list Appendix 56), or the protection of Heritage Items (see Schedule 1), which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	C

SLD6	Cross Lease to Freehold Subdivisions Subdivisions in Residential Zones to create freehold titles from existing Cross Lease titles, shall not have to comply with the requirements Minimum Site Size Requirements in section 30.1.6 or the General Site Performance Standards and Terms in 30.1.7.	C
SLD7	Subdivision around existing dwellings in residential zones (not including Cross Lease to Freehold Subdivisions) not meeting the minimum site size Subdivisions in all Residential Zones to create separate titles for existing dwellings (not including supplementary dwellings), which comply with all relevant General Site Performance Standards and Terms specified in 30.1.7., but do not meet the minimum site requirements in 30.1.6A specifically 1A, 1B, 2A, 2B, and 3A.	C
SLD7A	Comprehensive Residential Development <u>Subdivision of a Comprehensive Residential Development in Hastings General Residential Zone, Flaxmere General Residential Zone, Havelock North General Residential and the Medium Density Residential Zone that complies with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development</u>	C
SLD8	Rural lifestyle site (not containing an existing dwelling) Lifestyle Subdivisions within the Rural SMA/Zone and not containing existing dwellings, and outside the coastal environment, which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD9	Lifestyle sites in the 'lifestyle area' of the Tuki Tuki and Te Mata Special Character Zones Subdivisions to create lifestyle lots in the 'lifestyle area' of the Tuki Tuki Special Character Zone and in the 'lifestyle area' of the Te Mata Special Character Zone which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD10	Eco-Residential Lifestyle Sites in the Nature Preservation Zone: Cape Kidnappers Development Node Areas Subdivisions to create eco-residential lifestyle sites within the Cape Kidnappers Building and Infrastructure Development Node areas shown on Appendix 23: Figure 1 which comply with	RDNN

	all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	
SLD11	<i>Removed as a result of Variations 1 and 2.</i>	
SLD12	Flaxmere Village Centre: Flaxmere Commercial Zone, Flaxmere Commercial Service Zone, Flaxmere Community Residential Zone Subdivisions within the Flaxmere Village Centre Zone which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD13	Havelock North Village Centre Zone: Mixed Use Zone and Retail Zone Subdivisions within the Mixed Use and Retail Zones of the Havelock North Village Centre, to create separate titles for existing buildings that comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD14	Hastings and Havelock North Comprehensive Residential Development not meeting General Site Standards and Terms in 30.1.6 or 30.1.7 Subdivision of a Comprehensive Residential Development in Hastings SMA General Residential, Flaxmere SMA General Residential Zone, and Havelock North SMA General Residential and the Medium Density Residential Zone that is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development and that does not comply with one or more of the all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 or in 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development.	RDNN
SLD14A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision for a Comprehensive Residential Development that complies with all relevant Subdivision Site and General Site performance standards and terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a land use resource consent for comprehensive residential development.	RDNN
SLD15	Residential Character Areas, City Living Zone, Flaxmere Area 1 Subdivisions within any of the Hastings SMA Residential Character Areas, City Living Zone , Havelock North Character	RDNN

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	Residential, Toop Street Special Character Area, the Bull Hill or Iona Terraces Neighbourhoods of the Iona Special Character Zone, or the Flaxmere Residential Development Area, that comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	
SLD16	Te Awanga Lifestyle Overlay Area Subdivisions to create sites in the Te Awanga Lifestyle Overlay area (as identified in Planning Maps and Appendix 25A) which comply with all relevant Subdivision Site and General Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD17	Subdivision in all Zones (except within the Iona Plateau Neighbourhood, Iona Special Character Zone refer SLD27, but not meeting General Site standards and terms in 30.1.7) Subdivisions which comply with the relevant Subdivision Site Standards in 30.1.6, but do not comply with one or more General Site Performance Standards and Terms in 30.1.7.	RD
SLD17A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision for a Comprehensive Residential Development that does not comply with all relevant Subdivision Site and General Site performance standards and terms specified in 30.1.7, and is applied for concurrently with, or following the approval of a current land use resource consent for Comprehensive Residential Development.	RD
SLD18	Rural Subdivision Subdivisions within the Rural Zone, but outside the Coastal Environment (as shown indicatively in Appendix 67), subject to Table 30.1.6A(8) and Table 30.1.6B (Rural - Lifestyle Sites), which comply with all relevant subdivision site standards and terms in 30.1.6 and all General Site Performance Standards and Terms in section 30.1.7.	RD
SLD18A	Subdivision around existing dwellings in the Brookvale Structure Plan Area (Appendix 13B, Figure 1) Subdivision to create separate title and a balance area which comply with all relevant General Site Performance Standards and Terms specified in 30.1.7 (except standard 30.1.7Z) but do not meet the staging requirements of the Structure Plan (Appendix 13B, Figure 1).	RD
SLD19	Special Purposes sites not meeting General Site standards and terms in 30.1.7	RD

	Subdivisions to create sites for the following special purposes; public works, network utility operations, reserves and access, which do not comply with one or more of the General Site Performance Standards and Terms in section 30.1.7.	
SLD19A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision of a Comprehensive Residential Development that does not comply with all relevant Subdivision site performance standards in 30.1.6 and is applied for concurrently with or following the approval of a current land use resource consent for Comprehensive Residential Development	D
SLD20	Rural Lifestyle sites in ONFL5, ONFL6, SAL6, SAL7, SAL8 and/or the Coastal Environment Subdivisions of lifestyle sites (that is, subdivisions in accordance with standard 30.1.6B) in the Rural SMA/Zone, where located on land comprising ONFL5, ONFL6, SAL6, SAL7 or SAL8 (refer Appendices 43 and 44) and subdivision in the Rural or Nature Preservation Zone where: all or part of a site is located within the coastal environment (as shown on the Hastings District Planning Maps) and where that subdivision creates any additional development rights on that part of the site located within the coastal environment (as shown indicatively in Appendix 67), and which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D
SLD21	Farm Parks: Rural Subdivision to create Residential Farm Parks in the Rural Zone which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D
SLD22	Wāhi Taonga and Heritage Items Subdivisions of sites involving listed wāhi taonga and heritage items where a proposed boundary line bisects or separates an identified wāhi taonga (listed in Appendix 50) or heritage item (see Schedule1) into two or more different titles which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D
SLD23	Plains lifestyle site and amalgamation requirements Plains lifestyle site subdivisions that do not meet one or more of the following: (i) The maximum area requirement in section,30.1.6B, and (ii) The requirement in section 30.1.6B for the amalgamated balance area to exceed 12ha, and	D

	(iii) The requirement in section 30.1.6B for the sites being amalgamated to be adjoining.	
SLD24	Natural Area Conservation Lots not in the RAP list Appendix 56 Subdivisions to create <i>conservation lots</i> in association with the protection of natural areas that are within a contiguous area which has an actual or emerging predominance of indigenous tree species and is either; (i) over 1 Ha and with an average canopy height over 6 metres; or (ii) over 5 Ha of any height; which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7. (Excluding that the natural area is not listed as a RAP site)	D
SLD24A	Subdivision within the Brookvale Structure Plan Area (Appendix 13B, Figure1) that does not comply with 30.1.7Z(4) to (7) inclusive	D
SLD25	Non-Complying Subdivision Any subdivision (unless specifically provided for under Rules SLD1 through to and including SLD24a above) which is unable to comply with one or more of the relevant Subdivision Site Standards and Terms in section 30.1.6, including any unzoned land.	NC
SLD26	ONFL1 Te Mata Peak Any subdivision within ONFL1, within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps).	NC
SLD27	Iona Plateau Neighbourhood Subdivision within the Iona Special Character Zone (Iona Plateau Neighbourhood) which is unable to comply with one or more of the relevant subdivision site standards and terms in Section 30.1.6 and 30.1.7.	NC

30.1.6 SUBDIVISION SITE STANDARDS AND TERMS

The minimum net site area specified below in 30.1.6A and 30.1.6B shall be exclusive of all legal access strips to or over the site

30.1.6A GENERAL SITE STANDARDS (EXCEPT LIFESTYLE, FARM PARK AND CONSERVATION LOT SUBDIVISION)

Sites created by subdivision shall comply with the Standards specified for each SMA/Zone in Table 30.1.6A.

TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS		
SMA/ZONE		MINIMUM NET SITE AREA
1. HASTINGS		
A	General Residential	350m ²
	i. Comprehensive Residential Development (on land identified in Appendices 27) and 80	250m ² minimum site size, 350m ² maximum site size No minimum provided sites can be serviced for water, wastewater and stormwater
B	General Residential (Urban Development Areas)	400m ² with a minimum average site size of 700m ²
	(1) Howard Street Urban Development Area	400m ² with a minimum average site size of 600m ² (except where Comprehensive Residential Development is proposed)
C	Deferred General Residential	12 hectares
D	Residential Character Area (Character Area No. in brackets):	
	(1) Beresford Street	600m ²
	(2) Railway Cottages, Southampton Street	350m ²
	(3) Fitzroy Avenue	800m ²
	(3) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum site size, an average site size of 350m ² , and 800m ² maximum site size
	(4) Duke Street/Grays Road	800m ²
	(5) York Street	800m ²
	(6) Tomoana Road	800m ²
	(6) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size
	(7) Cornwall Road	700m ²
	(7) i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 700m ² maximum site size

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	(8) Nelson Street North	700m ²
	(9) Prospect Road / Knight Street	800m ²
	(10) Market Street South	800m ²
	(11) Heathcote Avenue	600m ²
	(12) Charlotte & Duchess Crescent, Caroline Road and Frederick Street	1000m ²
	(13) Willowpark Road, Railway Cottages	500m ²
E	City Living Medium Density Residential	250m² average minimum with a maximum site size of 350m² No minimum provided sites can be serviced for water, wastewater and stormwater
F	Central Residential/Commercial	350m ²
	Commercial	No Minimum as long as provision can be made for all on-site servicing, access and loading requirements of the District Plan.
	Suburban Commercial	No Minimum as long as provision can be made for all on-site servicing, access and loading requirements of the District Plan.
	Commercial Service	No Minimum as long as provision can be made for all on-site servicing, access and loading requirements of the District Plan.
	Large Format Retail	No Minimum as long as provision can be made for all on-site servicing, access and loading requirements of the District Plan.
G	Light Industrial	Front sites: 500m ² Corner sites: 700m ² Rear sites: 1000m ²
2.	HAVELOCK NORTH	
A	General Residential	350m ²
	i. Comprehensive Residential Development	250m² minimum site size, 350m² maximum site size

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		<u>No minimum provided sites can be serviced for water, wastewater and stormwater</u>
B	General Residential (Urban Development Areas)	400m ² with a minimum average site size of 700m ²
	Sites with access from Goddard Lane	700m ² minimum for sites with access from Goddard Lane
	Brookvale Urban Development Area (Appendix 13B, Figure 1)	<p>Deferred Residential Zone -12 hectares</p> <p>General Residential Zone - 400m² with a minimum average net site area of 600m² (except opposite the Plains Zone on Thompson Road and where comprehensive residential development is proposed)</p> <p>Sites created opposite the Plains Production Zone on Thompson Road - 1000m²</p> <p>Comprehensive Residential Development</p> <p>- Parent Sites: 500m²</p> <p>- Child sites: 250m² <u>No minimum provided sites can be serviced for water, wastewater and stormwater</u></p>
C	Havelock North Character Residential	700m ²
D	Toop Street Special Character Area	1000m ²
	Breadalbane Avenue Special Character Area	1000m ²
E	Te Mata Special Character Outside the Lifestyle Area of the Zone as identified on the Planning Maps	6 hectares
F	<p>Havelock North Village Centre:</p> <ul style="list-style-type: none"> • Mixed Use Zone • Retail Zone • Havelock North Industrial Zone • Business Zone, and • Scheduled sites 13, 14, 15, 16, and 17 in Appendix 26 	<p>No Minimum as long as provision can be made for all on-site servicing, access, loading and outdoor living requirements of the District Plan.</p> <p><i>Note: Refer to Restricted Discretionary Activity rule (30.1.5</i></p>

		<i>SLD13) for subdivision of sites containing existing Comprehensive Developments in the Mixed Use Zone and Retail Zone.</i>
G	Iona Special Character Zone (specific areas identified are shown on the Structure Plan in Appendix 13A Figure 2):	
	i. Bull Hill Neighbourhood	<p>Refer to Standard 30.1.6E for the minimum total section yield required.</p> <p>700m² where sites front Middle Road or adjoin or are located opposite the Havelock North Rural Residential Zone.</p> <p>600m² minimum net site area where sites adjoin the Havelock North Character Residential Zone.</p> <p>Otherwise a minimum net site size area of 400m² applies.</p>
	Commercial Node within the Bull Hill Neighbourhood	<p>Either:</p> <ul style="list-style-type: none"> • The creation of one site of 400m² maximum site area on one of the commercial node locations; or • The creation of one site of 250m² maximum site area on both commercial node locations. <p><i>Note: Commercial node locations are identified in Appendix 13 A Figure 2 Iona Structure Plan</i></p>
	Comprehensive Residential Development within the Bull Hill Neighbourhood	<p>Parent Sites: A minimum net site area of 500m²</p> <p>Child Sites: A minimum net site area of 250m²</p>
	ii. Iona Terraces Neighbourhood	
	Area A	600m ² with an 700m ² average site size except that a maximum of three

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		sites may be created that have a net site area of between 350m ² – 500m ² .
	Area B	600m ² with an 700m ² average site size except that a maximum of five sites may be created that have a net site area of between 350m ² – 500m ² .
	Area C	600m ² with an 700m ² average site size except that a maximum of five sites may be created that have a net site area of between 350m ² – 500m ² .
	Area D	1000m ²
	iii. Iona Plateau Neighbourhood	Refer to Standard 30.1.6D
3.	FLAXMERE	
A	General Residential	500m ²
	<u>i. Comprehensive Residential Development</u>	<u>No minimum provided sites can be serviced for water, wastewater and stormwater</u>
B	Flaxmere Residential Development Area - North of Village Centre (fronting Chatham Road)	500m ² , and must meet standard 9.2.5Q (road layout requirement)
C	Scheduled sites 1 and 2 in Appendix 26 Flaxmere Village Centre: <ul style="list-style-type: none"> • Flaxmere Commercial Zone, • Flaxmere Commercial Service Zone, and • Flaxmere Community Facility sites in the Flaxmere Community Residential Zone 	No Minimum as long as provision can be made for all on-site servicing, access, loading and outdoor living requirements of the District Plan.
D	Flaxmere Village Centre: <ul style="list-style-type: none"> (i) Residential sites in the Flaxmere Community Residential Zone in between Caernarvon Drive and the indicative road alignment passing through the Flaxmere Community Residential Zone (as delineated in Appendix 33). 	500m ²
	(ii) Sites approved and established for elderly housing in the Flaxmere Community Residential Zone, and Flaxmere Commercial Service Zone (may apply for subdivision and land-use jointly,	333m ²

	but not subdivision before land-use consent).	
4.	CLIVE/WHAKATU	
A	Residential	1000m ²
B	Suburban Commercial	No Minimum as long as provision can be made for all on-site servicing, access and loading requirements of the District Plan.
5.	COASTAL SETTLEMENTS	
A	In areas with public reticulated sewerage	500m ²
B	Tangoio - sites with connection to an approved reticulated wastewater system, where the majority of the land area is within 150m of Mean High Water Springs Mark	400m ²
	Tangoio - sites with connection to an approved reticulated wastewater system, where the majority of the land area falls further than 150m of Mean High Water Springs Mark	600m ²
C	In areas without public reticulated sewerage Suburban Commercial	1000m ² <i>Note: The Waimarama, Tangoio and Whirinaki residential and suburban commercial areas are presently not serviced by reticulated sewage disposal. Resource Consent may be required from the Hawke's Bay Regional Council for new or existing on-site effluent disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and shall remain free of permanent structures.</i>
6.	HAUMOANA - TE AWANGA	
A	1) Haumoana - Te Awanga Residential	1000m ²
	2) Suburban Commercial	1000m ²
	3) Deferred Residential	12 hectares

	4) Te Awanga Lifestyle Overlay area as identified in Planning Maps	2000m ² but limited to no more than 7 residential lots in total in accordance with Appendix 25A 'Te Awanga Lifestyle Overlay Concept and Landscape Plan'.
		<i>Note: The Haumoana and Te Awanga residential and suburban commercial areas are presently not serviced by reticulated sewage disposal.</i> <i>Resource Consent may be required from the Hawke's Bay Regional Council for new or existing on-site effluent disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and shall remain free of permanent structures.</i>
7.	INDUSTRIAL	
A	Light Industrial	Front sites: 500m ² Corner sites: 700m ² Rear sites: 1000m ²
B	General Industrial	Front and corner sites: 1000m ² Rear sites: 2000m ²
C	General Industrial Irongate Area	5000m ² with a minimum average site size of 1 hectare
D	The following sites within the General Industrial Irongate Area: - Lot 2 DP 12192 Blk XV Heretaunga SD - Lot 1 DP 24887 - Lot 2 DP 4144 - Lot 2 DP 19426 Int in R/W - Section 8 SO 438108	5000m ²
E	Whirinaki Industrial	1000m ²
F	Tomoana Food Industry	5000m ²
8.	RURAL	
	Rural, and Nature Preservation Zone	20 hectares

9.	RURAL RESIDENTIAL	
	Rural residential	0.8 hectare with a 1 hectare average site area
10.	PLAINS PRODUCTION	
A	Plains Production	12 hectares
B	Plains Settlement in areas with reticulated sewerage	500m ²
C	Plains Settlement in areas without reticulated sewerage (Omahu)	800m ²
	Plains Settlement in areas without reticulated sewerage (All other areas)	1000m ²
11.	TUKI TUKI SPECIAL CHARACTER	
	Tuki Tuki Special Character Zone	3 hectares

30.1.7 GENERAL SITE PERFORMANCE STANDARDS AND TERMS

30.1.7F OUTDOOR LIVING SPACE

Any application for a General Residential Zone subdivision under Table 30.1.6A in Hastings 1 A and B, Havelock North 2 A or B, and Flaxmere 3 A shall meet the **relevant** outdoor living space standards in sections 7.2, 8.2 and 9.2 respectively, for any existing dwellings involved with the subdivision.

30.1.8 ASSESSMENT CRITERIA - CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

The following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions.

30.1.8.2 SPECIFIC ASSESSMENT CRITERIA

16. **City Living, Comprehensive Residential Development, Residential Character Subdivisions**

Assessment shall be made with the corresponding land use assessment **matters** in the relevant SMA in Sections 7.2, 8.2 and 9.2 **or in Rule MRZ-R16 for subdivisions of comprehensive residential developments in the Medium Density Residential Zone.**

33.1 DEFINITIONS

33.1.1 INTRODUCTION

Unless specifically altered in this Plan, all words and phrases defined in the *Resource Management Act 1991* shall have the same meanings in the Plan.

If any term is not defined in Section 19 or the *Resource Management Act 1991*, it shall take its common meaning as defined in the most up-to-date addition of the Concise Oxford Dictionary.

33.1.2 DEFINITIONS

Accessory Building: means a building, the use of which is incidental and secondary to the principal activity carried out on the site.

Accessory Building (in the Medium Density Residential Zone) - means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same **site**, but does not include any minor residential unit.

Allotment (in the Medium Density Residential Zone) – has the same meaning as in section 128 of the RMA (as set out below)

(2) in this Act, the term allotment means –

- a. Any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not
 - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
 - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under his Act; or
- b. any parcel of land or building or part of a building that is shown or identified separately –
 - i. on a survey plan; or
 - ii. on a licence within the meaning subpart 6 of Part 3 of the Land Transfer Act 2017; or
- c. any unit on a unit plan; or
- d. any parcel of land not subject to the Land Transfer Act 2017.

(3) For the purposes of subsection (2), an allotment that is –

- a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or
- b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance –

shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.

(4) For the purposes of subsection(2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.

Ancillary Activity: means an activity located on the same site as the primary activity, which is small in scale, is incidental to the primary activity, and serves a supportive function to the primary activity.

Ancillary Activity (in the Medium Density Residential Zone) – means an activity that supports and is subsidiary to a primary activity.

Building (in the Medium Density Residential Zone) - means a temporary or permanent movable or immovable physical construction that is:

- a. partially or fully roofed, and
- b. fixed or located on or in land:

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Building: means any temporary or permanent moveable or immovable structure (including any structure intended for occupation by people, animals, machinery or chattels); but does not include:

- (a) any aerial or support structure up to 7 metres in height from its base.
- (b) any retaining wall that is of a height up to 1.5 metres from the lowest ground level adjoining and which does not support any surcharge load.
- (c) any wall (other than a retaining wall), structure, fence or hoarding up to 2 metres in height above the lowest ground level adjoining.
- (d) any tank or pool including any structural support thereof:

- (i) not exceeding 25,000 litres capacity and supported directly by the ground; or
- (ii) not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; or
- (iii) not exceeding 500 litres capacity and supported not more than 4 metres above the supporting ground.
- (e) any tent or marquee not exceeding 100 square metres in floor area and remaining in place for not more than one month.
- (f) any platform, deck, walk, paving, or driveway of a height not exceeding 1 metre above the lowest ground level adjoining.
- (g) any vehicles and motor vehicles (including vehicles and motor vehicles as defined in Section 2(1) of the *Transport Act 1962* and Section 2(1) of the *Transport [vehicle and driver registration and licensing] Act 1986*), but not including vehicles and motor vehicles, whether moveable or immovable which are used exclusively for permanent or long-term residential purposes.
- (h) any chattel, whether fixed or moveable, not here-in-before described or referred to unless such chattel shall be used as a place or as part of a place of residence, business or for storage.
- (i) any scaffolding used in the course of the construction process.
- (j) any pergola less than 3.0 metres in height.
- (k) any aerial, lightning rod, support structure, official sign or similar structure owned or controlled by any network utility operator.
- (l) any awning, canopy or similar structure less than 3.0 metres in height.
- (m) Artificial Crop Protection Structures and crop support structures.

Building Coverage: means that portion of a site which is covered by buildings, including overhanging or cantilevered parts of buildings (including any part of the eaves and/or spouting projecting more than 0.6 metres measured horizontally from the exterior wall). The following shall not be included in building coverage:

- (a) Unroofed pergolas;
- (b) Underground carparking with landscaping above;

- (c) That part of eaves and/or spouting or bay windows projecting 0.6 metres or less horizontally from any exterior wall;
- (d) Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;
- (e) Satellite dishes;
- (f) Any swimming pool or tank which is not defined as a building, and
- (g) Artificial Crop Protection Structures and crop support structures.

Building Coverage (in the Medium density Residential Zone) - means the percentage of the net site area covered by the building footprint.

Building Footprint: The gross floor area of buildings(s) at ground floor level. Building gross floor area above ground floor level is not included in the calculation of Building Footprint, unless such a building area is not above any other building gross floor area, for example buildings above ground level on pole supports or cantilevered. The area of a Building's Footprint therefore includes the gross floor area of all buildings in two dimensional form as viewed from above or as they would appear in site plan form.

Building Footprint (in the Medium Density Residential Zone) – means in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.

Commercial Activity: means the use of land or buildings for the display, offering, provision, sale, repair or hire of goods, equipment or services; and includes commercial service activities, but excludes helicopter depots.

Commercial Activity (in the Medium Density Residential Zone) - means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).

Comprehensive Residential Development: means residential development that comprises 3 or more new or additional principal residential units buildings at a density of 20-40 residential buildings per hectare of land 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 considered to be comprehensive residential developments

Note: Comprehensive Residential Development can include subdivision of the proposed residential buildings; however it is not a requirement.

Educational Facility: means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes schools, technical institutes, teachers colleges and universities, kura kaupapa (primary school), and kura Māori (secondary school) and their ancillary administrative, cultural, health, retail and communal facilities, but does not include Early Childhood Centres.

Education Facility (in the Medium Density Residential Zone) - means **land or buildings** used for teaching or training by child care services, schools, and tertiary education services, including any **ancillary activities**.

Ground Level: means the original ground level prior to any earthworks, except in the case of earthworks approved by any subdivision or land use consent. See Appendix 68 - Figure 6

Ground Level (in the Medium Density Residential Zone) – means –

- a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
- b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
- c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

Habitable Space: means any room in a building used for a noise sensitive activity, excluding those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, kitchen, garage or storeroom.

Habitable room means any room used for the purposes of teaching, or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.

Height (in the Medium Density Residential Zone) - means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Height in relation to boundary (in the Medium Density Residential Zone) - means the height of a structure, building or feature, relative to its distance from either the boundary of:

- a. site; or
- b. another specified reference point.

Height of a building: shall be the vertical difference between the ground level and the highest or relevant part of a building except that no account shall be taken of that part of a building comprising of:

- (a) Lift wells, elevator and stair bulkheads, roof water tanks and cooling towers (together with their enclosures)
- (b) Chimneys, lightning rods, flues, spires, flagpoles, aerials, and wire, chain, link or other open or transparent fences and such finials and similar parts as constitute only minor decorative features.
- (c) Dormer windows. See Appendix 68 - Figure 6

Home-Based Education and Care Services: means the provision of education or care, for gain or reward, to fewer than 5 children under the age of 6 (in addition to any child enrolled at school who is the child of the person who provides education or care), in-

- (a) their own home; or
- (b) the home of the person providing the education or care; or
- (c) any other home nominated by the parents of the children.

Home Business (in the Medium Density Residential Zone) – means a commercial activity that is:

- a. undertaken or operated by at least one resident of the site; and
- b. incidental to the use of the site for a residential activity.

Home Occupation: means an occupation, craft, profession or service which is carried out by a member or members of the household for direct or indirect monetary gain on the site on which their household is located, including home-based education and care services, but excludes Industrial Activities, catteries and kennels.

Infill Residential Development: means the addition of one or more additional principal residential unit dwelling(s) on an existing site within the urban area after the date of notification of Plan Change 5 to the Hastings District Plan, being x day of x month 2022 9th November 2013.

Infill Residential Subdivision: means the creation of one or more additional residential site(s) within the existing urban area after the date of notification of Plan

Change 5 to the Hastings District Plan, being x day of x month 2022 - 9th November 2013.

Intensive Rural Production: means:

Minor Residential Unit (in the Medium Density Residential Zone) - means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.

Net Site Area: means a single contiguous site area set aside for the exclusive use of its owners, leasees or tenants and shall exclude all common use areas, (excluding easements for water, power, phone, sewer and stormwater), access lots or access strips and entrance strips but in the Rural Areas/Zones shall also include the total of two or more such areas separated by any common use areas, access lots or access strips. See Appendix 68 - Figure 9

Net Site Area (in the Medium Density Residential Zone) – means the total area of the site but excludes:

- a. any part of the site that provides legal access to another site;
- b. any part of a rear site that provides legal access to that site;
- c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.

Outdoor Living Space: means an area(s) of outdoor space to be provided for the exclusive use of each Principal Residential Dwelling to which the space is allocated. No outdoor living space shall be occupied by any vehicle access parking space, notional garage or vehicle manoeuvring area or be comprised completely of sealed impervious ground surface. All Outdoor Living Spaces must be clear of any building or structure except for the following: Pools, building eaves, and roof structures without walls, pergolas, lattice fences or similar open structures, decks and terraces.

Outdoor Living Space (in the Medium Density Residential Zone) means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.

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.

Residential Activity (in the Medium Density Residential Zone) - means the use of land and building(s) for people's living accommodation

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.

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 include sleeping, cooking, bathing and toilet facilities.

Residential Zones: means land covered by the:

- Hastings General Residential Zone
- ~~Hastings City Living Zone~~ Medium Density Residential Zone
- Hastings Character Residential Zone
- Hastings Deferred General Residential Zone
- Havelock North General Residential Zone
- Havelock North Character Residential Zone
- Havelock North Deferred Residential Zone
- Iona Special Character Zone
- Clive-Whakatu Residential Zone
- Flaxmere Residential Zone
- Plains Settlement Zone
- Haumoana-Te Awanga Residential Zone
- Haumoana-Te Awanga Deferred Residential Zone
- Coastal Settlements Zone
- Waimarama Settlement Zone

Rest Home Care: has the same meaning as the definition under Part 1 Section 6 of the *Health and Disability Services (Safety) Act 2001*, however shall not include retirement villages.

Retirement Village: means buildings comprising a comprehensive integrated residential development that provide, or are intended to provide, residential accommodation together with services or facilities (i.e. Hairdresser, Café, DR etc), or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and may include a combination of: home for the aged/hospital beds, serviced apartments/units and residential units, and including any common areas and facilities to which residents of the retirement village have access under their occupation right agreements.

For the clarification this definition shall be read in conjunction with the meaning of Retirement Villages pursuant to Section 6 of the *Retirement Villages Act 2003*.

Retirement Village (in the Medium Density Residential Zone) - 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.

Road: has the same meaning as Section 2 of the RMA (as set out below)

has the same meaning as in Section 315 of the *Local Government Act 1974*; (Section 315) and any subsequent amendments, and includes the following types of road: and includes a motorway as defined in section 2(1) of the *Government Roading Powers Act 1989*

Section 315 of the Local Government Act 1974 road definition:

Road means the whole of any land which is within a district, and which –

- (a) immediately before the commencement of this Part was a road or street or public highway; or
- (b) immediately before the inclusion of any area in the district was a public highway within that area; or
- (c) is laid out by the council as a road or street after the commencement of this Part; or
- (d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or
- (e) is vested in the council as a road or street pursuant to any other enactment;-

and includes:

(f) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:

(g) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof; -

but except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989

Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway –

- a. Means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and
- b. Includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but
- c. Does not include any local road, accessway or service land (or the supports of any such road, way or lane) that crosses over or under a motorway on a different level.

Site: means either:

(a) an area of land permitted by the District Plan to be used as a separate unit for one or more specified or ascertainable uses, and held in one single Certificate of Title, and includes all related buildings and curtilages.

(b) an area of land which is held in two or more Certificates of Title where such titles are subject to a condition imposed under Section 75 of the *Building Act* or Section 643 of the *Local Government Act 1974*, are held together in a such a way that they cannot be dealt with separately without the prior approval of Council, or the title(s) consist of more than one allotment and such allotments are held together in such a way that

they cannot be dealt with separately without the prior approval of the Council.

(c) In the case of a cross-lease or unit title - each area shown on the certificate of title as an exclusive use area.

Site (in the Medium Density Residential Zone) – means:

- a. An area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b. An area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or
- c. The land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- d. Despite paragraphs a to c, in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

Urban Areas/Zones: means land covered by the:

- 6.3 Plains Settlement Zone

MDZ-Medium Density Residential Zone

- 7.2 Hastings Residential Environment
- 7.3 Hastings Commercial Environment including Hastings Central Commercial Zone, Hastings Commercial Large Format Retail Zone, Hastings Commercial Residential Zone, Hastings Commercial Service Zone, and Hastings Suburban Commercial Zone.
- 7.4 Hospital Zone
- 7.5 Hastings Light Industrial Zone
- 8.2 Havelock North Residential Environment
- Iona Special Character Zone
- 8.5 Havelock North Village Centre Zones
- 9.2 Flaxmere Village Centre Zone

- 9.3 Flaxmere Residential
- 10.2 Clive-Whakatu Residential Zone
- 10.3 Clive Suburban Commercial
- 11.2 Haumona - Te Awanga Residential
- 11.3 Haumoana - Te Awanga Suburban Commercial
- 12.2 Coastal Settlements Zone
- 12.3 Waimarama Settlement Zone
- 13.1 Open Space Environments
- 14.1 Industrial Environments (excluding Whirinaki)

Visitor Accommodation: means any premises used for transient accommodation for not more than 50 days in any twelve month period by any given individual, including motels, holiday or tourist flats, hostels, homestays, boarding houses, private hotels, motor and tourist lodges, but does not include camping grounds, any premises used for the sale of liquor and seasonal accommodation.

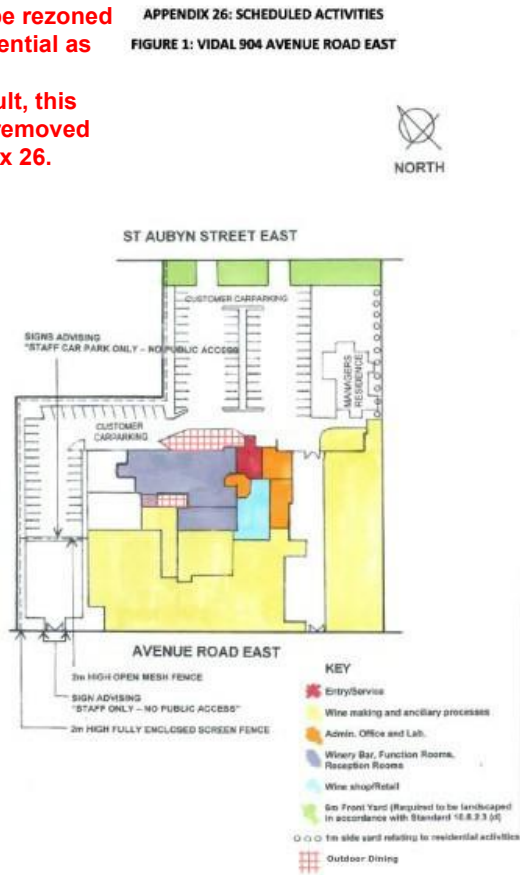
Visitor Accommodation (in the Medium Density Residential Zone) - means land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes an ancillary activities

APPENDIX 26 TABLE OF SCHEDULED ACTIVITIES				
No.:	Site	Legal Description	Permitted Activities	Discretionary Activities:
S1	29 Scott Drive (cnr Baker Street & Scott Drive)	Lot 2 DP 14939	Takeaways, Convenience Store, Dress Shop	
S2	1 Poole Street (cnr Poole Street & Folkestone Drive)	Lots 110 and 111 DP 11304	Dairy, Takeaways, Gift Shop, Youth Centre, Hair Dresser	
S3	Vidal, 904-Avenue Road-East	Lot 140-142 DP 362, Lot 1 DP 15800, Lot 1 DP 20903 - VIDALS -	1. Premises for the Sale of Liquor 2. Winery and Restaurant Refer to Appendix 26, Figure 1	
S4	Hawke's Bay Racing Centre, 300 Prospect Road	PT Lot 5 DP 28552, Pt Lot 5 DP 28552, Pt Lot 5 DP 28552, Lot 9 DP 334268	1. Race meetings, shows, and sales associated with horse racing. 2. Race horse training, stabling, and associated ancillary activities. 3. Offices and facilities associated with the operation of the Hawke's Bay Racing Centre and Hawke's Bay Jockey Club. 4. The use of existing buildings for conferences, public and private events, the sale of liquor, social activities and recreation.	The construction, alteration of or addition to buildings and structures which do not comply with Performance Standards 7.2.5 or 7.2.6 or are not provided for by Rule 7.2.4.1, GR7.
S5	Royston Hospital	Pt Lot 1 Lots 10, 11, 15, 16, DP 2073 Lots 1 DP 3065, Lot 4 DP 28552, Lot 3 DP 27921	Healthcare Services	
S7	Lindisfarne College	Lot 234, Pt Lot 255 DP 2234,	Educational Facility	

Amended 26 August 2022

APPENDIX 26

This site is proposed to be rezoned to Medium Density Residential as part of Plan Change 5. Consequentially as a result, this figure is proposed to be removed completely from Appendix 26.

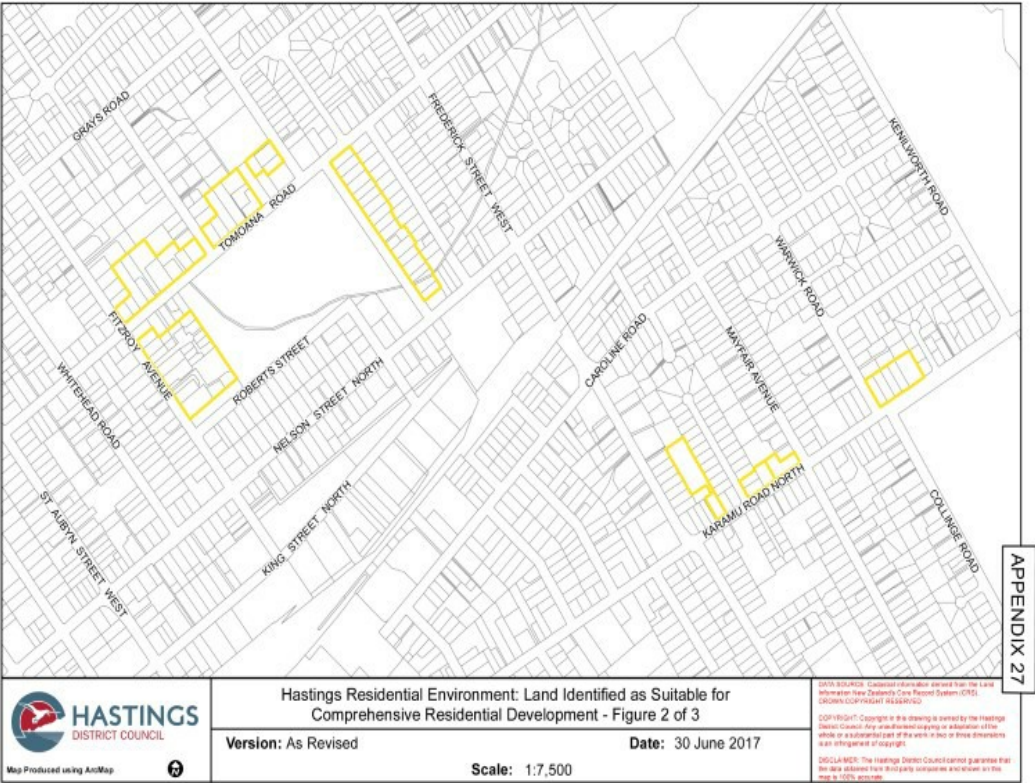


Amended 26 August 2022

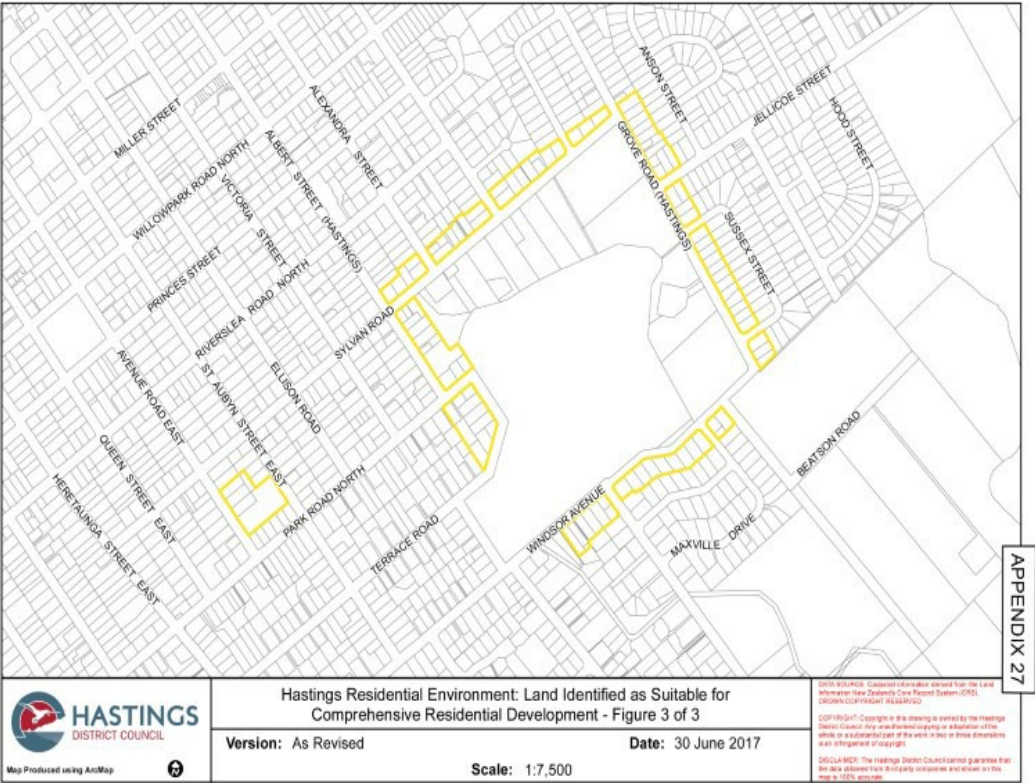


These sites are proposed to be rezoned Medium Density Residential as part of Plan Change 5. Consequentially Appendix 27 is proposed to be completely removed.

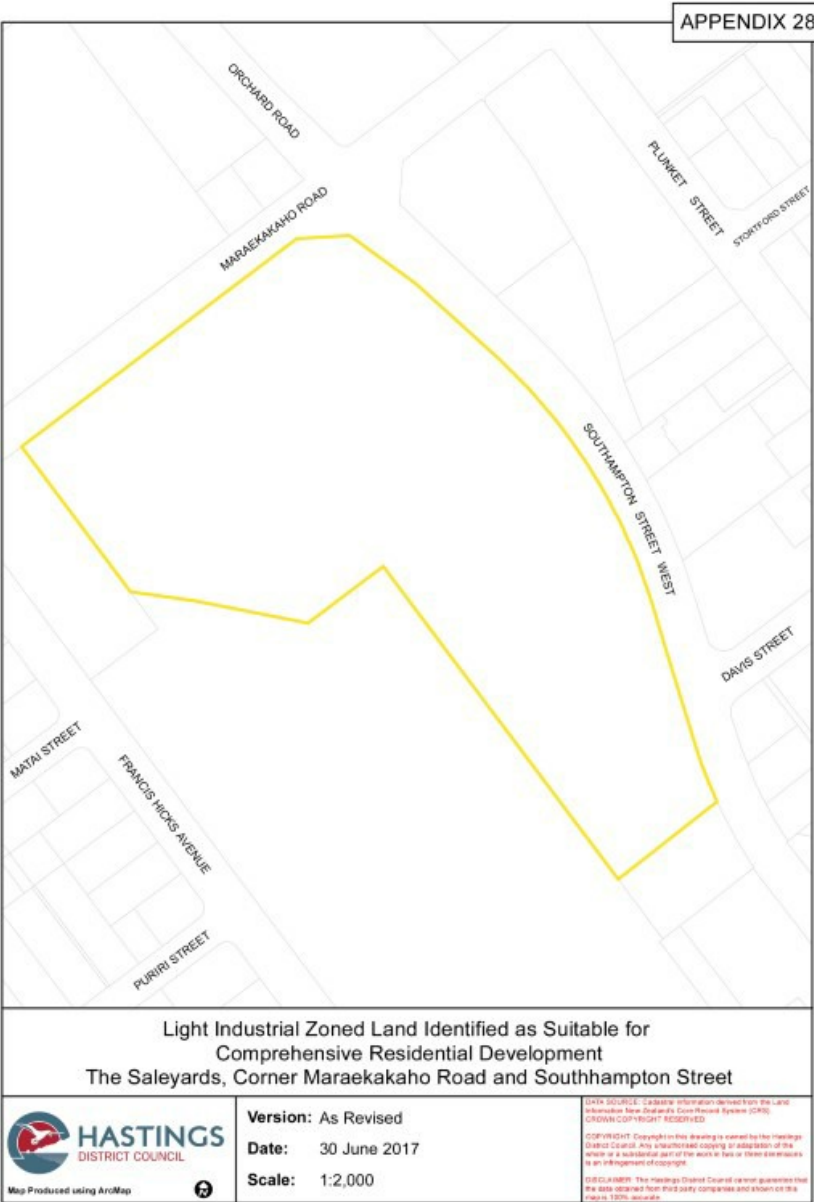
Amended 26 August 2022



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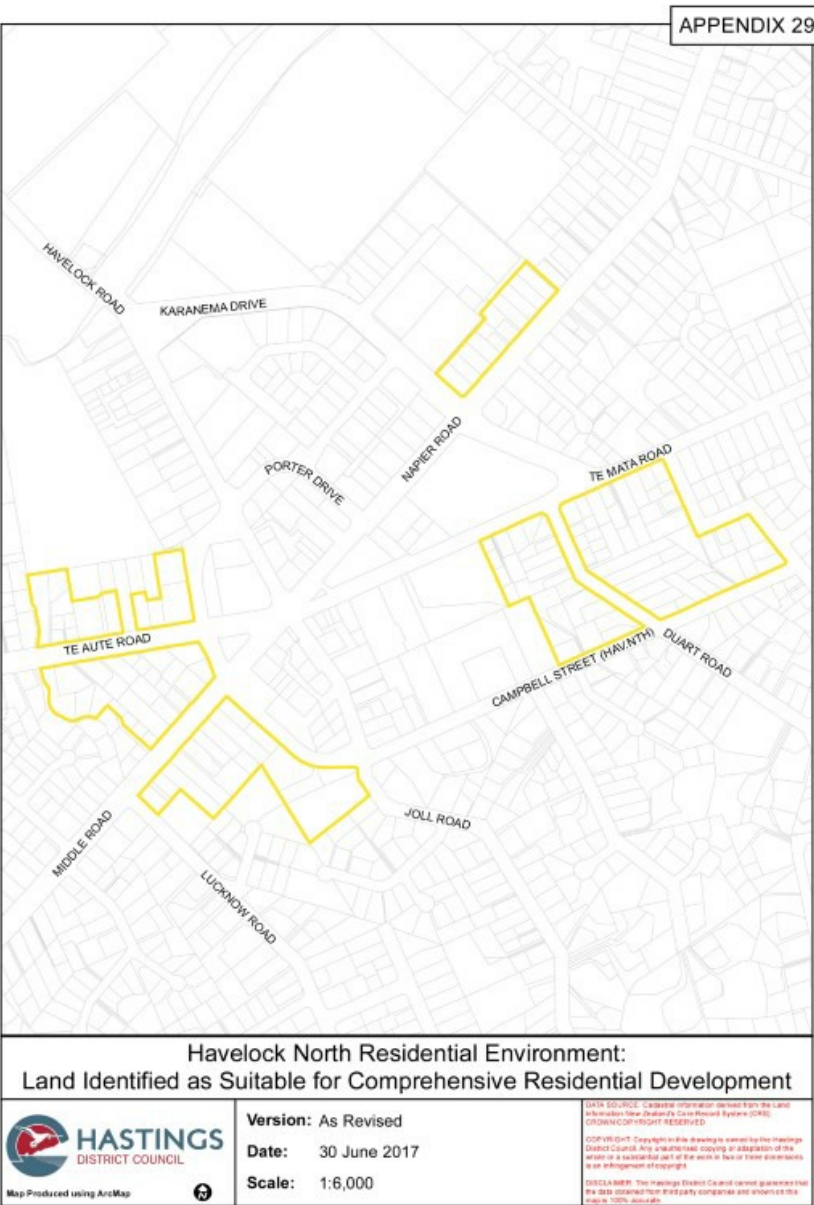


Amended 26 August 2022



This site is proposed to be rezoned Medium Density Residential as part of Plan Change 5. Consequentially Appendix 28 is proposed to be completely removed.

Amended: 26 August 2022



These sites are proposed to be rezoned Medium Density Residential as part of Plan Change 5. Consequently Appendix 29 is proposed to be completely removed.

Amended 26 August 2022



Figure 1 - Retained with no amendments



Figure 2 - Retained with no amendments

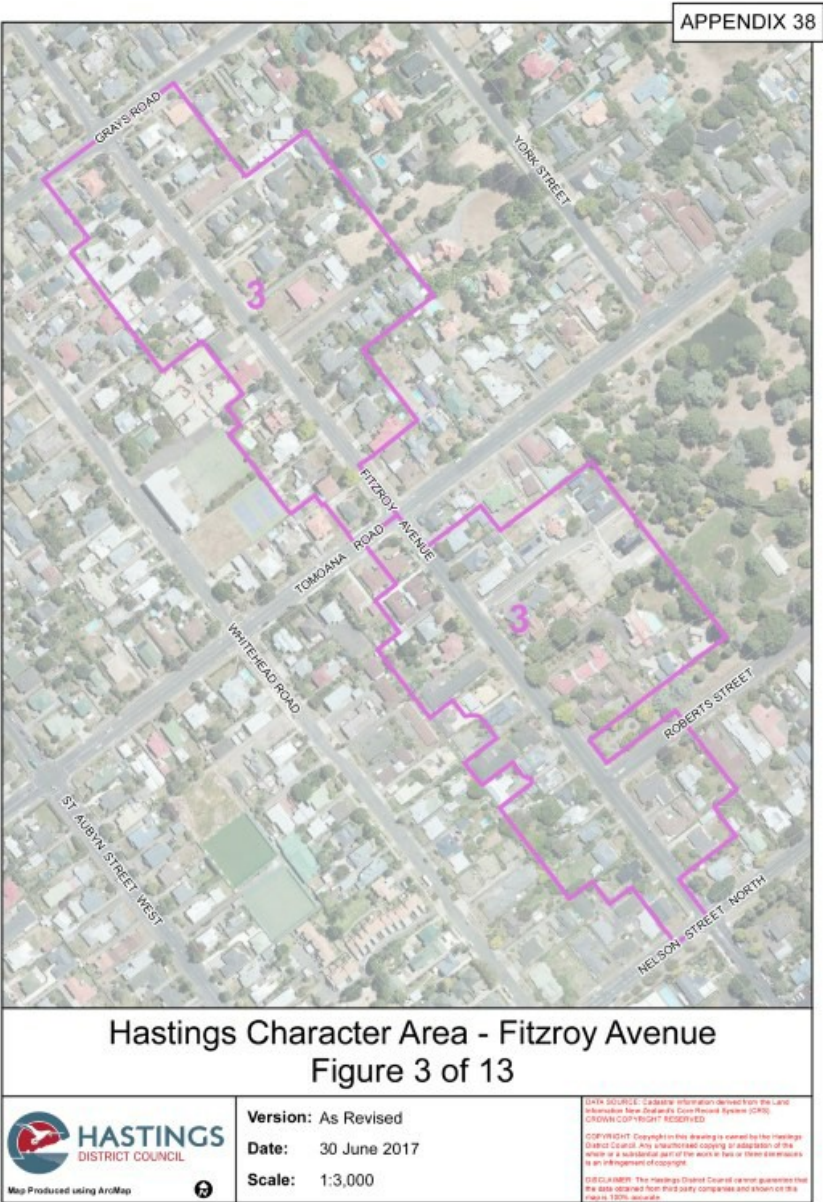
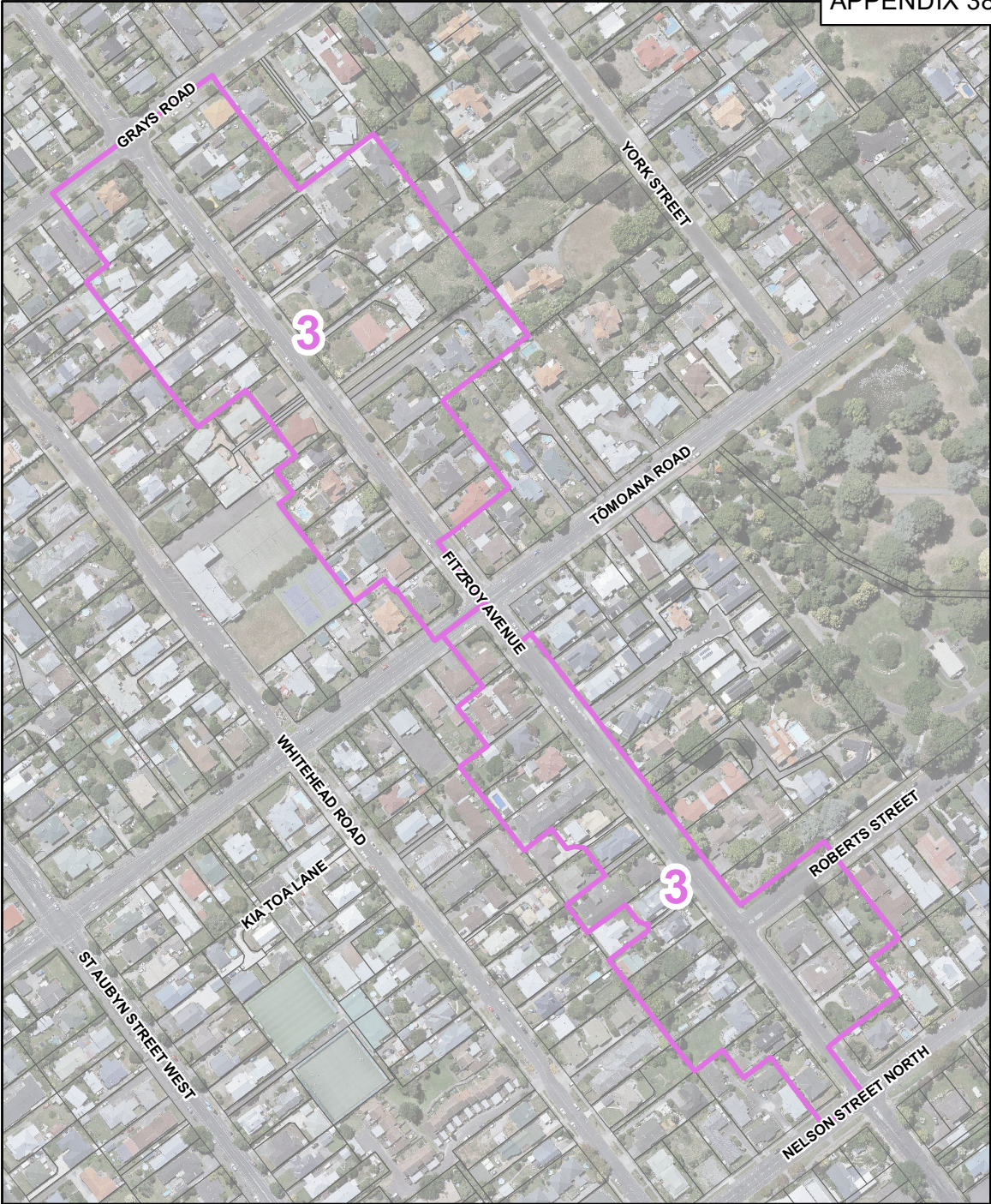


Figure 3 - proposed to be replaced by the following Figure as the existing comprehensive residential development (CRD) overlay that applies to some of these sites is proposed to be removed as these specific sites are proposed to be rezoned to Medium Density Residential



Hastings Character Area - Fitzroy Avenue
Figure 3 of 13


 <p>HASTINGS DISTRICT COUNCIL</p> <p>Map Produced using ArcMap</p>	<p>Version: As proposed to be amended by PC5</p> <p>Date: 22 September 2022</p> <p>Scale: 1:3,000</p>	<p><small>DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED</small></p> <p><small>COPYRIGHT: Copyright in this drawing is owned by the Hastings District Council. Any unauthorised copying or adaptation of the whole or a substantial part of the work in two or three dimensions is an infringement of copyright.</small></p> <p><small>DISCLAIMER: The Hastings District Council cannot guarantee that the data obtained from third party companies and shown on this map is 100% accurate.</small></p>
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Figure 4 - Retained with no amendments



Figure 5 - Retained with no amendments



Figure 6 - proposed to be replaced by the following Figure as the existing comprehensive residential development (CRD) overlay that applies to some of these sites is proposed to be removed as these specific sites are proposed to be rezoned to Medium Density Residential



Hastings Character Area - Tōmoana Road
Figure 6 of 13


 <p>HASTINGS DISTRICT COUNCIL</p> <p>Map Produced using ArcMap</p>	<p>Version: As proposed to be amended by PC5</p> <p>Date: 22 September 2022</p> <p>Scale: 1:3,000</p>	<p><small>DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED</small></p> <p><small>COPYRIGHT: Copyright in this drawing is owned by the Hastings District Council. Any unauthorised copying or adaptation of the whole or a substantial part of the work in two or three dimensions is an infringement of copyright.</small></p> <p><small>DISCLAIMER: The Hastings District Council cannot guarantee that the data obtained from third party companies and shown on this map is 100% accurate.</small></p>
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Figure 7 - The Cornwall Road Character area is proposed to be removed from Appendix 38. This is as a consequence of the removal of the existing Comprehensive Residential Development (CRD) overlay on properties in this character area and rezoning these properties to Medium Density Residential Zone. There is one property that is not covered by the existing CRD overlay. This property will be included in the Nelson Street Character Area shown in Figure 8 of this appendix.



Figure 8 - proposed to be replaced by the following Figure (consequential renumbering will occur in time as the result of removing an appendix above).



Hastings Character Area - Nelson Street North
Figure 8 of 13

 <p>HASTINGS DISTRICT COUNCIL</p> <p>Map Produced using ArcMap</p>	<p>Version: As Proposed to be amended by PC5</p> <p>Date: 22 September 2022</p> <p>Scale: 1:3,000</p>	<p><small>DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED</small></p> <p><small>COPYRIGHT: Copyright in this drawing is owned by the Hastings District Council. Any unauthorised copying or adaptation of the whole or a substantial part of the work in two or three dimensions is an infringement of copyright.</small></p> <p><small>DISCLAIMER: The Hastings District Council cannot guarantee that the data obtained from third party companies and shown on this map is 100% accurate.</small></p>
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Figures 9 - 13 - All Retained
with no amendments
(consequential renumbering
will occur in time as a result
of removing an appendix
above)





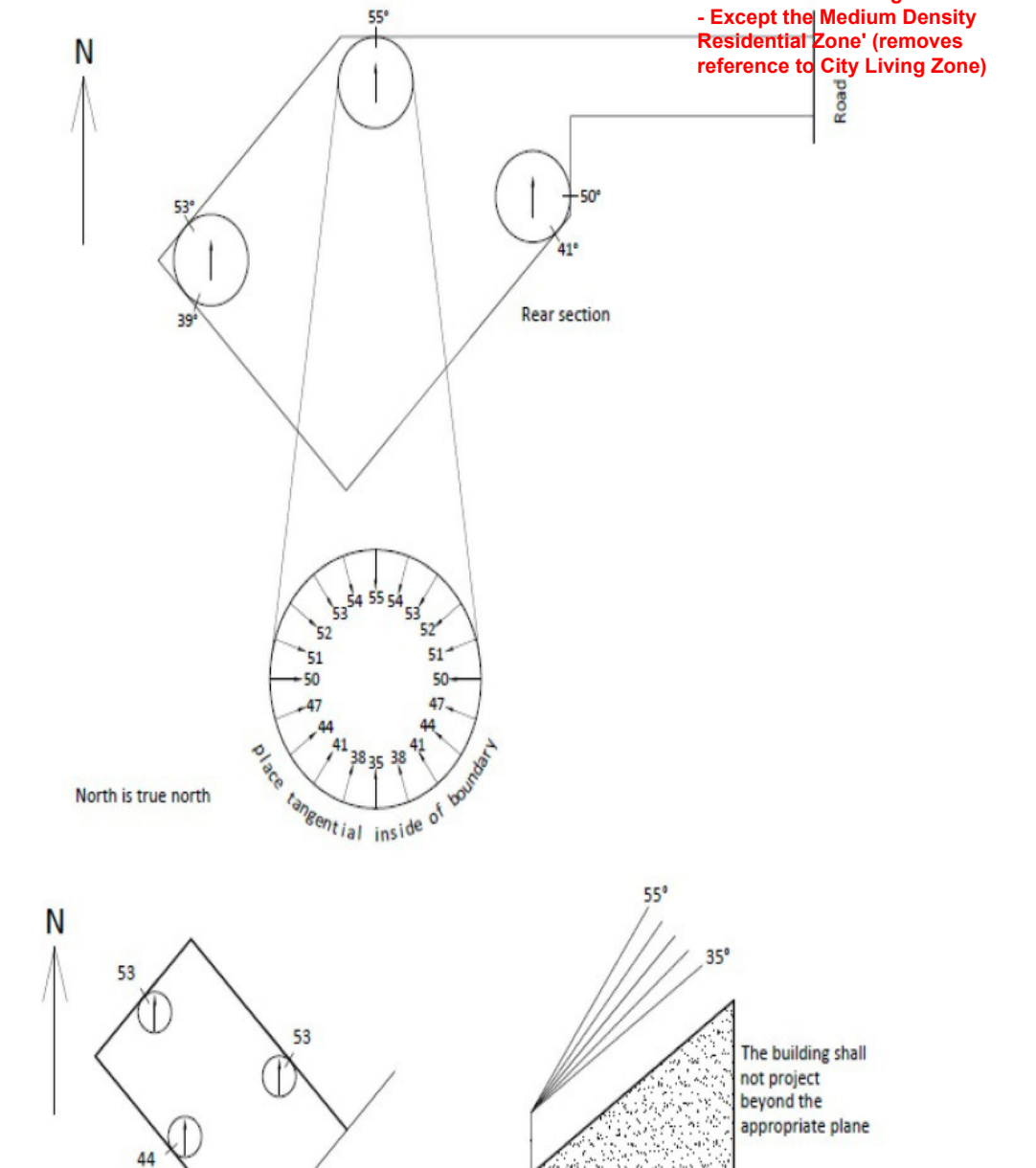




APPENDIX 60

Appendix 60: Method of Determining Recession Planes

Figure 1: All Zones – Except the Hastings City Living Zone
Proposed that this Figure 1 title be amended to read 'Figure 1: All Zones - Except the Medium Density Residential Zone' (removes reference to City Living Zone)



Amended 26 August 2022

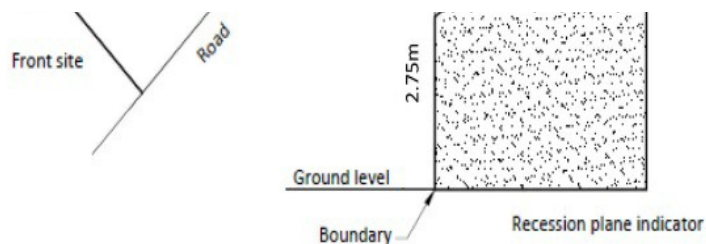
Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on Monday, 5 September 2022 - Proposed Plan Change 5

Appendix 60 - PC Proposed Amendments - dated 23-9-22

Attachment 15

Appendix 60 Method of Determining Recession Planes

PC5 - Proposed Amendments



*Proposed Hastings District Plan as Amended by
Decisions on Submission - September 2015*

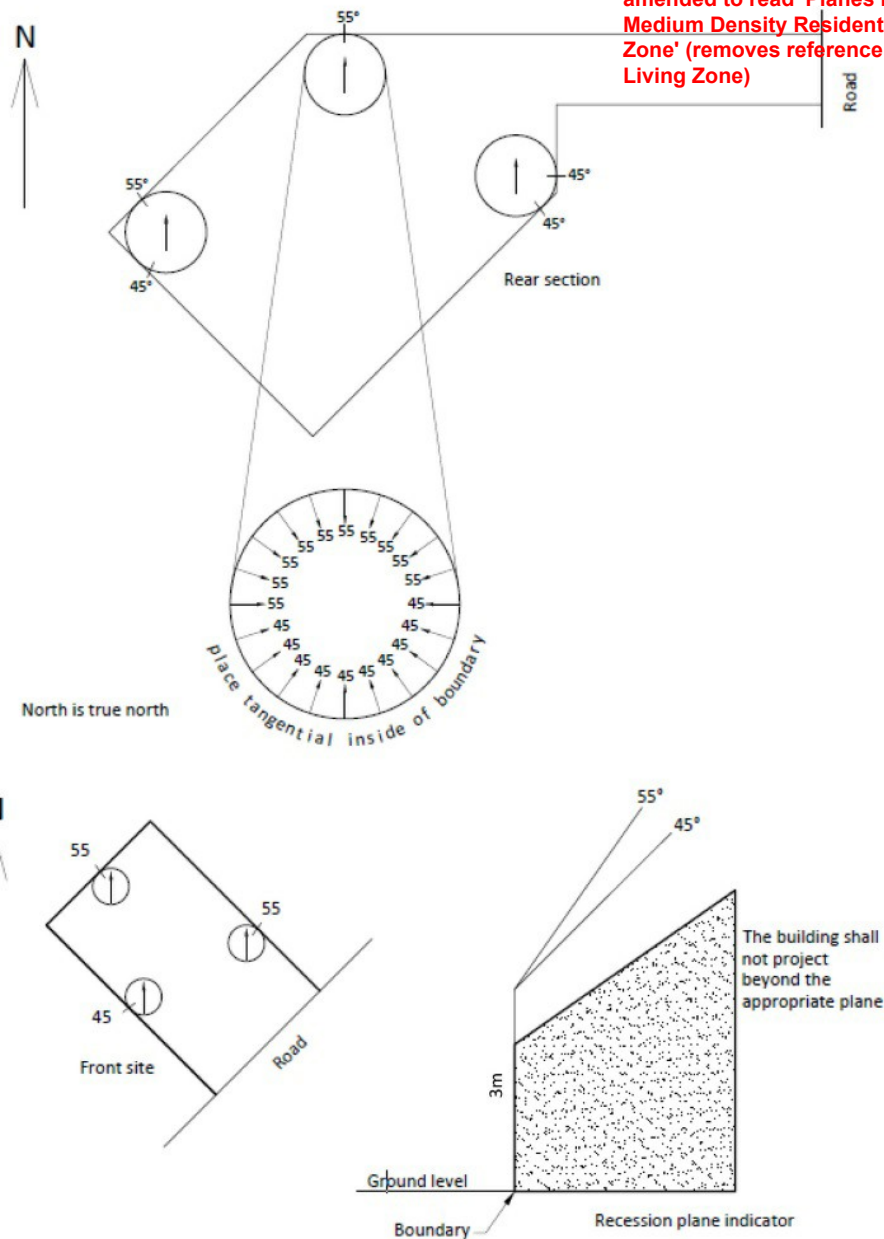
Page 1

Amended 26 August 2022

Appendix 60: Method of Determining Recession

Planes Figure 2: Hastings City Living Zone

Proposed that this Figure 2 title be amended to read 'Planes Figure 2: Medium Density Residential Zone' (removes reference to City Living Zone)



**Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on
Monday, 5 September 2022 - Proposed Plan Change 5**

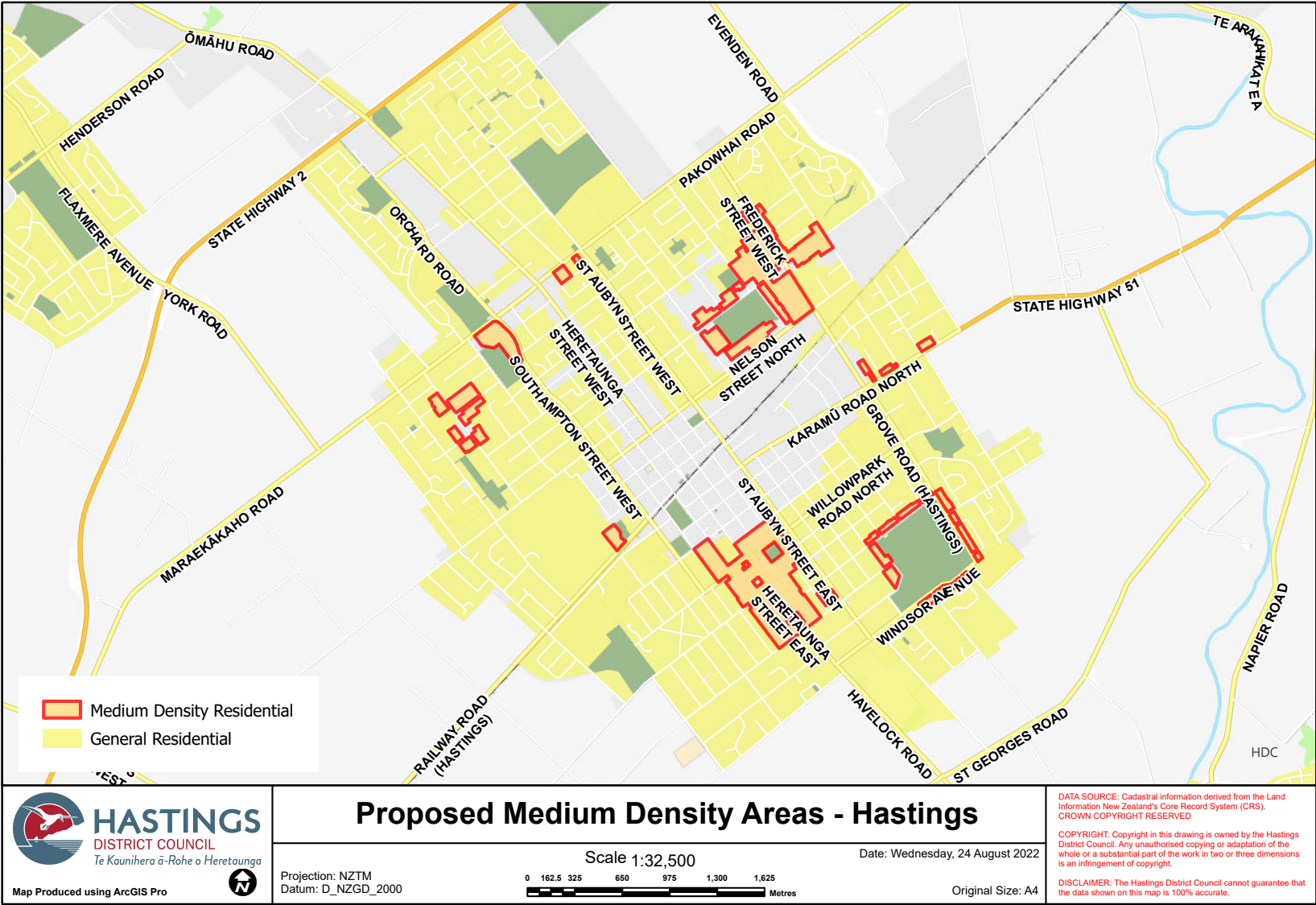
Appendix 60 - PC Proposed Amendments - dated 23-9-22

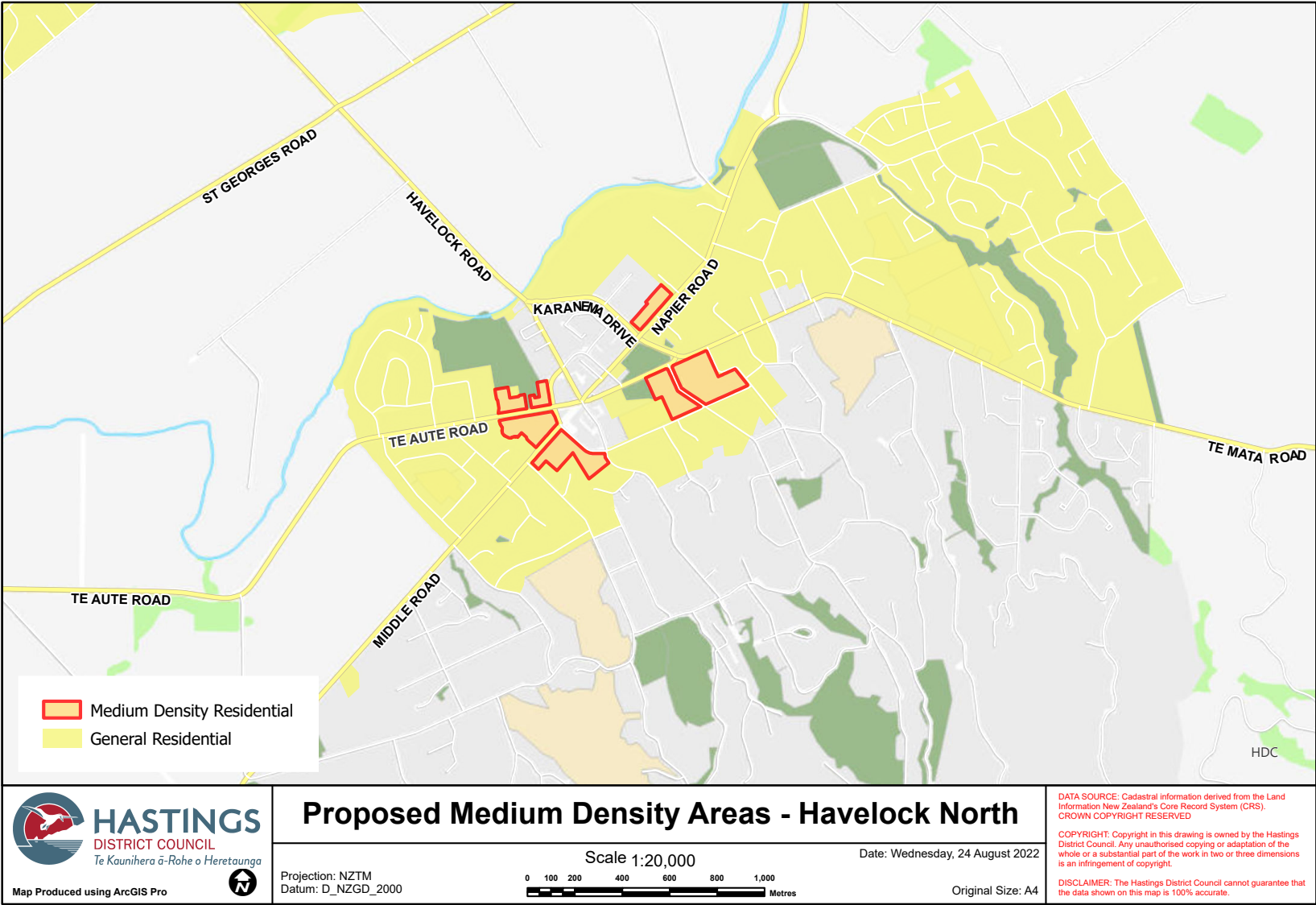
Attachment 15

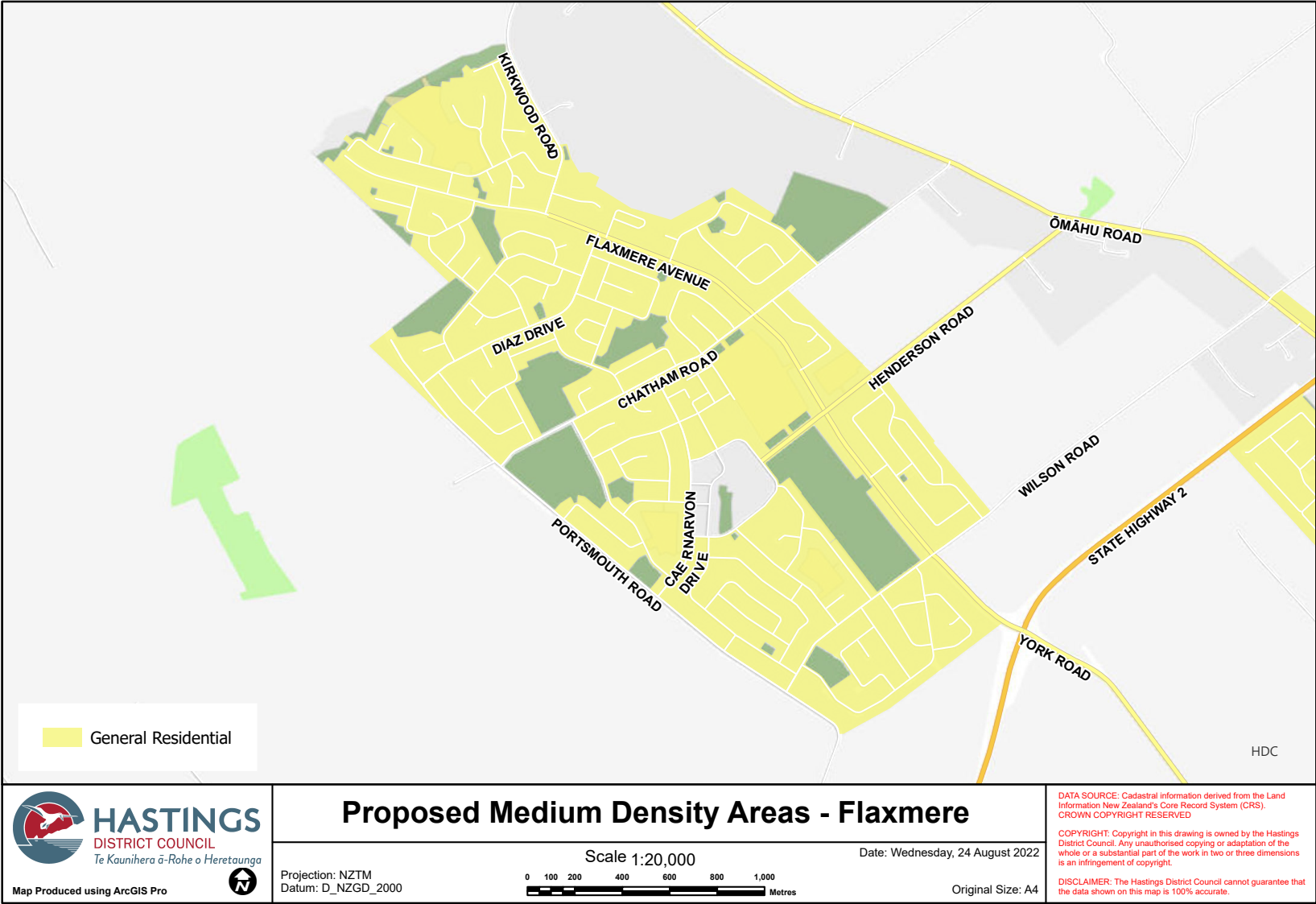
~~Appendix 60 Method of Determining Recession Planes~~

~~PC5 - Proposed Amendments~~

Amended 26 August 2022









HASTINGS RESIDENTIAL INTENSIFICATION

DESIGN GUIDE 2022

INFILL, COMPREHENSIVE & MIXED-USE DEVELOPMENT

HASTINGS MEDIUM DENSITY

DESIGN FRAMEWORK 2022



Photo courtesy of Arvida - Park Lane Retirement Community, Christchurch



HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122
Private Bag 9002, Hastings 4156
www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA



DCM URBAN DESIGN LIMITED
Level 3, 329 Durham Street North
Christchurch 8013

OUR MAYOR'S MESSAGE

Hastings is a great place to live with its stunning natural environment, iconic hospitality, boutique retailers and world-renowned growers.

Our district's attractive lifestyle means there is also a growing demand for more housing. Providing sufficient safe, warm and healthy homes for our people is a major priority for our Council. We need different housing solutions to carefully manage our housing needs while still protecting our productive land.

Our district has a strong economy based around our primary sector which relies on our beautiful fertile plains. Our productive soils are intrinsically linked to our district's identity as the fruit bowl of New Zealand – we are the largest apple, pear and stone fruit producing areas in New Zealand. We want to support our thriving primary sector and our Council is committed to protecting our fertile soils for our food producers and future food production.

Balancing the huge demand for housing and the need to protect our productive plains means our Council is thinking differently about where people are going to live in the medium and long term. We need to be innovative with our housing solutions and we look forward to working together with our developers on well-designed projects that provide sufficient healthy homes for our people.



A handwritten signature in white ink, reading "Sandra Hazlehurst".

Sandra Hazlehurst
Mayor, Hastings District Council



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PURPOSE AND PRINCIPLES

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- 1.2 VISION
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- 1.8 THE DESIGN CHECKLIST
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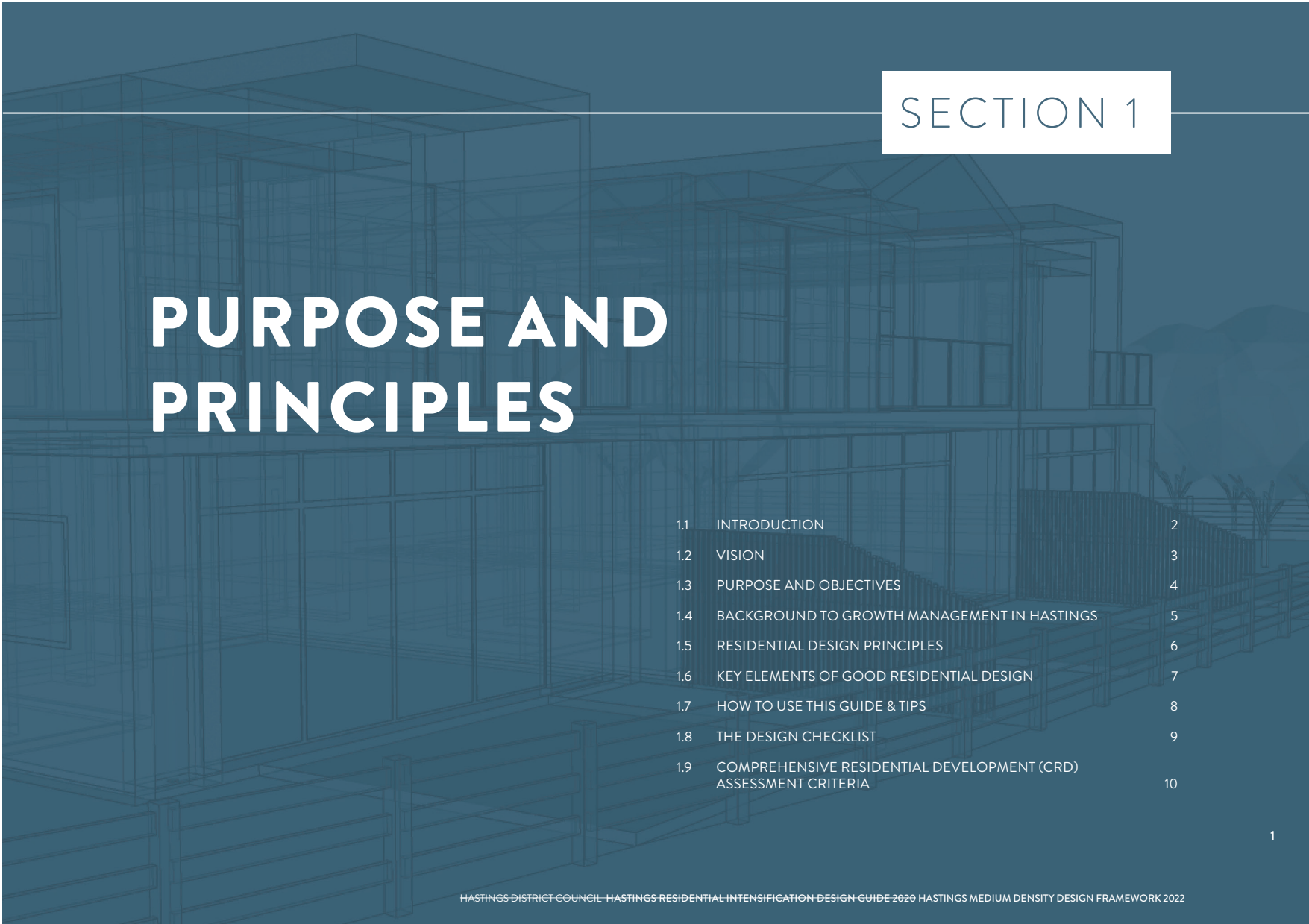
DESIGN ELEMENTS

- 2.1 HOUSING TYPES, SIZES AND ADAPTABILITY
- 2.2 ENTRANCES, DETAILING AND COLOUR
- 2.3 BUILDING HEIGHT, VISUAL DOMINANCE AND SUNLIGHT
- 2.4 CONNECTIONS TO OPEN SPACE
- 2.5 LANDSCAPE DESIGN
- 2.6 PRIVATE AND SAFE ENVIRONMENTS
- 2.7 OUTDOOR LIVING SPACE
- 2.8 PARKING AND MANOEUVRING
- 2.9 WASTE AND SERVICE AREAS
- 2.10 SITE COVERAGE AND LOW IMPACT DESIGN
- 2.11 BUILDING MATERIALS + ENVIRONMENTAL SUSTAINABILITY

SECTION 3

TYPES OF RESIDENTIAL INTENSIFICATION

- ~~3.1 INFILL - SUPPLEMENTARY DWELLING (80M²)~~ *3.1 - INFILL - MINOR RESIDENTIAL UNIT (80M²)*
- ~~3.2 INFILL - SUBDIVISION (PLUS ONE OR TWO)~~ *3.2 INFILL - DEVELOPMENT (PLUS ONE)*
- ~~3.3 COMPREHENSIVE RESIDENTIAL DEVELOPMENT (3 OR MORE DWELLINGS) -~~
3.3 CRD (2 OR MORE DWELLINGS)
- 3.4 GREENFIELDS - COMPREHENSIVE RESIDENTIAL DEVELOPMENT
- 3.5 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN SPECIAL CHARACTER AREAS
- 3.6 INNER CITY HOUSING
- 3.7 SUBURBAN SHOPPING CENTRES - MIXED USE
- 3.8 CO-HOUSING AND RETIREMENT VILLAGES
- 3.9 OTHER USEFUL RESOURCES



1.1

INTRODUCTION

Hastings city is surrounded by highly productive land that forms the backbone of our regional economy. There is a constant and growing demand for houses. Residential intensification is a means to provide for housing growth and ensures that our land is used efficiently. This means that development opportunities can be maximised and the spread of urban development onto the productive Heretaunga Plains can be minimised.

Today's lifestyles mean that our homes not only need to provide a safe and comfortable living environment. They also need to be multi-functional spaces that provide flexibility to adapt to different owners' requirements over time. Our lifestyles have evolved and will continue to keep on changing. The way we live now is different to how our parents and grandparents grew up.

The move towards more compact housing types requires a cultural shift from what we have known and what developers and housing companies are used to providing in Hastings. Reducing the size of our homes and the land on which they sit means that cost savings achieved can be put into quality materials and innovative design, creating a new character within our neighbourhoods and making our homes function better and more efficiently. Clever site and building design are the key ingredients in achieving high quality sustainable compact housing options that meet the needs of our community.

When designing or building housing developments think more broadly about the outcomes that can be achieved rather than just increasing housing numbers. Developers and the design of housing developments play an important role in building strong communities.



**Invest in good design
and it will sell**

**Design for our lifestyle
and who we are**

**More intensive housing
provides financial
and time freedom**



1.2

VISION

Our vision is to have well-designed and sustainable housing developments that build a sense of community, use land efficiently and protect our productive land for future generations.

We want to encourage housing providers in our district to marry good design with a variety of residential intensification types to create high quality, high amenity housing options at a range of price points for our community.

KEY SUBURBAN COMMERCIAL DEVELOPMENT OPPORTUNITIES

A

 Mahora shops

B

 Sylvan Road / Heretaunga Street East shops

C

 Lumsden Road / Windsor Avenue shops

POTENTIAL DEVELOPMENT OPPORTUNITIES

SPECIAL CHARACTER AREA



FITZROY DEVELOPMENT (EXISTING DEVELOPMENT)



4 UNIT DEVELOPMENT





5 UNIT DEVELOPMENT



9 UNIT DEVELOPMENT



MAYFAIR SHOPS



FRIMLEY SHOPS



1.3

PURPOSE AND OBJECTIVES

This Design Framework is here to help with ideas, opportunities and tips to achieve good quality intensive residential development when embarking on a project that involves one or more sites and one or more houses.

The Design Framework sits alongside the Hastings District Plan to promote *shows how* good design and *can* achieve high-quality, high-amenity residential development. The Design Framework *and* applies to *any* residential development in any zone including any future new zones.

OBJECTIVES:

- A Encourage quality compact housing options
- B Encourage maximising site yield
- C Encourage the construction of two storey houses
- D Inspire well-designed intensive housing development
- E Inspire designs for comfortable, safe, and practical living solutions
- F Be a practical tool for builders, designers and developers that provides solutions for common challenges with development on smaller sites
- G Demonstrate how development proposals will align with the District Plan to enable a smoother resource consent process



1.4

BACKGROUND TO GROWTH MANAGEMENT IN HASTINGS

Growth - the big picture and compact development.

Heretaunga Plains Urban Development Strategy (HPUDS)

This strategy provides the big picture for long term growth of Hastings to 2045. It was adopted by Hastings District Council, Hawke’s Bay Regional Council and Napier City Council in 2010 and updated in 2017.

HPUDS recognises that the Heretaunga Plains land is high value and resource rich with great soils and aquifer fed water resources. These natural resources are finite and under increasing pressure. They need to be well managed to ensure they are here for us today and for the next generations of our community. The strategy has adopted a ‘compact development’ basis to future growth that have clearly defined limits.

HPUDS promotes a shift to a more compact urban form. It suggests intensification through redevelopment of existing residential areas to accommodate residential growth.

To achieve this, the Council has adopted a Medium Density Strategy which calls for a more intensive level of development. The Medium Density Strategy identifies which parts of the urban area are more suited to more intensive



By 2045 development is expected to transition to:

<div>60%</div> <div>INTENSIFICATION</div>	<div>35%</div> <div>GREENFIELD</div>	<div>5%</div> <div>RURAL</div>	<div>development and these are depicted in the District Plan. The District Plan identifies areas where more intensive housing density can occur both within newly zoned areas (greenfield) and within our existing urban areas (intensification).</div>	<div>This Design Framework plays a crucial role in ensuring that when designing and building this more intensive type of housing, suitable thought is given to the look and layout of the development.</div>
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RESIDENTIAL DESIGN PRINCIPLES

Six overarching and interlinked design principles have been developed for this guide, based on the concept of hauora ('wellbeing'), and what is considered important for people living in or next to compact housing development in Heretaunga.

Hauora encompasses the purpose of local government - to promote the social, cultural, economic and environmental wellbeing of communities in the present and for the future. Each wellbeing sector includes Te Ao Māori values and tikanga.

The Heretaunga Te Aranga and Toi Tū Māori design values and principles are interwoven into the residential design principles as shown in the diagram (below) and in the description of the attributes and characteristics of each principle. These descriptions help to explain how Te Aranga and Toi-Tū values and principles can be incorporated into designs in a meaningful way.

These guiding principles are reflected in the 11 key design elements (overleaf) which outline specific concepts for achieving good design. These key design elements *are included in the District Plan as assessment matters for* also link through to the Comprehensive Residential Developments. Assessment Criteria in the District Plan:

Each principle is represented by an icon which will pop up throughout the document where a design challenge, element or solution is discussed that relates to these guiding principles.



Looks Good (AESTHETICS)

Pōtikitanga (INNOVATION)

Character, Creativity, Context

To create high-quality living environments which are innovative and aesthetically pleasing.

- Tohu – iwi / hapū stories or narratives are incorporated into and inform the design
- Architectural individuality
- Quality
- Variety
- Landscaping – plants and fencing



Fits Well (SENSITIVE TO CONTEXT)

Kaitiakitanga (STEWARDSHIP/ GUARDIANSHIP)

Context, Character, Custodianship

To create developments which acknowledge their setting.

- With the surrounding context – neighbourhood/street
- Taiao – the landform and/or features of the natural environment are celebrated, protected, restored or enhanced.
- Mahi Toi – takes account of history and culture – sites of significance to mana whenua are protected and cultural landmarks acknowledged
- Takes into account the Hastings' climate



Works Well (FUNCTIONAL)

Rangatiratanga (RECOGNITION/ RESPECT)

Collaboration, Creativity, Context, Choice
To create developments which are functional, practical and logically designed.

- Mana – designs acknowledge the status of iwi and hapū as mana whenua, design decision making recognises culture and enables cultural practices to occur.
- Well-designed and fit for purpose site layout
- Accessible
- Choice of dwelling types and size
- High performance/low maintenance
- Adaptable/flexible spaces
- Intergenerational



Feels Good (SAFE AND WARM)

Manaakitanga (WELCOMING/HOSPITABLE)

Choice, Custodianship, Connections

To create safe, warm and healthy dwellings.

- Ahi Kā – iwi / hapū feel secure and valued within their community
- Safe
- Comfortable
- Private
- Tidy – a place for everything
- Green or pleasant outlook



Connects Well (CONNECTED)

Whanaungatanga (SENSE OF COMMUNITY/FAMILY CONNECTION)

Choice, Creativity, Connections

To create developments which have a high level of connectivity and accessibility and build a strong sense of community.

- Whakapapa – connecting people and the local community to the place
- To the street and integrates with neighbouring buildings
- To walkways, cycleways and vehicle routes
- To parks and recreation areas
- To shops, schools and workplaces



Sustainability (ENDURING)

Tiaki Taiao (CARE AND RESPONSIBILITY FOR THE ENVIRONMENT)

Choice, Creativity, Connections, Collaboration
To create developments which minimise their environmental footprint.

- Mauri Tū – environmental health is protected, maintained or enhanced.
- Minimise construction waste
- Maximise natural light
- Investigate passive energy / solar heating options
- Consider where materials have come from
- Rainwater harvesting

1.6

KEY ELEMENTS OF GOOD RESIDENTIAL DESIGN

In addition to the design principles, here are eleven key design elements that translate good urban design into your project. These elements are the practical application of the design principles. Illustrative and photographic examples of these key design elements are referred to throughout the Design Framework.

These will be shown as referenced below in the images in Section 2 and in the development scenarios in Section 3:

These key design elements will be used by Council to assess and evaluate comprehensive residential developments (CRDs). When designing your development keep in mind that there may be competing or conflicting design elements that require careful balancing to achieve the best outcomes for residents and neighbours."

**KEY DESIGN ELEMENTS
ADDRESSED IN THIS DESIGN
FRAMEWORK ARE:**

- 2.1 House Types, Sizes and Adaptability
- 2.2 Entrances, Detailing and Colour
- 2.3 Building Height, Dominance and Sunlight
- 2.4 Connections to Open Space
- 2.5 Landscape Design
- 2.6 Private and Safe Environments
- 2.7 Outdoor Living Space
- 2.8 Parking and Manoeuvring
- 2.9 Waste and Service Areas
- 2.10 Site Coverage and Low Impact Design
- 2.11 Building Materials and Environmental Sustainability



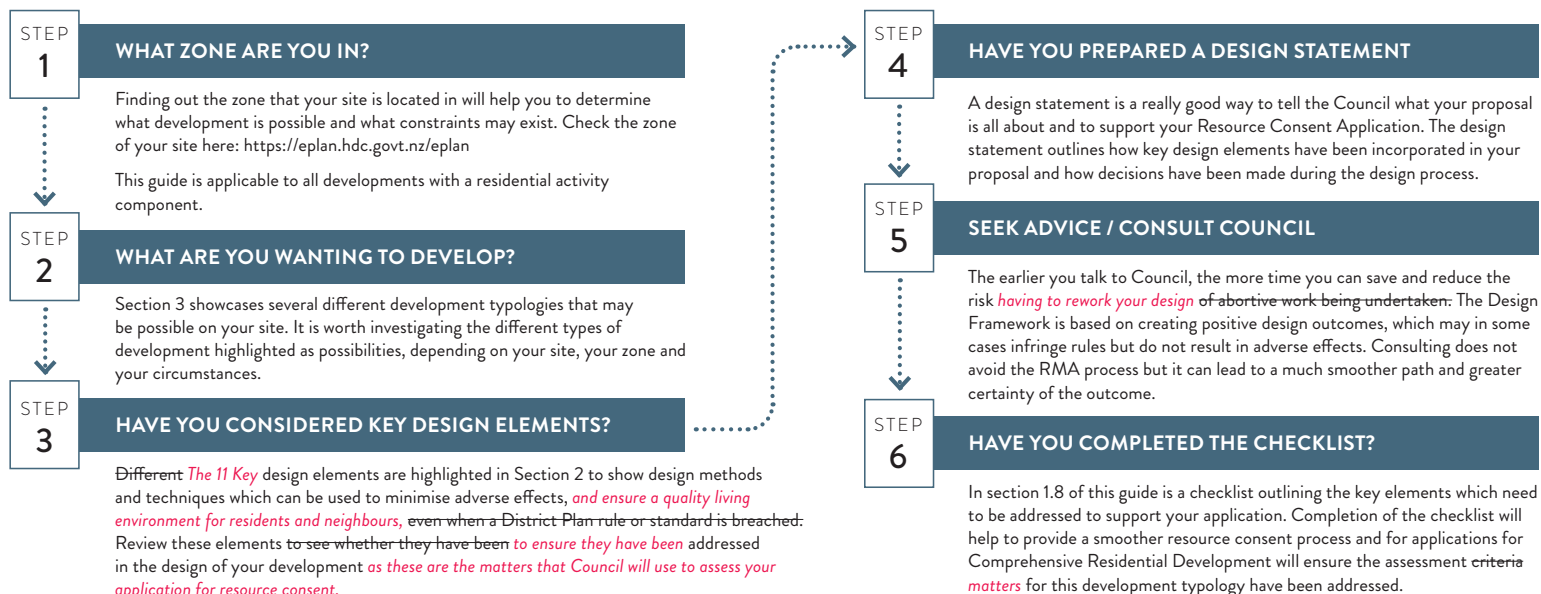
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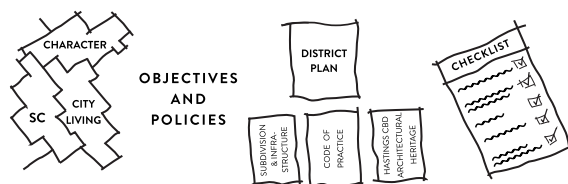
1.7

HOW TO USE THIS GUIDE **FRAMEWORK** AND TIPS

THIS GUIDE **FRAMEWORK** PROVIDES A STEP BY STEP PROCESS FOR YOUR PROJECT, SHOWN IN THE FLOW DIAGRAM BELOW.



TIPS ON USING THIS GUIDE



Start by finding out the zoning of the property and familiarise yourself with the District Plan rules and assessment criteria **matters** which apply to your property when determining the type of residential or mixed-use development you wish to undertake.

If it needs a resource consent also familiarise yourself with the objectives and policies of the Zone because they tell the story behind the reasons for having the rules. This and the Design Framework

can help you to plan your project. You can always talk to the Duty Planner for help.

Where there is a difference between the District Plan and the Design Framework, the District Plan takes precedence. Some other useful and related guides/documents are:

- The Hastings Subdivision and Infrastructure Design Guide
- Hastings District Council Engineering Code of Practice
- Hastings CBD Architectural Heritage Design Guide
- Hawkes Bay Regional Council Waterway Design Guidelines

The types of housing development shown are a mix of permitted, restricted discretionary and discretionary activities, but all show

methods of how a development can be undertaken to achieve positive urban design outcomes. Some of the examples demonstrate breaches of current district plan rules. These would require resource consent, but the layout and designs, which are based on good design show how the effects of the breaches can be mitigated.

The following checklist is here to assist you to work through your design process.

1.8

THE DESIGN CHECKLIST

	ASPECT	DESIGN QUESTION	ADDRESSED	NOTES
1.1	ZONE	What zone is your property(ies) in? (https://eplan.hdc.govt.nz/eplan to check the zoning of your site and the rules of Hastings District Plan that relate to your zone and proposal)		
1.2	DEVELOPMENT TYPOLOGY (see section 3)	What are you wanting to develop?		
2.1	HOUSE TYPES, SIZES AND ADAPTABILITY	Does the development provide diversity in dwelling type or unit size, appropriate for its scale and location? Does the dwelling design allow for intergenerational living and/or adaptable/flexible spaces? Is the dwelling design responsive to the cultural needs of mana whenua?		
2.2	ENTRANCES, DETAILING AND COLOUR	Do the majority of dwellings in the development front or face the street? Is the entrance(s) to buildings clearly visible with carparking secondary to building form and pedestrian facilities? Do entrances and detailing create a sense of place and / or celebrate cultural diversity?		
2.3	BUILDING, DOMINANCE, AND SUNLIGHT	If additional height is required, does it effect neighbouring properties? How are bulk, dominance or blank walls addressed in the design? Does the building design offer opportunities for cultural connection and / or contribute to environmental awareness?		
2.4	CONNECTIONS TO OPEN SPACE	Does the design allow for physical or visual permeability with adjoining public spaces? Do the links to open space provide opportunities for cultural connection or to celebrate cultural diversity?		
2.5	LANDSCAPE DESIGN	Does the landscape treatment include suitably sized trees (right plant, right place) or retain existing vegetation where possible? Is the landscaping proposed appropriate for its function? Do landscape materials and planting contribute positively to a development without causing high maintenance requirements? Does the landscaping proposed express the identity of this region, its people and places? Does it encourage environmental responsibility and awareness? Does it contribute to a sense of place?		
2.6	PRIVATE AND SAFE ENVIRONMENTS	Has the placement of windows or first floor balconies compromised the privacy of a neighbouring property? Is there sufficient lighting and passive surveillance of entrances, carparking or communal areas?		
2.7	OUTDOOR LIVING SPACE	Has sufficient, sunny and accessible outdoor living space been provided for residents? Does communal outdoor space provide opportunities for cultural connection or to celebrate cultural diversity, or contribute to a sense of place?		
2.8	PARKING AND MANOEUVRING	Are entrances and communal spaces accessible to all? Do garages or carparking dominate or are they set back from the dwelling facade or located to the rear of the site? Do the materials used for driveways and carpark areas exhibit and foster environmental responsibility?		
2.9	WASTE AND SERVICE AREAS	Has screened (from the street or outdoor living space) provision been made for storage, waste and service areas? Is the location of any communal waste and recycling storage areas easily accessible for residents and to the street for collectors? Does the provision for waste contribute to environmental awareness? Does it exhibit and foster environmental responsibility?		
2.10	SITE COVERAGE AND LOW IMPACT DESIGN	Has the development incorporated low impact techniques to reduce peak stormwater runoff? Does the design exhibit and foster environmental responsibility – for example – use of permeable paving materials? Does the design offer opportunities for cultural connection or encourage community inclusion – for example access to or protection or planting of waterways?		
2.11	BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY	Will the choice of materials create ongoing maintenance issues? Is the building designed to maximise solar gain in winter or shade in summer? Do the variety of materials used create interest and help to distinguish between dwellings? Do the building materials used exhibit and foster environmental responsibility or offer opportunities for cultural connection?		
3	DESIGN STATEMENT	Have you prepared a design statement to support your proposal and outlined your reasons for making certain design decisions? Is the design informed by the identity, significance or history of the place, surrounding area, local people or a local story? Does it foster inter-cultural exchange and/or opportunities for cultural connection? <i>Prepare a design statement to support your proposal outlining your reasons for certain design decisions and/or how you have balanced conflicting design elements</i>		
4	OTHER PLANS/ DOCUMENTS	Check your proposal against the Engineering Code of Practice, the Hastings Subdivision and Infrastructure Design Framework, HBRC Regional Plan Provisions and Waterways Guidelines. <i>National Medium Density Design Framework May 2022</i>		

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1.8 THE DESIGN CHECKLIST

1.0 Residential Design Principles – Check whether the development meets these overarching principles



Pōtikitanga
Tohu – iwi/hapū stories or narratives are incorporated into and inform he design



Manaakitanga
Ahi Kā – iwi / hapū feel secure and valued within their community



Kaitiakitanga
Taiao – the landform and/or features of the natural environment are celebrated, protected, restored or enhanced.
Mahi toi – sites of significance to mana whenua are protected and cultural landmarks acknowledged.



Rangatiratanga
Mana – designs acknowledge the status of iwi and hapū as mana whenua – design decision making recognises culture and enables cultural practices to occur.



Whanaungatanga
Whakapapa – connecting people and the local community to place.



Tiaki Taiao
Mauri Tū – environmental health is protected, maintained or enhanced

B

	ASPECT	DESIGN QUESTION	ADDRESSED	NOTES
2.1	HOUSE TYPES, SIZES AND ADAPTABILITY	Does the development provide diversity in dwelling type or unit size, appropriate for its scale and location? Does the dwelling design allow for intergenerational living and/or adaptable/flexible spaces? Is the dwelling design responsive to the cultural needs of mana whenua?		
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2.10	SITE COVERAGE AND LOW IMPACT DESIGN	Has the development incorporated low impact techniques to reduce peak stormwater runoff? Does the design exhibit and foster environmental responsibility – for example – use of permeable paving materials? Does the design offer opportunities for cultural connection or encourage community inclusion – for example access to or protection or planting of waterways?		
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4	OTHER PLANS/ DOCUMENTS	Check your proposal against the Engineering Code of Practice, the Hastings Subdivision and Infrastructure Design Framework, HBRC Regional Plan Provisions and Waterways Guidelines. <i>National Medium Density Design Framework May 2022</i>		

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1.9

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT CRITERIA

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT MATTERS

The purpose of the Design Framework is to encourage the inclusion of the design elements (outlined in section 1.6) within development proposals.

Housing developments with ~~three~~ *two* or more houses are called Comprehensive Residential Developments. You will see this in the Hastings District Plan.

In Residential and Suburban Commercial zones, Comprehensive Residential Developments will be assessed against the matters outlined in the adjacent table.

To assist with designing your comprehensive residential development, the ~~key~~ *six* design ~~principle~~ *elements* have been linked to the equivalent ~~relevant key design element~~ *assessment criteria matters* and in some cases multiple ~~assessment matters~~ *criteria*:

If you ~~Develop~~ *Develop* your design ~~in line~~ *in line* with the guidance outlined in the key design elements, ~~detailing the balancing of design outcomes in order to achieve the best overall design that addresses site constraints and enables the most benefits to residents and neighbours.~~ *it should ensure the desired outcomes of the assessment criteria will be met:*

Sections 2 and 3 of this guide aim to demonstrate practical examples of how the assessment ~~matters~~ *criteria* can be met by using the ideas set out within each specific key design element.

CRD ASSESSMENT CRITERIA	Design Framework PRINCIPLE	RELEVANT KEY DESIGN ELEMENT
SITE CONTEXT Whether the development will integrate into the existing local context:		2.3 Building height, dominance and sunlight 2.5 Landscape Design 2.7 Outdoor living space
STREETSCAPE AMENITY Whether the development makes a positive contribution to the public streetscape		2.2 Entrances, detailing and colour 2.3 Building height, dominance and sunlight 2.4 Connections to open space 2.6 Private and safe environments 2.8 Parking and Manoeuvring
RELATIONSHIP OF DEVELOPMENT TO THE PARENT SITE Whether the development is designed to enable safe and practical car parking and access: Whether the proposed buildings are sited within the parent site to create privacy and space between units: Whether stormwater runoff will be appropriately managed: Development should consider the practical and/or discreet location of service facilities:		2.2 Entrances, detailing and colour 2.5 Landscape Design 2.6 Private and safe environments 2.7 Outdoor living space 2.8 Parking and Manoeuvring 2.9 Waste and service areas 2.10 Site coverage and low impact design
BUILDING FORM, PERFORMANCE, APPEARANCE Whether the architectural style, form and aesthetics of the development positively contributes to neighbouring buildings, sites and the surrounding area: Whether sustainable construction methods and low maintenance materials are proposed:		2.1 House types, sizes and adaptability 2.3 Building height, dominance and sunlight 2.10 Site coverage and low impact design 2.11 Building materials and environmental sustainability
VISUAL QUALITY Whether the development contributes to the visual quality of the site and neighbourhood through a variety of colours, materials and exterior cladding finishes, complemented by appropriate landscaping, and boundary treatments:	 	2.1 House types, sizes and adaptability 2.2 Entrances, detailing and colour 2.4 Connections to open space 2.5 Landscape Design 2.6 Private and safe environments 2.8 Parking and Manoeuvring 2.11 Building materials and environmental sustainability
INTERNAL CONFIGURATION Whether the internal arrangement of spaces within dwellings is functional, flexible, ensures privacy and creates an indoor-outdoor flow that maximises existing site attributes such as access to sunlight, views and outlook:		2.1 House types, sizes and adaptability 2.6 Private and safe environments 2.7 Outdoor living space
ON-SITE CAR PARKING Whether the development provides practical and safe vehicle access and car parking		2.8 Parking and Manoeuvring
ORIENTATION AND PASSIVE SOLAR ENERGY Whether the proposed dwellings are orientated to access sufficient sunlight and daylight in both indoor and outdoor living areas and have sufficient natural ventilation: Whether the design maximises the opportunity to use passive solar energy		2.3 Building height, dominance and sunlight 2.7 Outdoor living space 2.11 Building materials and environmental sustainability

1.9

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT CRITERIA

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Housing developments with three **two** or more houses are called Comprehensive Residential Developments. You will see this in the Hastings District Plan.

In Residential and Suburban Commercial zones, Comprehensive Residential Developments will be assessed against the matters outlined in the adjacent table.

To assist with designing your comprehensive residential development, the key **six** design **principle** elements have been linked to the equivalent **relevant key design element and assessment criteria matters** and in some cases multiple **assessment matters** criterion:

If you **Develop** your design **in line** with the **guidance** outlined in the key design elements, **detailing the balancing of design outcomes in order to achieve the best overall design that addresses site constraints and enables the most benefits to residents and neighbours**, it should ensure the desired **outcomes of the assessment criteria will be met**.

Sections 2 and 3 of this guide aim s to demonstrate practical examples of how the assessment **matters** criterion can be met by using the ideas set out within each specific key design element.

	KEY DESIGN ELEMENT	ASSESSMENT MATTER
2.1	HOUSE TYPES, SIZES AND ADAPABILITY	Whether a varied range of house typologies (townhouses, duplex, terraces etc) and sizes (studio, 1 brm, 2brm, 3brm) commensurate with the scale of the development are provided. The house type and size of the residential units should work well for the size and shape of the site.
2.2	ENTRANCES, DETAILING AND COLOUR	Whether the proposal has as many houses fronting the street as possible with clearly defined entrances connecting directly to the street or main access. Provide a sense of individuality by varying architectural detailing of building frontages (including windows, doors, varied roof lines, porches, balconies, chimneys, pergolas, louvers, screens and variation of exterior cladding materials). Use the surrounding built and natural environment for cues on appropriate colours, subtle differences in colour are best to distinguish individual houses,
2.3	BUILDING, DOMINANCE, AND SUNLIGHT	Whether the following attributes have been used in the design to create visual interest and reduce building dominance: <ul style="list-style-type: none"> a. varied building height; b. roof form variations; c. modulating building frontages (ie stepping parts of the building back or forward). d. use of pitched roofs to reduce overall perceived height;
2.4	CONNECTIONS TO OPEN SPACE	Whether public or communal open spaces are integrated into the development and are provided with a high level of natural surveillance to ensure safety and usability.
2.5	LANDSCAPE DESIGN	Whether landscape design is suitable for the size of the site and building typologies proposed, retains existing mature trees or other vegetation, retains visibility to the street, and is appropriate for its function (for example: boundary or use delineation, amenity or to create privacy). Planting proposed should be appropriate for the particular soil / climate and provided with irrigation to ensure the landscaping is maintained.
2.6	PRIVATE AND SAFE ENVIRONMENTS	Whether the following matters have been considered in the design to ensure privacy for residents and neighbours: <ul style="list-style-type: none"> a. buildings and windows are orientated to the street or public or communal open spaces; b. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas or outdoor living spaces to increase separation distances. c. window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered; d. Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvers or screens. e. External lighting enhances safety and legibility. Manage light spill away from neighbouring properties.
2.7	OUTDOOR LIVING SPACE	Consider whether the outdoor spaces proposed for each unit are private, sunny (preferably northerly or westerly direction) and accessible to main living areas. Try to avoid outdoor spaces within the front yard where screening is needed to achieve privacy. Locate these to the side of the unit where possible.
2.8	ACCESS, PARKING AND MANOEUVRING	Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located away from the street further within the site. Minimise vehicle crossings and provide a safer pedestrian environment by combining vehicle accessways or using rear lanes. Consider location charging points for electric cars and bikes.
2.9	WASTE AND SERVICE AREAS	Consider whether sufficient space has been provided for waste and service areas to accommodate washing lines, waste bins/recycling as well as storage for bikes, scooters and prams etc. Waste storage and service areas should be screened from the street and neighbouring residences. For large scale developments or rear sites accessed via 50m plus driveways consider communal enclosed and screened storage areas that are easily accessible for residents and to property frontages.
2.10	SITE COVERAGE AND LOW IMPACT DESIGN	Whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact design techniques.
2.11	BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY	Consider whether the proposed exterior cladding or building materials will create a visually appealing development. Use building materials that are robust, sustainably sourced and will maintain their appearance over time. Materials that can be easily and cost-effectively maintained are preferable. As a general rule use one main building material with two or three supporting materials to emphasise features and create variety and interest.

C

1.9

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT CRITERIA

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (CRD) ASSESSMENT MATTERS

	KEY DESIGN ELEMENT	ASSESSMENT MATTER
	SITE LAYOUT	Consider whether the unit layout and configuration of vehicle and pedestrian access to the site and each unit achieves an overall quality living environment for residents and neighbours including space and privacy between units, maximising site attributes such as access to sunlight, and outlook.
	BUILDING FORM, VISUAL QUALITY AND STREETSCAPE AMENITY	Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does that development contribute to the planned built form character for the Zone and surrounding area.
	INFRASTRUCTURE SERVICING	Consider the following: a. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network); b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring
	CUMULATIVE EFFECTS	Whether there are any cumulative impacts of non-compliance with more than one zone standard.

D

SECTION 2

DESIGN ELEMENTS

BUILT FORM AND LAYOUT

HAVE YOU CONSIDERED THE KEY DESIGN ELEMENTS?

Different design elements are highlighted to show design methods and techniques which can be used to minimise adverse effects even when a District Plan rule or standard is breached. Review these elements to see whether they have been addressed in the design of your development.

DESIGN ELEMENTS:

2.1

HOUSING TYPES, SIZES AND ADAPTABILITY

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2.2

ENTRANCES, DETAILING AND COLOUR

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BUILDING HEIGHT, VISUAL DOMINANCE, AND SUNLIGHT

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HOUSING TYPES, SIZES AND ADAPTABILITY

Housing types and sizes which cater to a large segment of the population is encouraged as it creates a development that appeals to a wide range of people.

Not everyone wants the same number of bedrooms or lot size or garden size.

Design adaptable buildings that are able to meet any future demands or requirements, or are able to be used in different ways for different users.



WORKS WELL

Buildings need to be functional. A neighbourhood should have a diversity of housing types to suit different age groups/lifestyles, with flexible floor plans and a well designed site layout.



LOOKS GOOD

Buildings need to be attractive to the buyer. Buildings should be designed to fit in with their location. Individuality, setbacks, glazing, building facade treatment and landscaping should be considered to ensure they complement the location.



FITS WELL

Buildings need to relate to the street and complement development on neighbouring properties.



FEELS GOOD

Buildings need to provide high quality living environments with flexible spaces that receive sufficient sunlight, are private, energy efficient and easy to maintain.

Housing diversity in a development can contribute positively to its character and functionality. All of the images below and to the right show different house typologies which will cater to the needs of different people.

1. Narrow terrace housing is an efficient land use development type.
2. Older housing stock still has value within infill development.
3. Duplex housing also uses land efficiently particularly where two storey dwellings are utilised.
4. Standalone housing is still highly desirable but should be balanced with other typologies to provide variation.
5. Low-rise apartments particularly on corner sites and in proximity to suburban shopping centres work well.
6. Two-storey townhouses provide more space both indoors and out on smaller section sizes.



2.2

ENTRANCES, DETAILING AND COLOUR

Create buildings which positively address the street, providing a high level of legibility and visual interest while avoiding blank walls or façades.

In all residential developments, but particularly with higher density development, there is a risk that as buildings get bigger they lack detailing at the human scale making it difficult for residents to relate to, or impose adversely on the receiving streetscape. This can be prevented by using a number of simple design measures.



CONNECTS WELL

The buildings should create a positive contribution to the public streetscape. Have as many houses as possible facing the street.



WORKS WELL

Shared vehicle entrances are encouraged and parking located at the rear of the building or setback from the front face of the building. One vehicle crossing provides a safer pedestrian environment.



LOOKS GOOD

Buildings should have clearly definable entrances, designed and articulated to provide a sense of individuality. Variation in detailing is encouraged to break up the 'bulk' of higher density developments. Colour makes a big impact on the success of the development. Variation in colour helps to improve legibility and create interest.



SUSTAINABILITY

Clearly defined and accessible entrances promote walking. Detailing and material selection can influence the sustainability of a development.

RELEVANT DISTRICT PLAN PROVISIONS:

- Building setbacks
- Relationship of garages and accessory buildings to dwellings
- Relationship of building to street
- *Garages and Accessory Buildings*
- *Windows and Connections to Street / Road*

Entrance detailing is an important aspect of legibility and design, and an easy way to add value to a development.

Providing a sidelight adjacent to the front door is a small detail but allows for natural surveillance over the street and a strong visual connection between the dwelling and the street.

1. A glass front door or sidelights provide views over the entrance without compromising privacy.
2. A clear direct path to the front door.
3. A separate pedestrian path (from vehicles) improves accessibility and makes it easy for visitors to find their way.
4. An open, well-landscaped frontage has a positive relationship with the street.





2.3

BUILDING HEIGHT, VISUAL DOMINANCE, AND SUNLIGHT

Varied building height and modulated frontages create visual interest without resulting in adverse effects due to shading or visual dominance.

The height and modulation of a building plays an important role in the overall appearance and function of a street or neighbourhood.



LOOKS GOOD

Each zone has standards for the maximum building height, all of which are within the District Plan. If any additional height is desired that does not meet standards, the following key design aspects should be considered, including: building design, roof form, building dominance, sunlight access to neighbouring properties and public spaces (including roads), privacy for occupants and neighbours, and effects on public views.



FITS WELL

Maintaining overall consistency between building heights contributes to the character and overall feel of a street while variation in form, in particular roof form, can provide the variation necessary to create an interesting street scene or create a focal point.



FEELS GOOD

Recession planes are a control to ensure neighbouring properties are not adversely affected in terms of loss of sunlight and/or privacy by a development while allowing for development and intensification to occur in residential areas. There may be a degree of change which occurs from the existing environment but at a level where change is considered to be acceptable. There are several methods which can be implemented

to minimise adverse effects on shading including modulating the building form, setting buildings back from the boundary, or avoiding long, blank walls.



FEELS GOOD

Access to direct sunlight in outdoor living areas and internal living areas is important to the health and well-being of residents.

RELEVANT DISTRICT PLAN PROVISIONS:

- Building Height
- Height in Relation to Boundary
- CRD specific standards
- Building Size and Scale
- Building bulk

Additional height can be added to buildings in order to create visually interesting roof forms and detailing.

Roof forms should add variation to the surrounding development/streetscape. Roof form is varied with added detailing, glazing and changes in materials. Materials are recessive in colour to avoid visual dominance.

1. Stepping the first floor back from the boundary can assist with softening the transition between old and new.
2. Corner sites provide an opportunity to create local landmarks without adversely shading adjoining properties.
3. A different treatment to the top floor provides interest and variation.
4. Varied roof profiles reduce the perceived mass of buildings.
5. The lack in variation creates a visually dominant development.
6. Visual interest is created through building modulation and varying roof line.



15

Avoid adverse effects of shading and blank walls on the amenity of adjoining properties/streetscape.



FITS WELL

The design and treatment of 'end walls' should avoid large blank walls which give the appearance that a development is unfinished and does not take account of its setting.



FEELS GOOD

The amount of sunlight received by each unit is central to the 'feels good' principle and designs should endeavor to create north facing outdoor living spaces as a preference, followed by west then east facing areas.

RELEVANT DISTRICT PLAN PROVISIONS:

Shading Standards

- Maximum Building Height
- Height in Relation to Boundary
- Sunlight Admission to Streets

Blank Walls: Commercial Zone Standards

- Active Retail Frontage
- Building Frontage Treatment
- CRD Specific Standards
- Parent Site Area and Shape
- Parent Site Area and Position



A key requirement is for developments to respond and interact positively with the street unlike the image above. Modulation, variation and visual interest are all aspects of good designs.



Large blank walls should be avoided at the end of a row to avoid visual dominance. Blank walls do not provide passive surveillance or an active amenity to the streetscape.



The use of windows and openings as well as a variety of cladding materials provides design relief to the long façade of this building and ensures the building contributes positively to the streetscape.

SITE AND BUILDING ORIENTATION

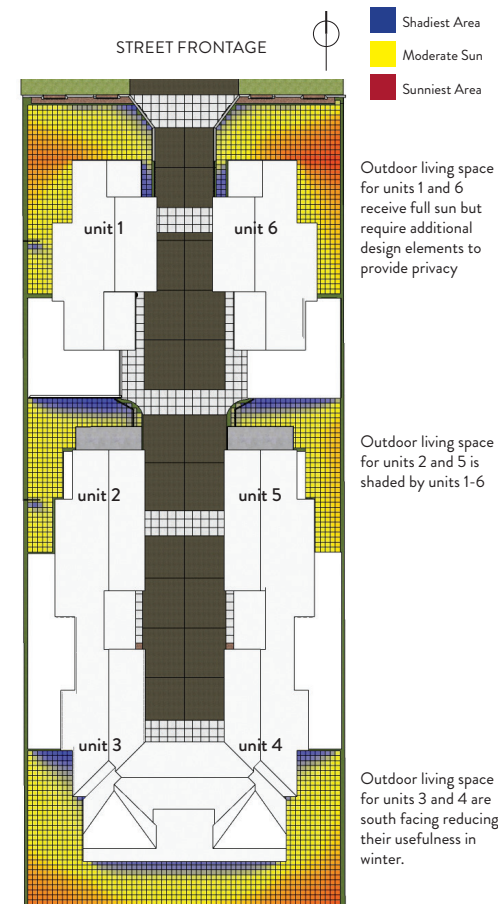
The orientation of a site, its length of street frontage and shape all determine the layout of a development. Sometimes a site's orientation does not provide for the most optimal private outdoor living space.

Where a street runs east-west, development sites located on the southern side require more careful consideration of dwelling type and design, as the sunniest spots may be in the front or side yard rather than a rear yard.

Outdoor living spaces located in front yards need to be carefully designed to provide privacy while also enabling passive surveillance over the street (i.e windows overlooking the street).

The example to the right shows the different amounts of annual sunshine hours each two-storey unit in a 6-unit development receives using a SketchUp plug-in called 'Sun Hours'. This demonstrates the amount of sunshine each outdoor living space would receive in the development, enabling more detailed consideration of the appropriate dwelling types, their design and internal configuration in the early design phase of the development

This tool would also be helpful to Council staff as part of their assessment of any resource consent application.



2.4

CONNECTIONS TO OPEN SPACE

Create public and communal open spaces which provide additional amenity to residents promoting collaboration, custodianship and to maximise connections.

Public and communal open space, if well-designed, can add significant benefits and value to a residential development. When not considered to be 'left-over' space, open space can provide an opportunity to enhance the character of a site and helps neighbourhoods to absorb additional density.



CONNECTS WELL

Often the best designed spaces are those which integrate well with adjoining dwellings and have a high level of natural surveillance from private living areas. The spaces are highly accessible and can be a real focal point in a development to build a sense of community between residents. Accessibility and connections are very important to the success of a space, ideally with multiple entry and exit points.



FITS WELL

Communal open spaces should allow a high degree of choice and flexibility for both passive and active recreation (depending on their scale) while recognising the needs of the residents and local community.



LOOKS GOOD

Where privacy is required trees and hedging can be used instead of solid fencing, or possibly a combination of the two.

RELEVANT DISTRICT PLAN PROVISIONS:

- Outdoor Living Space
- CRD Specific Standards for outdoor living space include requirements for communal spaces
- CRD Specific Assessment Criteria, with specific consideration to greenfield areas, such as Brookvale and Iona, and of the need for developments to face, or overlook open space reserves

While the space in photo 3 is centrally located, high solid fencing has resulted in the area appearing as a 'left-over' space with limited accessibility. In the other photos the space is easily accessible from dwellings with no fencing or open style fencing/landscaping in between the dwellings and the open space. Windows overlook the space creating a safe, usable space with a high amount of natural surveillance.

1. Shared access to a public space.
2. Permeable fencing between private and public spaces.
3. Poor relationship between houses and communal space.
4. Direct access into shared spaces.
5. Soft and porous edge between spaces.



17



2.5

LANDSCAPE DESIGN

Create high quality, human-scale, low maintenance spaces which encourage residents to interact and be neighbourly.

Landscape design should enhance the quality of a space while responding appropriately to its particular function or purpose. Aspects such as safety, privacy, sunlight access and maintenance requirements also need to be considered in the overall design concept. Landscape design can include surfaces, letterboxes, seating and fencing in addition to planting.

Landscape design should be designed in response to the development typology proposed and site context. Aspects such as safety, privacy, sunlight access, and maintenance requirements need to be considered in the overall design concept. Landscape design can include surfaces, letterboxes, seating and fencing in addition to planting.



FITS WELL

Landscape design should be designed in response to the particular development typology and site context; it should appear integrated with the building and development layout. Retain existing vegetation if possible, particularly mature trees which can provide immediate character and a sense of establishment.

Retain existing mature trees and plantings where possible to retain character and a sense of establishment. Suitably sized trees can provide significant amenity and assist with privacy issues by screening views into upper storey rooms or between facing balconies."



WORKS WELL

Materials and planting should be low maintenance but of a quality and style which enhance the amenity of the development.



LOOKS GOOD

Detailing, material changes or different finish treatments (such as honing



or saw cuts) should be used on large paved or hard stand areas to reduce their perceived visual expanse. Planting can be used to delineate property boundaries, having a softer, more aesthetically pleasing appearance than a solid timber fence.

LOOKS GOOD

Suitably sized trees should be incorporated where appropriate but particularly in the front yard area. Trees provide significant amenity and can assist with privacy issues by screening views into upper storey rooms:

Use large leafed plants as features under-planted with small leafed foliage. A mix of plants with different leaf sizes and textures is best and makes the space feel larger and less cluttered. Upright plantings work well in small spaces (capital pear, column apple and slimline camellias). Use climbers such as creeping fig & boston ivy to add greenery to walls and fences.



FEELS GOOD

Open fencing should be used where fencing is required but privacy is not an issue. Landscaping should allow views from the house to the street and vice versa to provide passive surveillance.

RELEVANT DISTRICT PLAN PROVISIONS:

- Landscaping

Examples of how a mix of hard and soft landscape materials can provide a high level of amenity to residential developments.

1. Use of planting to create privacy and define boundaries.
2. Mixed materials to break up spaces.
3. Existing mature tree retained through development process.
4. Permeable fencing and planting.
5. Tree planting of suitably sized species.
6. Using level changes to create interest.




SUGGESTED PLANT SPECIES

20


TREES (MEDIUM - LARGE)

N




Lemonwood (Tarata)
(Pittosporum eugenioides)

E




Variegated Elm
(Ulmus carpinifolia variegata)

N



Mountain Ribbonwood
(Hoheria lyallii)

N



Totara
(Podocarpus totara)

N




Kowhai
(Sophora tetraptera or microphylla)

FOR LARGER SITES/AREAS ONLY WHERE SHADING/LEAF DROP WILL NOT BE AN ISSUE


TREES (MEDIUM - LARGE)

N




Cabbage Tree
(Cordyline australis)
(not in lawns)

N




Mahoe
(melicytus ramiflorus)

E




Ornamental Pear
(Pyrus calleryana 'Aristocrat')

E




Pin Oak
(Quercus palustris)

E



Chinese Lacebark Elm
(Ulmus parvifolia)


N



Titoki
(Alectryon excelsus)


TREES (MEDIUM - LARGE)

E




Maple
(Acer spp.)

E




Common or Large Leaved Lime
(Tilia europaea or platyphyllos)

N



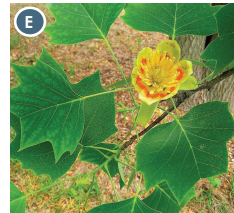
Miro
(Prumnopitys ferruginea)

E




Tree Fuchsia
(Fuchsia excorticata)

E



Tulip Tree
(Liriodendron tulipifera)

E



Olive
(Olea spp.)

E = Exotic

N = Native

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TREES (SMALL)



Marble Leaf (Putaputaweta)
(*Carpodetus serratus*)



Toothed Lancewood
(*Pseudopanax ferox*)



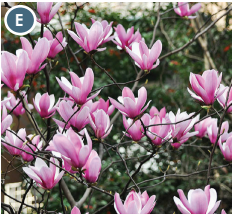
Lancewood (Horoeta)
(*Pseudopanax crassifolius*)



Boxleaf Azara / Vanilla Tree
(*Azara microphylla*)



Manuka
(*Leptospermum scoparium*)



Magnolia Spp.
(*Magnolia* spp.)



Emerald Cedar
(*Thuja occidentalis* 'Smaragd')

E = Exotic
N = Native

TREES (SMALL)



Camellia
(*Camellia sasanqua*)



Flowering Crab Apple
(*Malus tschonoskii*)



Flowering Cherry
(*Prunus* spp.)



Five Finger
(*Pseudopanax laetus*)



Flowering Dogwood
(*Cornus* 'Eddies White Wonder' or
Cornus florida)



Flowering Dogwood
(*Cornus* 'Eddies White Wonder')

SHRUBS (MEDIUM - SMALL)



Monro's Daisy
(*Brachyglottis monroi*)



Rose
(*Rosa* - flower carpet form)



Rose 'Frau Dagmar Hastrup'
(*Rosa rugosa*)



Southern Tree Daisy
(*Olearia arborescens*)



Pittosporum 'Golf Ball'
(*Pittosporum tenuifolium*)



African Lily
(*Dietes grandiflora*)



Silver Germander
(*Teucrium fruticans*)

SUGGESTED PLANT SPECIES

SUGGESTED PLANT SPECIES

22

SHRUBS (MEDIUM - SMALL)

E

Mexican Orange Blossom
(*Choisya ternata*)

N

Marlborough Rock Daisy
(*Pachystegia insignis*)

N

Mingimingi
(*Coprosma virescens*)

N

Hebe
(*Hebe* spp.)

E

Viburnum
(*Viburnum davidii*)

N

Corokia
(*Corokia* spp.)

E = Exotic
N = Native

GROUNDCOVERS / GRASSES

E

Tasmanian Flax-Lily
(*Dianella* 'Little Rev')

N

NZ Iris
(*Libertia peregrinans*)

N

Creeping Fuchsia
(*Fuchsia procumbens*)

N

Makura Sedge
(*Carex secta*)

E

Lomandra
(*Lomandra* spp.)

N

Dwarf Green Flax
(*Phormium* 'Emerald Gem')

GROUNDCOVERS / GRASSES

N

NZ Daphne
(*Pimelea prostrata*)

E

Heartleaf Burgenia
(*Bergenia cordifolia*)

N

Bush Lily
(*Astelia fragrans*)

N

Groundcover Coprosma
(*Coprosma acerosa* 'Hawera')

N

Turutu
(*Dianella nigra*)

N

NZ Iris
(*Libertia ixioides*)

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CLIMBERS



Star Jasmine
(*Trachelospermum jasminoides*)



Yellow Jasmine
(*Gelsemium sempervirens*)



Boston Ivy
(*Parthenocissus tricuspidata*)

HEDGES



Portuguese Laurel
(*Prunus lusitanica*)



Broadleaf, Kapuka
(*Griselinia littoralis*)



Box Hedge
(*Buxus sempervirens*)

E = Exotic
N = Native

EDIBLES



Blueberry 'Centurion'
(*Vaccinium* spp)



Passionfruit 'Black Beauty'
(*Passiflora* spp)



Cherry 'Compact Stella'
(*Prunus* spp)



Feijoa 'Unique'
(*Acca sellowiana*)

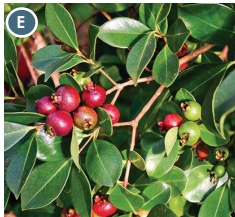


Tropical Guava
(*Psidium guajava*)



Column Apple 'Scarlet Spire'
(*Malus* spp)

EDIBLES



Chilean Guava
(*Ugni molinae*)



Dwarf Apricot 'Aprigold'
(*Prunus* spp)



Peach 'Honey Babe'
(*Prunus* spp)



Dwarf Nectarine 'Nectar Babe'
(*Prunus* spp)



Mandarin 'Miho'
(*Citrus reticulata*)



Lemon 'Meyer'
(*Citrus x meyeri*)



Navel Orange
(*Citrus sinensis*)



Lime 'Bearss'
(*Citrus x latifolia*)

SUGGESTED PLANT SPECIES

2.6

PRIVATE AND SAFE ENVIRONMENTS

Create developments with a high level of private amenity balanced with ensuring communal spaces have a high level of natural surveillance.

Good developments have a successful balance of private amenity and a high level of natural surveillance over public spaces. Custodianship, collaboration and connection principles are key to ensuring poorly designed developments are not created, such as where the living area of one unit looks directly into the outdoor living of another. Poor design can be mitigated through building design and modulation, site layout, landscape elements or a combination.



CONNECTS WELL

Private environments are encouraged to not detract from the amenity of the street or public open space they may be adjacent to. They can be designed to incorporate natural passive surveillance with views looking out over adjacent public spaces.



WORKS WELL

Private spaces are created through the way residential units are laid out on a site. The provision of space between buildings and private areas are encouraged within developments. Existing dwellings should be considered where necessary.



FITS WELL

Careful consideration of the unit layout on the site will ensure neighbouring properties do not overlook neighbouring private spaces. This can also be mitigated through orientation

of habitable spaces as well as window placement and style (long, high windows for example) to restrict views.



LOOKS GOOD

Private spaces should be designed with boundary treatments in mind. Landscaping can enhance the visual amenity of the built edge and screen private space from the streetscape.



FEELS GOOD

Private and safe environments to be designed to increase functionality within developments. Defining a private from a public space can be achieved through a mix of solid and visually permeable materials.

RELEVANT DISTRICT PLAN PROVISIONS:

- Fences
- Landscaping
- CRD Specific Standards
- Relationship to the Street
- Windows & Connections to street / road
- Outlook Space
- Commercial Zones: On-site Privacy and Outlook

Windows are oriented to the street rather than toward adjacent properties to provide increased natural surveillance over the street and to maintain privacy between dwellings. A mix of solid and visually permeable materials provides a balance between privacy and natural surveillance over public spaces.

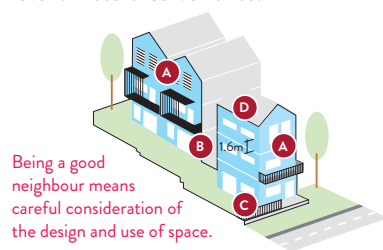
1. Public path overlooked by adjacent houses.
2. Low hedging allowing views over the street while defining property boundaries.
3. Minimising front fencing.
4. Front doors fronting a reserve.
5. A mix of permeable and solid fencing.



2.6

PRIVATE AND SAFE ENVIRONMENTS

Create developments with a high level of private amenity balanced with ensuring communal spaces have a high level of natural surveillance.



Privacy can be achieved by:

- A Orientating buildings & windows to the street, or public or communal open spaces
- B Increasing separation between neighbours
- C Varying the size and position of upper-level windows and balconies
- D Use of architectural features e.g. high strip windows, opaque glass, fins, louvres and/ or screens to re-direct views



WORKS WELL

Private spaces are created through the way residential units are laid out on a site. The provision of space between buildings and private areas are encouraged within developments. Existing dwellings should be considered where necessary.



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2. Low hedging allowing views over the street while defining property boundaries.
3. Minimising front fencing.
4. Front doors fronting a reserve.
5. A mix of permeable and solid fencing.



FENCING

Fencing can unnecessarily add cost to a development without providing benefits.

The height and permeability of a fence plays a significant role in the amenity and character of the streetscape. Sometimes, but not always, privacy is required where outdoor living spaces are orientated to the north but also in the front yard. It is possible through good design to have a balance of privacy and passive surveillance between the residence and the public street.

These effects can be mitigated through the use of visually permeable fencing along a road front, maintaining a high level of connection with the street. Try to minimise the amount of fencing used where possible in the front yard and internally within multi-unit developments. Fences are barriers to building a strong sense of community in a development or neighbourhood. Refer to 2.2 Entrances and Detailing for further design advice.

RELEVANT DISTRICT PLAN PROVISIONS:

- Fences
- CRD specific standards
- Relationship of Building to Street
- *Building Setbacks*
- *Windows & Connections to street / road*



Fencing can have a significant adverse effect on the character of a street and provide a 'canvas' for graffiti. Open style fencing or open frontage are a preferred option. Try to restrict fencing to where it is necessary rather than providing it everywhere.

ENCOURAGED FENCING DESIGN FOR SITES THAT FRONT ONTO A LOCAL ROAD

Front yards are to be fenced with a permeable fence design of 1.5m maximum height.

This diagram represents open style timber fencing at 1.5m in height.



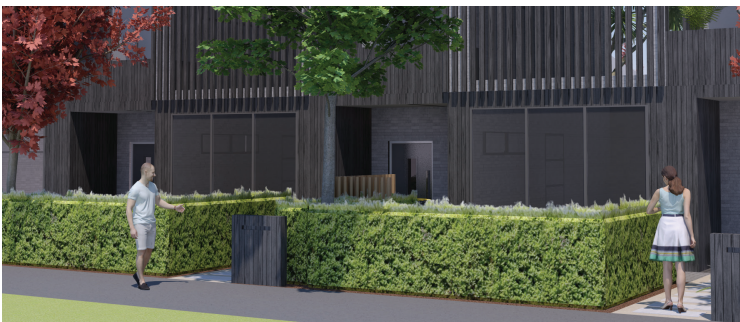
Fences constructed up to 1.8m in height are to have a minimum of 300mm on the top portion of the fence with the ability to see through in the manner of but not limited to picket or trellis style.

This diagram shows a 1.8m high fence with the top 600mm being visually permeable. Acceptable on sites that front a Local, Collector or Arterial road.



Living open edge treatments to the development boundary provides for a high amenity streetscape whilst keeping passive surveillance present with low hedging/planting heights.

This diagram shows hedging up to 1.2m in height. This is encouraged for fences within the character residential zone.



OUTDOOR LIVING SPACE

Provide outdoor living spaces that are accessible and allow residents to relax outside.

All dwellings should have access to an outdoor living space that is ideally directly accessible from the indoor living areas.



LOOKS GOOD

Outdoor living spaces should consider the context of neighbouring outdoor living areas and where the neighbouring buildings are located. Outdoor living areas can be in a several forms - balconies, rooftop gardens, ground level back or front yards.



WORKS WELL

Is there a yard adjacent to any public open space or other public land or walkways? Consider having a gate to connect the private with public outdoor space.

A sense of spaciousness in the living space should be maximised. Creating one larger outdoor living area rather than multiple small outdoor areas is preferable. Try to avoid creating small narrow spaces. Consider alternative types of living arrangements, eg. a small apartment is low maintenance and should have a smaller, easily maintained outdoor living area.



FEELS GOOD

Outdoor living areas are best oriented to have sufficient sunlight year round. Ideally there will be 'indoor-outdoor' flow from main indoor living areas.

RELEVANT DISTRICT PLAN PROVISIONS:

- Outdoor Living Space
- Supplementary Residential Buildings
- Commercial Zones
- Above Ground Floor Residential Activities

The most desirable option is to provide direct access and large glazing to allow free movement between indoors and out. The size and nature of the space will depend on the type of development and its proximity to other amenities.

Units on the end of a block can be designed to provide additional value and amenity for residents and often provide a premium to developers due to having extra outside space and additional windows providing more light and sunshine into interior spaces.

To offset the reduced opportunities for windows within middle units of a terrace or block, use solar tubes, skylights, light wells or glass roof structures to provide additional light and sun.

1. Terrace house with a deck overlooking a public open space.
2. A compact private open space with a raised vegetable garden and lawn adjacent to an open space reserve.
3. Apartments overlooking communal courtyards and gardens.
4. A small private courtyard with direct access from a living room.
5. Open space adjacent to public open space.



2.8

ACCESS PARKING AND MANOEUVRING

Create a high amenity streetscape with high levels of accessibility for all modes while minimising the visual effect of vehicles and garaging.

Providing for car parking and vehicle access often plays a significant role in the design process at the expense of other attributes. A preferred design solution is for vehicle movements and parking to play a secondary role to pedestrian movements and streetscape amenity.



CONNECTS WELL

Ideally car parking should be located at the rear of a site or via a laneway where vehicle access can be shared to reduce potential conflict points with the street creating a safer pedestrian environment. If car parking is at the front of the site, it should not be a predominant feature of the site frontage. Single width, stacked car parking is preferable. Under-croft or underground car parking options should be explored where higher densities or apartment complexes are proposed. Consider shared car parking areas where site/design constraints prevail as an alternative to individual parking per residential unit.



WORKS WELL

On site car parking is encouraged as it is a practical and safe solution for residents. Separate access provision for pedestrians and cyclists provides a safer environment for these modes. In larger developments, suitable access for service and emergency vehicles should also be ensured.



FITS WELL

In determining development layout and how access and parking will be provided for on site, place a priority on maximising the number of units fronting the street and the need to provide north facing outdoor living spaces. With increased density also comes the need for more efficient land use, including more creative responses to on-site parking.



LOOKS GOOD

Where possible parking or garages should be setback from the front facade of the building allowing for a higher amenity street frontage that is attractive to the public streetscape.

Moving car parking to the rear of a site/development, providing communal parking facilities to minimise vehicle crossings or simply providing a separate pedestrian path all improve accessibility.

Communal parking at the rear allows buildings to front the street and minimises manoeuvring space for multi unit developments.

1. Front entrances are easily accessed from the street.
2. Front entrances provide adequate space for pedestrians and vehicles.
3. Undercroft parking is setback from the street and separated from pedestrian entrances.
4. Rear lanes move garaging away from the main frontage and improve pedestrian accessibility along the footpath.
5. A separate pedestrian path is provided to the front door ensuring access at all times.



SUSTAINABILITY

Reduce concrete surfaces - consider using permeable surfaces for driveways, entrances and parking areas where practical.

RELEVANT DISTRICT PLAN PROVISIONS:

- Relationship of Garages and Accessory Buildings to Dwelling
- Landscaping
- Access to Property and Parking Standards under the Parking Chapter of the Hastings District Plan
- CRD Specific Standards
- Relationship of Building to Street
- Windows & Connections to street / road
- Commercial Zones: Car Parking and Garaging



2.9

WASTE AND SERVICE AREAS

Encourage useful storage and service areas that have minimal adverse effects on residents and neighbours.

As intensification occurs, provision of space for storage and service areas becomes more important. Service areas free up internal space by providing storage space for recreational or maintenance equipment, larger household items or clothes lines.



WORKS WELL

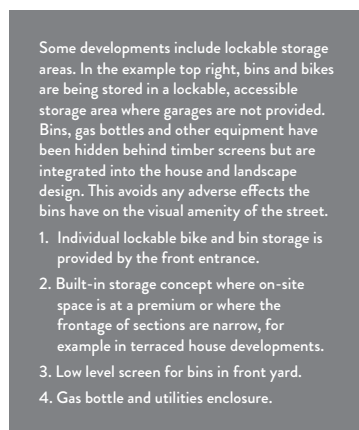
Options for communal storage and collection systems are encouraged for higher density developments and those at a large scale. For lower density developments, more conventional systems may be used as units will typically have their own street frontage or own ground level yards. Ideally bins should not be located in the front yard, but where this cannot be avoided, they should be screened and not affect or detract from access to the front door.

Where a site is accessed via a long driveway consider individual or communal enclosed storage areas for bins and recycling that is located as close to the street front as possible.

RELEVANT DISTRICT PLAN PROVISIONS:

- Screening for Visual Amenity
- CRD Specific Standards
- Service/Utility Area/Deliveries
- CRD Assessment *Matters*
- Relationship of the development to the parent site/service areas and utilities

Waste and Service Areas – consider the practical and discrete location of these facilities, particularly for rear sites distant from the street front or large scale developments.”



Some developments include lockable storage areas. In the example top right, bins and bikes are being stored in a lockable, accessible storage area where garages are not provided. Bins, gas bottles and other equipment have been hidden behind timber screens but are integrated into the house and landscape design. This avoids any adverse effects the bins have on the visual amenity of the street.

1. Individual lockable bike and bin storage is provided by the front entrance.
2. Built-in storage concept where on-site space is at a premium or where the frontage of sections are narrow, for example in terraced house developments.
3. Low level screen for bins in front yard.
4. Gas bottle and utilities enclosure.

2.10

SITE COVERAGE AND LOW IMPACT DESIGN

Use low impact design (LID) techniques in your development to maximise the potential of the site, reduce development costs and to increase the appeal and value of your development.

Maximum site coverage limits ensure sufficient open space is provided for landscaping, outdoor living and to create privacy between houses as well as reducing stormwater runoff by controlling the amount of impermeable surfaces created.

The inclusion of low impact design solutions on-site can minimise runoff and peak flows while also contributing to the overall amenity of a development.



LOOKS GOOD

Controlling site coverage has positive amenity effects by providing space for landscape planting and to avoid an 'overcrowded' appearance.



WORKS WELL

By implementing LID systems peak stormwater discharges can be reduced which in turn reduces the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained.



SUSTAINABILITY

Water harvesting, *retention*, storage and re-use is essential in the Hawkes bay climate

RELEVANT DISTRICT PLAN PROVISIONS:

- Building Coverage
- Stormwater Management
- Landscaping



Reducing stormwater peak runoff can be achieved using a combination of different techniques which collectively reduce demands on public infrastructure, and in some examples assist with improving plant growth and health. With higher site coverages it will be necessary to look at the site holistically to ensure the maximum peak stormwater runoff is not exceeded while also achieving other functional requirements.

1. & 3. Rain gardens to collect runoff from hardstand areas and to naturally irrigate landscape planting.
4. & 6. Permeable surfaces for driveways and entrances to reduce runoff by allowing water to filter through the ground.
2. & 5. Rain tanks come in a variety of colours and can successfully be incorporated into gardens and fencing for plant and lawn irrigation.



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2.11

BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY

Use sustainable materials and energy efficient building systems to create healthier homes with less long-term maintenance costs.

Building materials can have a considerable effect on how a development looks and is perceived over time and on how efficient and cost effective it is to heat and cool. Materials that require less maintenance with a longer design life are more suitable for higher density developments.



FEELS GOOD / SUSTAINABILITY

The buildings need to have a feeling of permanence and solidity. Building materials should be sustainable and stand the test of time. Materials used should create warm and healthy homes.



LOOKS GOOD / SUSTAINABILITY

Choose building materials that have high insulation properties and are sustainable and attractive. There should be a variety of materials used to create an individuality of design.



FITS WELL / SUSTAINABILITY

Materials used need to be sensitive to, and take cues from the context of the development. Materials should consider the Hastings climate, particularly the hot dry summers.



SUSTAINABILITY

Take advantage of the sunshine hours in Hastings and install roof top solar panels to generate energy for the grid and reduce your power bill.

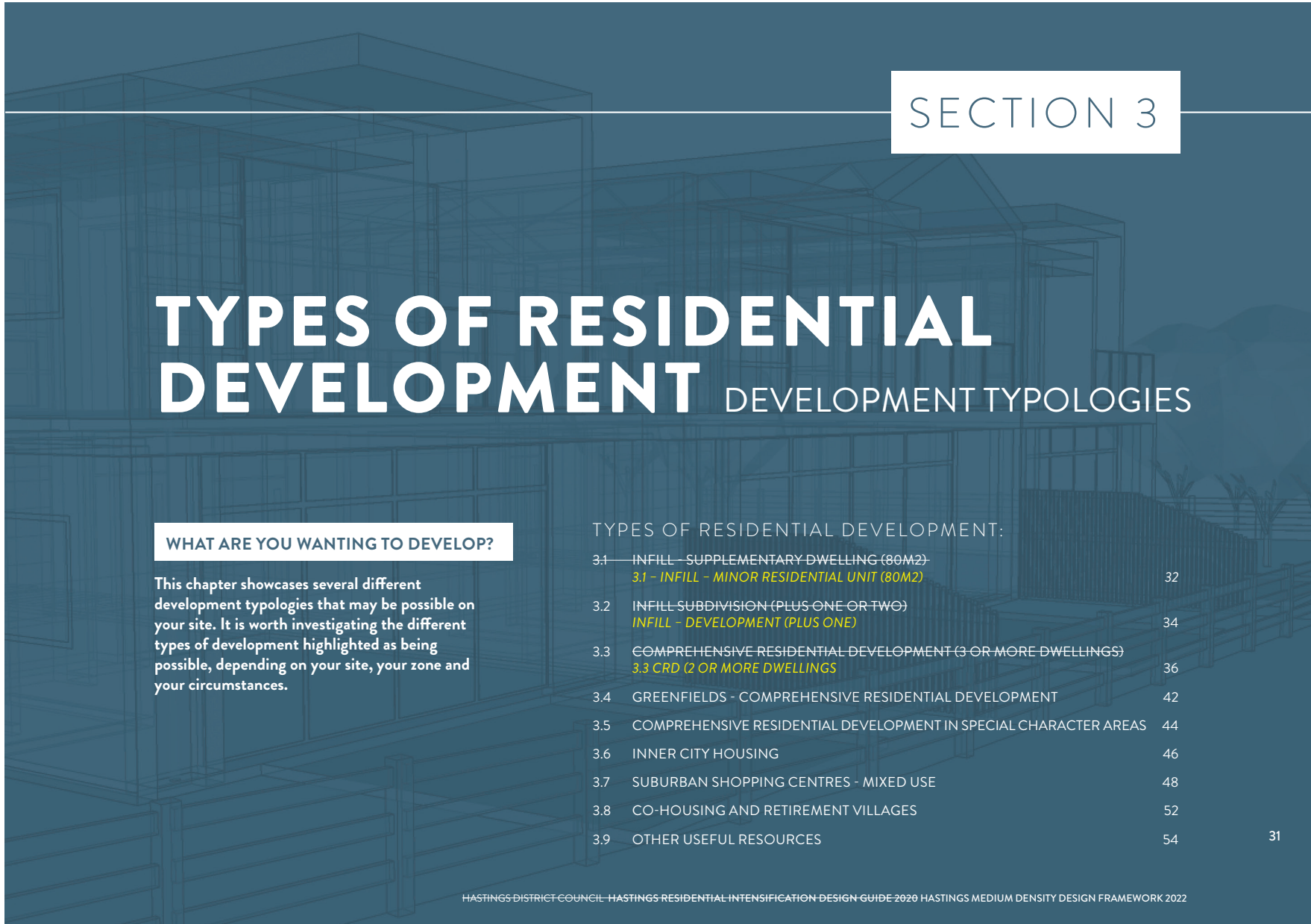
Think about the placement of plugs for charging EVs as part of your design



Timber cladding utilises a renewable resource but may result in additional maintenance requirements. Materials used should be common and sourced from sustainable sources. A variety of materials should be used to create a visually aesthetic design using materials that reflect the character of the surrounding area.

1. Natural finish timber has a low carbon footprint if using locally sourced materials.
2. Abodo timber has low maintenance requirements and a low carbon footprint being produced locally in New Zealand.
3. Painted brick and timber.
4. Roof top solar panels.
5. Linear board and coloursteel.
6. Painted brick, steel and timber provide good insulation properties and low maintenance requirements.
7. Solar panels installed on an existing dwelling and orientated north to maximise sunshine intake.





3.1

INFILL SUPPLEMENTARY DWELLING (80m²) INFILL: MINOR RESIDENTIAL UNIT (80M2)

Supplementary residential buildings up to 80m² allow for intensification on a small scale in our residential areas.

One supplementary residential building *minor residential unit* is allowed on a residential site if the maximum gross floor area is 80m² or less, excluding integral garages or carports.

Whilst it is permitted, it must comply with District Plan standards for the zone, i.e. height, yard setbacks. The only differences are for density and outdoor living space.

The outdoor living space (minimum area of 50m² containing a 6 meter diameter circle) can be shared between the supplementary residential building *minor residential unit* and the principal residential dwelling on the site.

DESIGN CHALLENGES

-  Complying with site coverage rules.
-  Oversize supplementary buildings: *Oversize Minor Residential Unit*
-  Shared entrances and access dominating the site.
-  Shared outdoor living space.
-  Where to locate the garage(s) or parking spaces.

DESIGN SOLUTIONS

-  Build a two-storey building or use a mezzanine to create sufficient floor area while reducing site coverage. Keep to the 80m² maximum gross floor area so the supplementary dwelling *Minor Residential Unit* doesn't dominate.
-  Define your building entrances - ideas include having steps, a pathway, coloured front door, paving, lighting or pergola.
-  Screen outdoor living spaces from driveways or provide privacy using hedging or open fencing and planting.
-  Place parking and garages to the rear of, or between the principal and supplementary buildings *Minor Residential Unit* but clear of any outdoor living space areas.
-  Garages or carport buildings should not dominate. Their scale should be smaller or proportionate to the supplementary residential *Minor Residential Unit* building. The use of similar materials and colours can help to integrate garages and carports into the building design.
-  Try not to locate carports or parking areas on the street frontage of the site. If you must then have them setback from the front facade of the residential building and make them small in scale and width.
-  Reduce the amount of concrete by using alternatives such as gobi blocks or gravel for driveways or pathways. However, vehicle crossings must be formed and sealed.

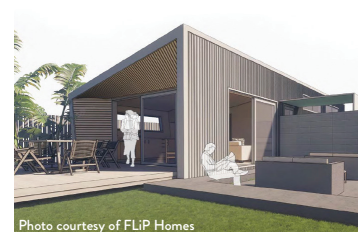
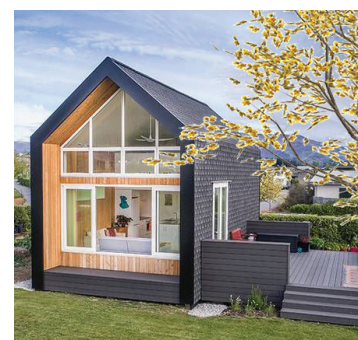


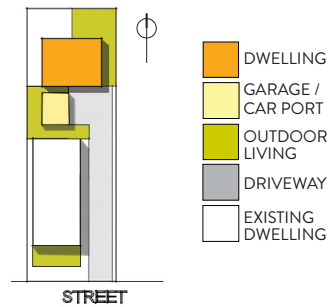
Photo courtesy of FLiP Homes



Photo courtesy of FLiP Homes

TYPICAL TYPOLOGIES ▲ ▼ ►





1. PLAN VIEW (1:1,000 @ A4)



SUPPLEMENTARY DWELLING MINOR RESIDENTIAL UNIT ADDED TO EXISTING SECTION

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Utilise existing buildings to create diversity.
- 2.2 Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Create spaces which are safe but also provide privacy for residents.
- 2.7 Maintenance of the outdoor living space of the principal residential building.
- 2.8 Create a high level of accessibility and place parking at the rear.
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Embrace character elements of existing buildings, and their bulk and location. Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements.

3.2

INFILL SUBDIVISION (PLUS ONE OR TWO) INFILL DEVELOPMENT (PLUS ONE)

Subdividing a site is a common method to create additional housing.

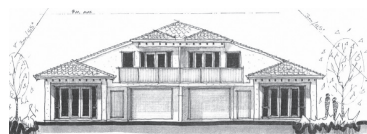
Infill residential development has been the main type of development in Hastings and Havelock North in the past.

Infill development means subdividing and putting an additional house or houses in the rear garden (behind the existing house) on a site.

Traditional infill subdivision tends to occur on long narrow sites. This tends to limit the layout of dwellings to one behind the other accessed via a long driveway.

DESIGN CHALLENGES

-  Fence height and design along street frontages and long driveways.
-  Infill development, particularly those including long narrow driveways with high fencing, look stark, unappealing and out of place due to a lack of landscaping and greenery.
-  It looks stark due to too much concrete, vehicle accesses and car parking dominance.
-  Where to locate the garages or carports for the existing house now the backyard has another house on it.



DESIGN SOLUTIONS

Contrary to popular belief, fences that are high and enclosed do not provide a feeling of safety. Low and/or open fencing where people can see and be seen is a safer environment.

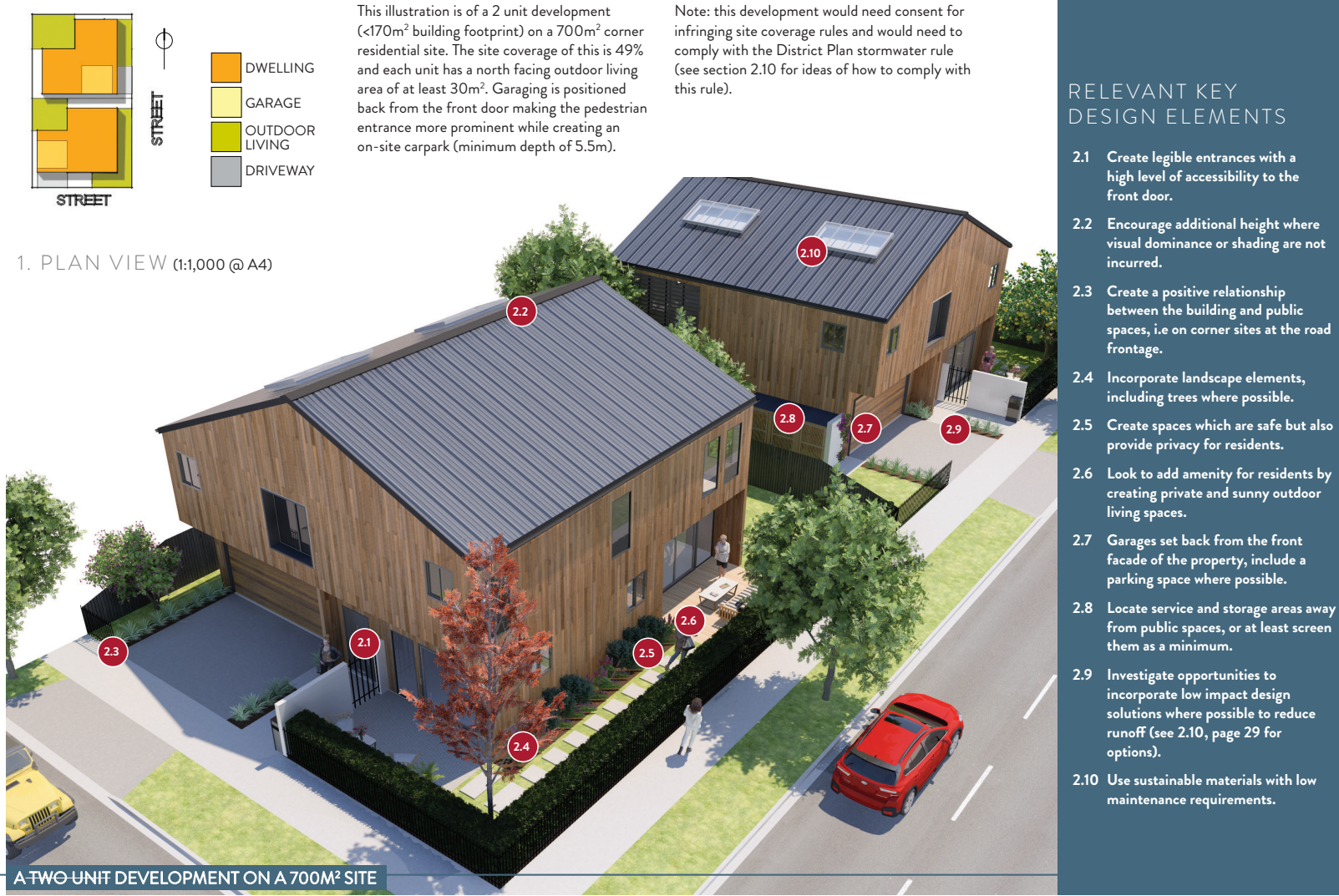
-  Use semi-see through fencing or a mix of low solid fencing with hedging or planting to create privacy for outdoor living areas facing the street, illustrated in photos 1, 2 and 4.
-  Invest in mature trees (at the very least 2m high at planting but preferably higher) and shrubs particularly in the front yard or street frontage of your property and along the side of the driveway to make it more attractive to buyers. Mature trees complement the site and ensure the new development integrates with the surrounding area.
-  Share the driveways to reduce the amount of the site covered in concrete.
-  Use permeable alternatives to form parking areas and driveways such as gobi blocks, permeable pavers, gravel, or a driveway comprising two concrete strips with a central grass area if practical.
-  Locate garages behind the existing house, or integrate them with the dwelling but setback from the front facade. If they must be located in the front yard space – they will need to be small in size, width and height and substantially open in nature. Refer to photo 3.



TYPICAL TYPOLOGIES ►

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HASTINGS DISTRICT COUNCIL HASTINGS RESIDENTIAL INTENSIFICATION DESIGN GUIDE 2020 HASTINGS MEDIUM DENSITY DESIGN FRAMEWORK 2022



3.3

COMPREHENSIVE RESIDENTIAL DEVELOPMENT (3 OR MORE DWELLINGS) COMPREHENSIVE RESIDENTIAL DEVELOPMENT (2 OR MORE DWELLINGS)

Comprehensive residential development allows for increased density of housing on a site provided that the design and layout of houses protects the amenity of neighbouring sites.

Our City Living Our Medium Density Residential Zone areas are full of potential for comprehensive residential developments. They are located along main transport routes, close to local suburban shopping centres, public parks and open space areas. Specific sites suitable for Comprehensive Residential Development in the Hastings and Havelock North General Residential Zone and in the Hastings Character Zone are identified and shown in Appendices 27, 28 and 29 of the Hastings District Plan. *Areas of the General Residential Zone may also be appropriate for comprehensive residential development where these are located close to public parks, commercial centres and transport routes and stops.*

Comprehensive Residential Development can occur at a small or large scale, on a single site or through the amalgamation of two or more neighbouring sites. The character of these developments varies depending on the building typology used, e.g. detached townhouses, duplexes, terraced housing (3 in a row maximum in a brownfield or existing urban area or 4 in a greenfield area) or low-rise apartments. Ideally, in larger developments, a mix of these housing types is best.

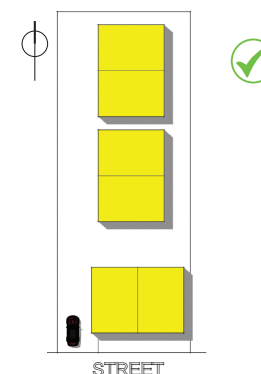
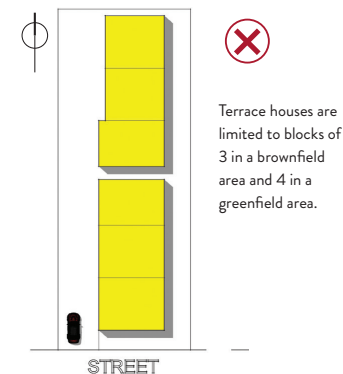
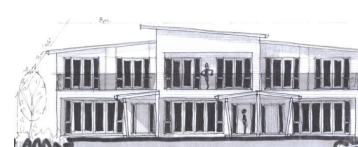
From a design and amenity perspective, the most important aspect of a successful comprehensive residential development is getting as many dwellings fronting the street as possible.



DESIGN CHALLENGES

-  Inappropriate location.
-  Monotony and repetition including sameness of colour.
-  Insufficient open space, greenery, outlook.
-  Insufficient or a lack of mature landscaping.
-  Garages and high fencing dominating the street frontage.
-  Poorly located outdoor space.
-  Lack of storage/service area that lack sunlight to dry washing.
-  Lack of privacy with high fencing established to create private space.
-  Poorly located communal space.

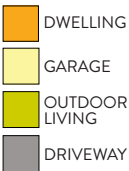
TYPICAL TYPOLOGIES ▼▶



While commonly implemented, the 6 unit development at the top of the page on a 1,050m² site does not meet good design principles. It has a poor relationship with the street and the site is dominated by vehicle manoeuvring areas and garaging on the ground floor. Ideally, the number of units facing the street should be maximised.



1. PLAN VIEW
(1:2,000 @ A4)



This illustration shows the existing Fitzroy comprehensive development next to Cornwall Park, Hastings. The development comprises of 11 new dwellings around the existing central homestead. Mature vegetation was retained and a pedestrian link through to Cornwall Park are key features of the development creating a high level of amenity.





THE FITZROY COMPREHENSIVE DEVELOPMENT ADJACENT TO CORNWALL PARK (5460m²)


RELEVANT KEY DESIGN ELEMENTS


- 2.1 Look to vary dwelling type and size, colours, and materials to create diversity and interest
- 2.2 Entrances to each unit are clearly defined and visible from public/communal spaces.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 The retention of existing mature vegetation provides a high degree of amenity
- 2.6 Minimising internal fencing is important to provide passive surveillance with planting used to delineate private spaces.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Provide sufficient parking and manoeuvring spaces on site
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Utilise permeable pavers where possible to reduce stormwater runoff.
- 2.11 Use materials with low maintenance requirements such as coloursteel.


DESIGN SOLUTIONS FOR CRD


 Locate higher density developments overlooking or within walking distance of parks, shops and recreational areas.


 Use two-storey, zero lot line or duplex house designs to create more open space, privacy and separation from neighbouring properties.


 Variety and diversity are key design concepts to create attractive developments that people want to live in.

 Use modulation: cantilever or setback sections of the building to break up its mass; vary roof form, materials and colour; and provide a range of site sizes, house designs and types.


 Vehicle movement areas and garages should be combined and/or located to the rear of site to ensure the development has a well-defined built edge to the street. Try to keep the existing continuity of the streetscape by having windows, porches and entranceways fronting the street.


 Have single garages or separate garages into two using partitions, alternatively use modulation, setbacks or different materials to reduce dominance of carparking and garages.


 Have hedges rather than fences to delineate driveways and create more amenity and value.

 Locate private and communal outdoor living space in a north or west facing position accessed via a main living room.





 Have no, low, or open front fencing combined with hedging or planting to create a pleasant street front and public entrance to the property or development.


 Consider landscaping of the site early in the design process, retain existing mature trees that provide an instant X-factor and integrate the new houses into the neighbourhood. Use deciduous trees in north facing front yard gardens so as not to block winter sun.

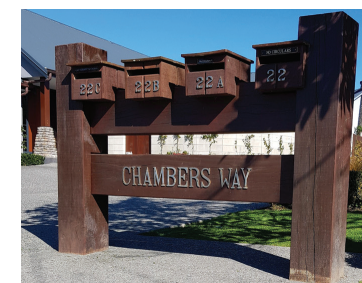
 Provide areas for storing rubbish bins that are screened from the street front, easily accessed from the dwelling and have direct outside access to the street or combined bin pick up location.

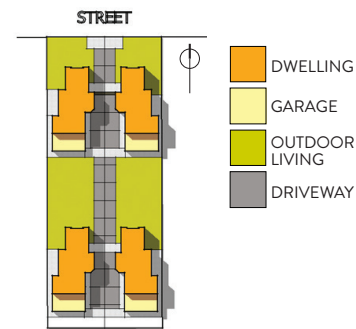
 In larger developments place letterboxes together in an accessible position at the front of the site.

 Try to locate service areas so that they have access to sun all year around but particularly consider winter sun access during the middle part of the day.

 Look for opportunities to save money by minimising the amount of concrete or hard surfaces used for paths and driveways.

 Use permeable pavers, gravel, limestone, or a combination. These permeable surfaces will help to reduce stormwater runoff – making it easier to comply with the District Plan requirements for stormwater management which saves you time and money.





1. PLAN VIEW (1:1,000 @ A4)

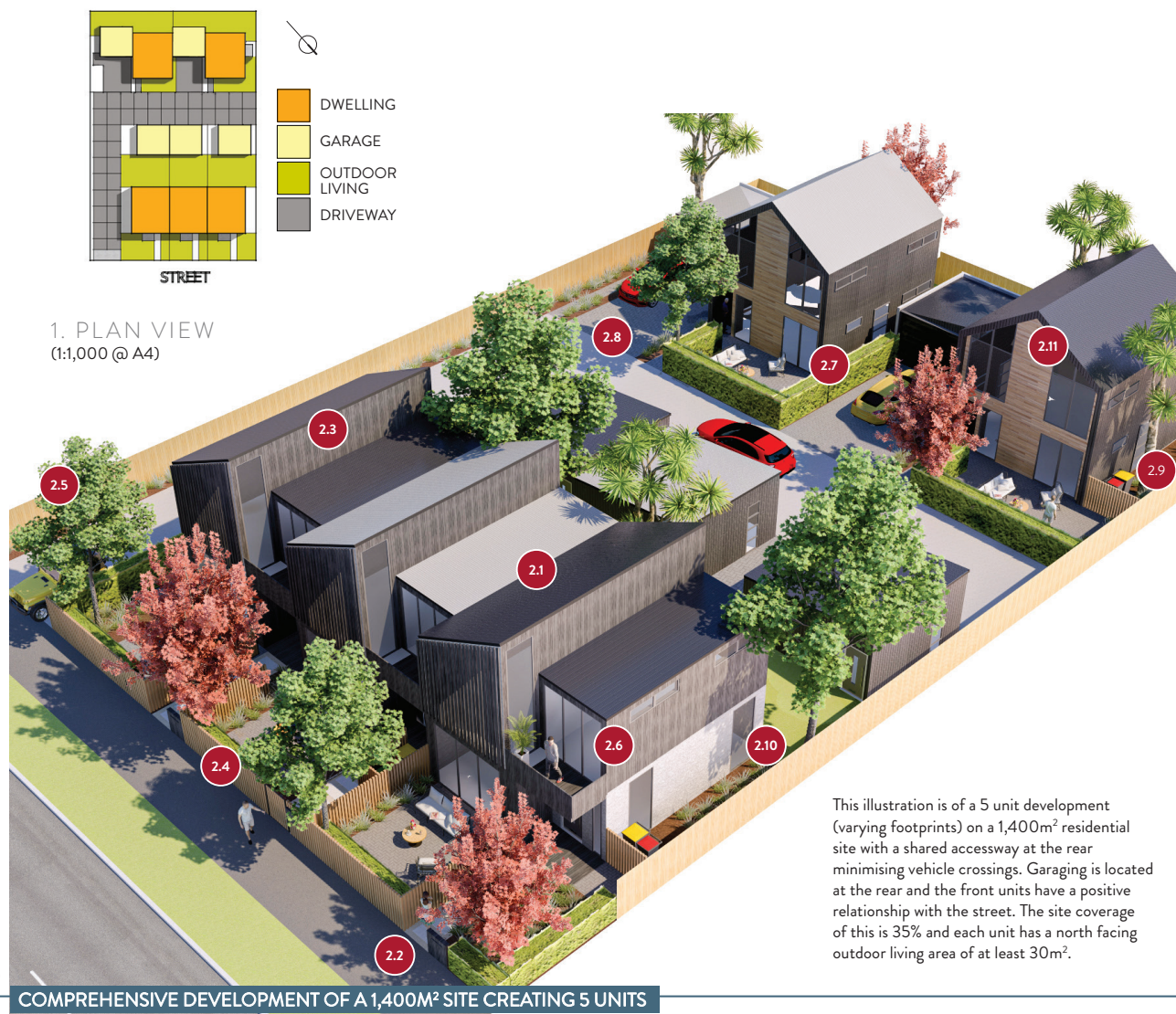
This illustration is of a 4 unit development (~124m² total floor area) on a 980m² residential site with a shared accessway, minimising vehicle crossings. Garaging is located at the rear and the front units have a positive relationship with the street. The site coverage of this is 29% and each unit has a north facing outdoor living area of at least 30m².



COMPREHENSIVE DEVELOPMENT OF A 1,000M² LOT CREATING 4 UNITS

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary colours and materials to create diversity and interest
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking communal areas are important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements.



RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary dwelling type (attached terrace houses and separate townhouses), colours and materials to create diversity and interest.
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking public front yard areas are important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements such as the renewable timber resource used in this example.



1. PLAN VIEW
(1:1,000 @ A4)

This illustration is of a 9 unit development (varying footprints) on a 2,240m² corner residential site with a shared accessway at the rear minimising vehicle crossings. Garaging is located at the rear and the front units have a positive relationship with the street. The site coverage of this is 37% and each unit has a north facing outdoor living area of at least 30m².



COMPREHENSIVE DEVELOPMENT OF A 2,240M² SITE CREATING 9 UNITS

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Look to vary dwelling type and size, colours, and materials to create diversity and interest.
- 2.2 Entrances to each unit are clearly defined.
- 2.3 Variations in roof form and colour create interest and can 'breakup' the mass of multi-unit developments
- 2.4 Create a positive relationship between the building and public spaces.
- 2.5 Tree planting provides significant amenity to a development.
- 2.6 Windows overlooking communal areas and streets is important to provide passive surveillance.
- 2.7 Place outdoor living areas directly off indoor living spaces where they receive direct sunlight.
- 2.8 Entrances to each unit are clearly defined with car parking at the rear of each dwelling accessed by a single shared driveway.
- 2.9 Locate service and storage areas away from public spaces but where they are easily accessed.
- 2.10 Retain large areas of green space where possible to reduce runoff.
- 2.11 Use sustainable materials with low maintenance requirements such as timber and brick. Materials that need less maintenance are particularly important in multi-unit developments where access can be difficult.

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3.4

GREENFIELD - COMPREHENSIVE RESIDENTIAL DEVELOPMENT

Greenfield Comprehensive Residential Development creates an opportunity to maximise development yield while achieving a high standard of amenity.

Vacant greenfield sites have minimal existing impediments and present an attractive option for comprehensive residential development. They are a blank sheet of paper on which to create high quality compact housing. Larger scale developments can use the full range of housing types, ie townhouses, duplexes, terrace housing and apartments. Providing such diversity in housing product promotes the development to a wider sector of the housing market and spreads risk. Terrace and duplex houses, in particular are very efficient in their 'land-take' and provide homeowners with time freedom from the maintenance of a larger section.

Controls on outdoor living and co-location with public or communal open spaces and reserves ensure residents have access to sufficient private green space as well as access to local neighbourhood recreational opportunities. The treatment of garaging, car parking and service areas becomes more important with more residents and less space, but all can be addressed if a comprehensive approach to development design is adopted. The location of comprehensive residential developments in greenfield areas should ideally be indicated at the early master planning or subdivision design stage when the block and street layout is being developed and public reserve areas identified. Ideally, they should overlook or front onto a street that surrounds the public open space or be distributed in clusters amongst larger lots.

DESIGN CHALLENGES

-  Early consideration of the best location for comprehensive residential developments.
-  Development that backs onto or is located side onto public open space areas and reserves.
-  Unsightly storage areas.
-  Lack of landscaping.
-  Repetitive building design and a sameness of colour and materials.
-  Large scale garages dominating the street.

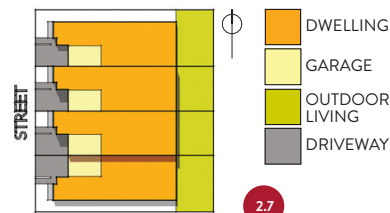
DESIGN SOLUTIONS

-  Design solutions outlined in typology 3.3 for storage, garages, fencing, variety in building colour, materials and design also apply here.
-  Carefully consider structure plan or master planning documents that illustrate open space reserves, walkways and cycleways, and potential commercial areas. Sites fronting reserve areas or walkways and in proximity to shops are the best locations for higher densities.
-  Where developments back onto a public park or recreation area use the design on page 18 of this guide to create an attractive rear yard space that generates a point of difference for the development.



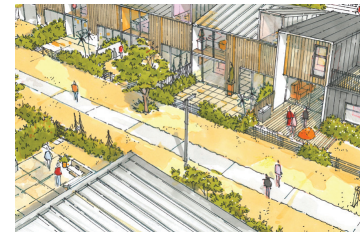
TYPICAL TYPOLOGIES ▲►





1. PLAN VIEW (1:1,000 @ A4)

This illustration is of a 4 unit terrace development in a greenfield area. The terraces back onto a reserve where residents and families can utilise and enjoy the adjacent public open space. The site coverage of this is 50% and each unit has a north-east facing outdoor living area of at least 30m². Garaging is positioned back from the front door making the pedestrian entrance more prominent while creating an on-site carpark (minimum depth of 5.5m). The sketch to the right shows how developments can have a positive relationship with an adjoining public walkway. Refer also to Section 2.4, pages 17 and 18 of this guide for ideas on well-designed connections to open space.



FOUR UNIT TERRACE DEVELOPMENT IN A GREENFIELD DEVELOPMENT

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Changes in dwelling height (a mix of single and two storey buildings), materials and detailing can create interest and increase distinction between dwellings.
- 2.2 The front door directly addresses the street and is clearly visible.
- 2.3 Variations in roof form create interest and can 'breakup' the mass of multi-unit developments.
- 2.4 Create a positive relationship between the building and public spaces by having windows looking out.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Windows overlooking the street provide for passive surveillance.
- 2.7 Outdoor living space is located to the rear of the dwelling, refer to plan view top left.
- 2.8 The garage is pushed back to reduce its visual impact while allowing for an additional on-site car park.
- 2.9 Storage areas are screened from the street by fencing or planting.
- 2.10 Investigate the use of permeable driveway surfaces to reduce site runoff, such as gobi blocks or permeable pavers.
- 2.11 Low maintenance, sustainable materials reduce long term running costs such as Abobo Eco-timber cladding.

3.5

CRD IN SPECIAL CHARACTER AREAS




Respond to the values of a special character area, ensure new development maintains and/or enhances the special qualities that are particular to each specific character area.


Special character overlays are dispersed through the Hastings District Plan. Buildings within the overlay may be defined as having distinctive identity of a particular place resulting from factors including built form (age and style of building), the setting in which the buildings are located, and the presence of landscaping (on and off street).


It is important that new developments recognise and are sensitive to the value of retaining the front facades of older building styles, the streetscape pattern (front yard setback, location of garages behind houses) and mature trees, open space and greenery.

All these elements combined contribute to the character and identity of a neighbourhood or area and are important to the local community.


DESIGN CHALLENGES


-  Retention of the existing front yard setback for landscaping rather than garaging and vehicles.
-  Where to locate or relocate garages or carports for the existing house.
-  Inappropriate location and design of new buildings - location in front of the existing character home and size and scale out of proportion.


 High solid front fencing to create private outdoor living areas negatively impacts special character.


 Second dwellings that detract from the existing character home.


DESIGN SOLUTIONS

 Retain the required front yard setback and place the existing character home at the front of the site to retain streetscape features.

 Locate garages or carports to the rear of the existing dwelling or setback from the front facade of the dwellings and outside the front yard setback area. Integrate a carport into the design of the existing character home where possible by continuing an existing roof line and weatherboards as shown below right.

 Fencing in character areas is important as it is generally a feature of the property frontage and streetscape character. Use open style fencing or a combination of hedging and low height (1m or less) solid fencing.

 Locate new buildings behind the existing dwelling to the rear of the site to retain existing character streetscape features.

 New buildings should not replicate what exists but rather take cues from the architectural elements of existing dwellings or their construction materials to create new designs that complement and are sensitive to this character.



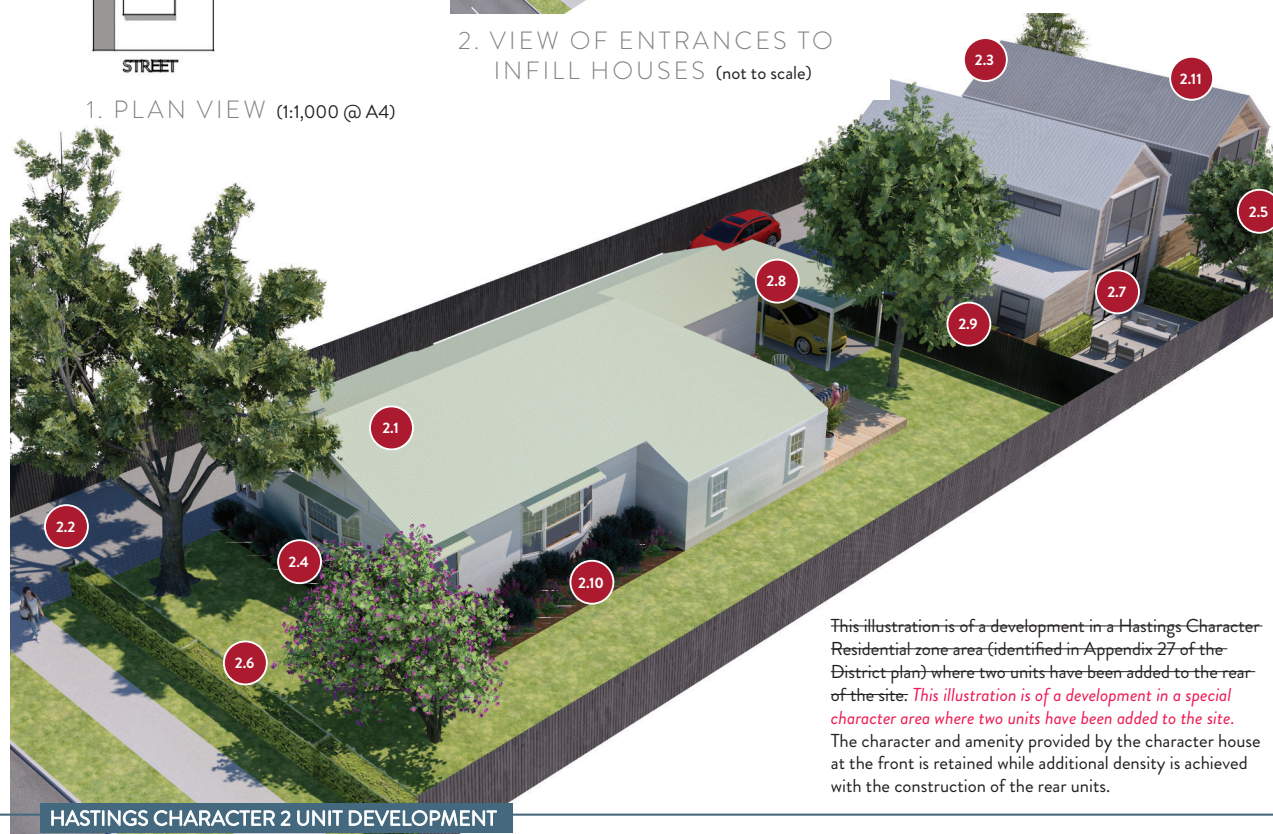
TYPICAL TYPOLOGIES ►



1. PLAN VIEW (1:1,000 @ A4)



2. VIEW OF ENTRANCES TO INFILL HOUSES (not to scale)



HASTINGS CHARACTER 2 UNIT DEVELOPMENT

This illustration is of a development in a Hastings-Character Residential zone area (identified in Appendix 27 of the District plan) where two units have been added to the rear of the site. *This illustration is of a development in a special character area where two units have been added to the site.* The character and amenity provided by the character house at the front is retained while additional density is achieved with the construction of the rear units.

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Retain existing pre-1950s buildings at the front of the property as these contribute to the character of the streetscape in these areas. Embrace character elements of existing buildings, and their bulk and location.
- 2.2 Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship (windows from a living room or kitchen overlook the street) between the building and public spaces.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Create spaces which are safe but also provide privacy for residents.
- 2.7 Look to provide additional amenity for residents by creating private and sunny outdoor living spaces.
- 2.8 Create a high level of accessibility and place parking at the rear for the existing dwelling.
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 Use materials with low maintenance requirements for the new dwellings such as long run colour steel.

3.6

INNER CITY HOUSING

Inner city living in Hastings is gaining popularity and the Council want to promote and encourage it in the Hastings CBD and Havelock North Village Centre.









High quality inner city housing will help to create a vibrant city center atmosphere. Council are investing in a range of inner city public spaces, parks, events and art installation projects. These are the ingredients that will make our City an exciting and attractive place to live, work and play.

Developments that provide sunny, attractive, functional and low maintenance residential housing are encouraged. District Plan rules have been relaxed in certain circumstances to make it easier to develop upper level residential units, particularly in existing heritage and character buildings. The re-use or revitalisation of buildings in the City Centre creates a unique opportunity to shape the identity of Hastings and enhance its existing character. In Havelock North, there are opportunities for new buildings with more intensive redevelopment of existing sites.

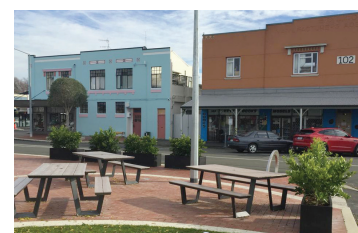
DESIGN CHALLENGES

-  Additions or extensions that are insensitive to heritage and character.
-  Where to place car parking and outdoor living spaces if these are to be provided.
-  How to reduce the impacts of noise for residents living in a commercial area.
-  Inappropriate building or site location that is not within walking distance of public open space or public amenity feature.
-  How to incorporate residential entrances into active shop frontages.

DESIGN SOLUTIONS

-  Place additions or extensions to the rear of the building facade away from the street. When adding another level, set this back from the original building facade.
-  Build on existing character by using materials to either integrate the new extension or to distinguish between old and new.
-  Use similar roof pitch/style and window openings of similar proportions to the existing building to achieve an addition that is sensitive to existing character.
-  Choose sites or buildings which are in close proximity to public squares, or open space areas.
-  Create a floor plan that locates noise sensitive areas (bedrooms) away from noise sources (roads), use building materials that have noise insulation qualities, have a ventilation systems if windows need to remain closed to comply with District Plan rule 25.1.7C.
-  Locate car parking (if it is to be provided noting that the NPS Urban development no longer requires a minimum number) to the rear and retain the pedestrian environment of the street frontage.
-  Locate outdoor living spaces to the rear of the building or use roof terraces or balconies to create private spaces. These spaces provide the opportunity to enhance amenity and the quality of the living environment.
-  Provide separate entrances for residential units that are visible, well lit and have minimal effects on the active commercial frontage of the building.

RECENT DEVELOPMENT ▼



DEVELOPMENT OPPORTUNITIES ▼





RESIDENTIAL DEVELOPMENT IN A COMMERCIAL ZONE

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Use existing buildings to create diversity. A higher ceiling height on the ground floor allows for future flexibility of use.
- 2.2 Have clearly defined pedestrian entrances which are visible from the street.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create frontages which interact positively with the street (glazing rather than a blank wall achieves this).
- 2.5 Landscape planting can assist with softening a building elevation or provide privacy.
- 2.6 Position residential units above street level to provide privacy.
- 2.7 Outdoor spaces should be directly accessible from indoor living areas.
- 2.8 Place car parking away from the street frontage (not shown, located at the rear of the site).
- 2.9 Locate service, utilities (heat pumps etc) and storage areas away from public spaces, or screen them as a minimum.
- 2.10 Even in more urban areas, low impact design solutions can be incorporated.
- 2.11 Use sustainable, low maintenance materials and respect the character of older buildings. Consider construction materials and internal layouts in order to meet the District Plan internal noise rules.

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3.7

SUBURBAN SHOPPING CENTRES - MIXED USE





Suburban shopping centres provide amenities and convenience for neighbourhoods and also make for a great place to live.


Our suburban shopping centres are full of potential for residential mixed use intensification. These include:


1. Frimley shops
2. Mahora shops
3. Mayfair shops
4. Raureka shops
5. Parkvale shops
6. Haretaunga Street East shops

Because of their location, these areas offer exciting opportunities for redevelopment with the potential to enhance the vibrancy of these mixed use suburban centres. To ensure positive outcomes, it is recommended that a design statement be prepared outlining the key objectives of the proposal and how the key design elements outlined in the guide will be integrated into the development. It is recommended that the statement should be prepared in consultation with Council Planners to facilitate the process.


DESIGN CHALLENGES


-  Inappropriate scale and mass of development.
-  Blank walls that do not relate to the street.
-  Location of car parking for residents and customers.
-  Location and screening of storage areas.


 Providing landscaping while also building to the street edge and maximising the development of the site.


 Providing well lit and safe entrances to residential units.


DESIGN SOLUTIONS

 Emphasise corners with extra height, use modulation, roof form, balconies or facade detailing to break up building mass.

 Create active street frontages with glazing, shop entrances or kiosks. Blank walls should be kept to a minimum, or addressed with fine detailing, artwork or landscaping.

 Provide rear lane access for car parking and use this lane for storage/rubbish collection areas (that are screened).

 Create movable green areas by using planters, pots or relocatable vertical gardens.

 Locate well-lit and visible residential entrances on secondary street frontages, away from the main shop entrance.

DEVELOPMENT OPPORTUNITIES ▼▶



Photo: Existing Frimley Shops, Hastings

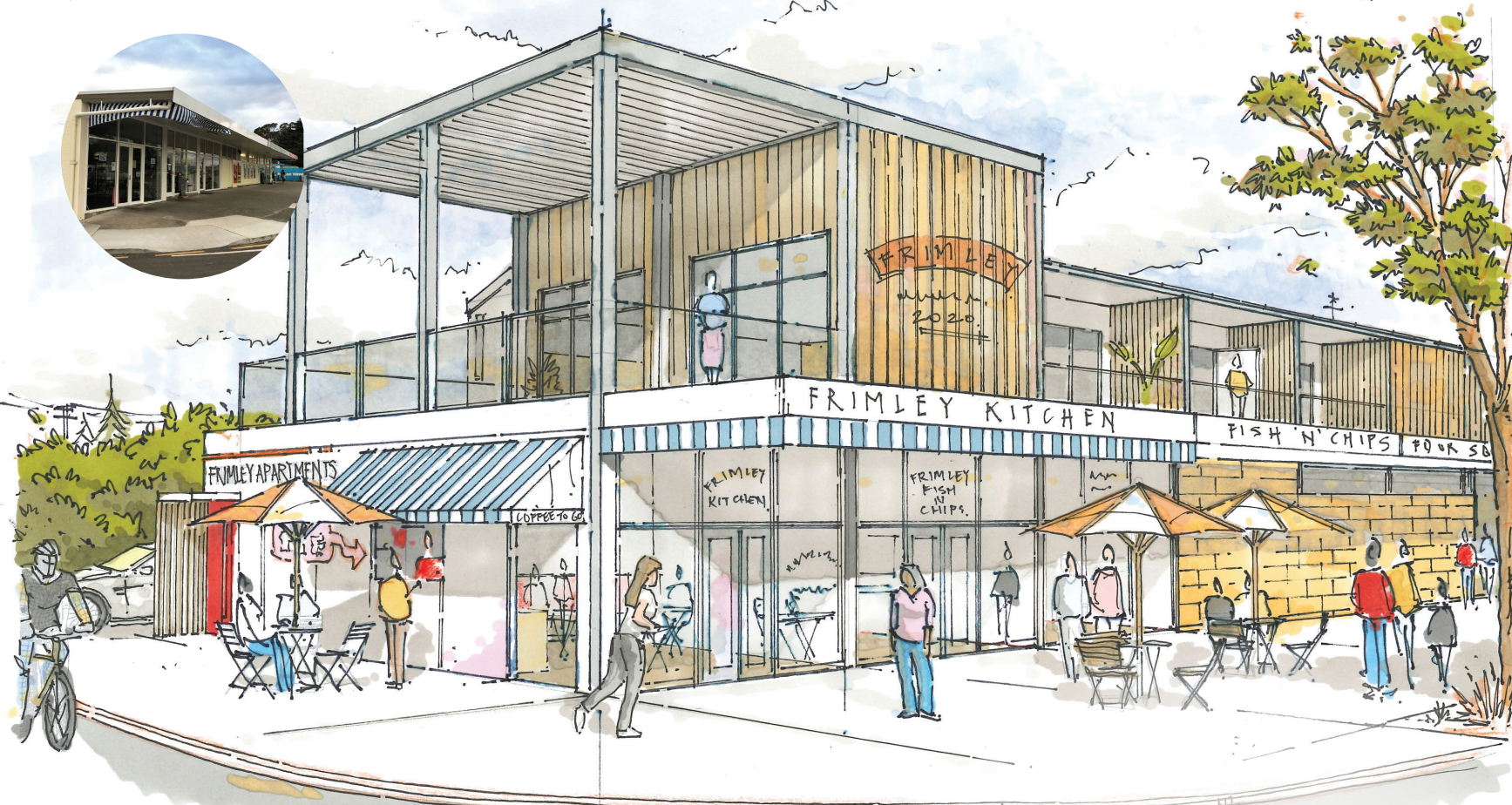


Illustration: A possible redevelopment of the Frimley Shops to incorporate a residential component and increase the vibrancy of the street environment.

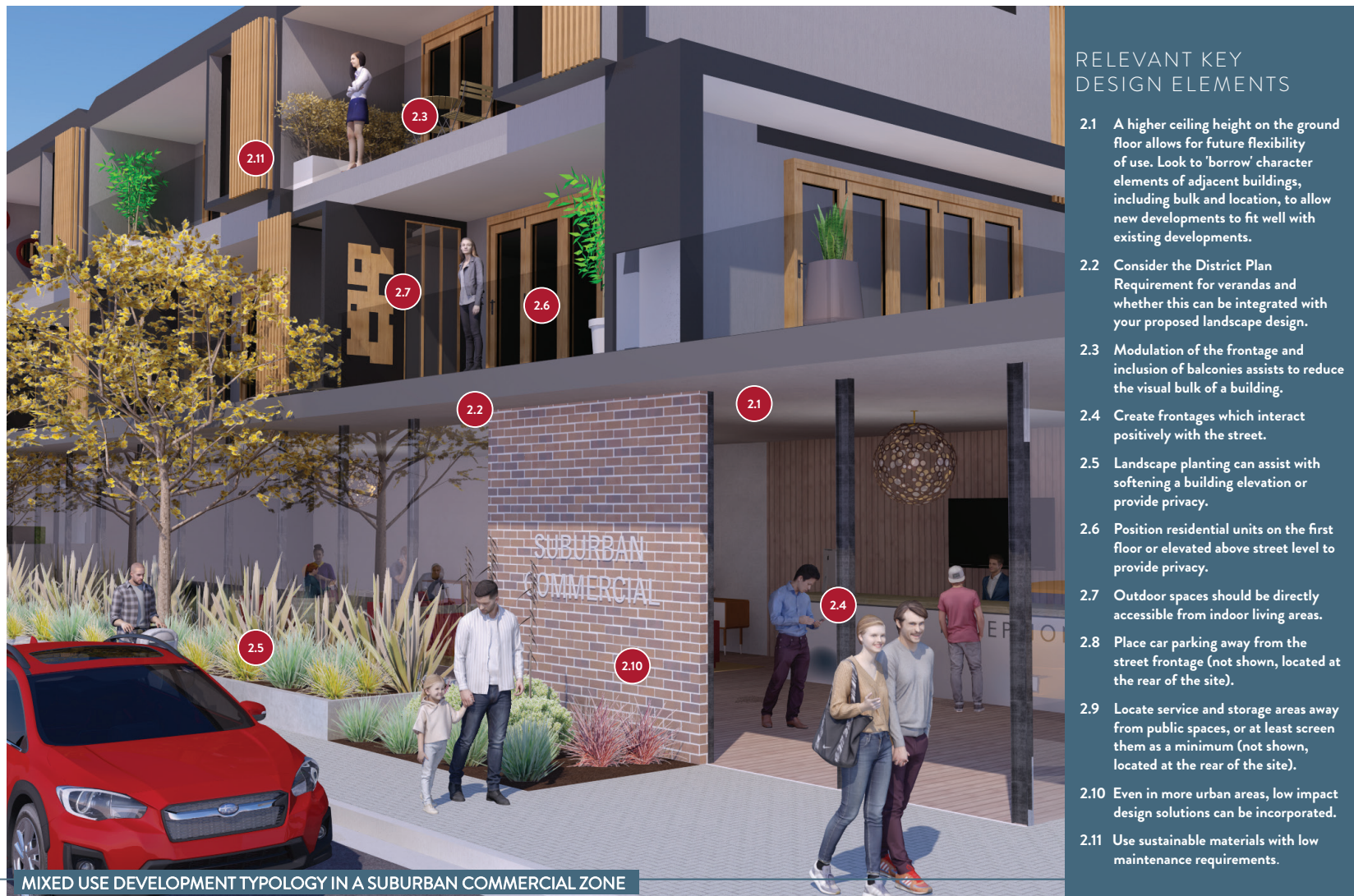
POSSIBLE REDEVELOPMENT OF THE FRIMLEY SHOPS INTO A MIXED-USE DEVELOPMENT

Photo: Existing view of the Mayfair corner, Karamu Road North and Frederick Street.



POSSIBLE REDEVELOPMENT OF MAYFAIR CORNER WITH A MIXED-USE DEVELOPMENT

Illustration: Proposed Suburban Commercial development using an existing carpark to create greater legibility and 'sense of place'.



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3.8

CO-HOUSING AND RETIREMENT VILLAGES

Allow co-housing typologies to be developed where they are of a scale and density which fits well into its surrounding and adjacent neighbourhood.

Co-housing and retirement villages often follow a different ownership model than a fee simple development, many with shared facilities, medical facilities and/or communal spaces. The scale, density and design can vary but the most important aspect is that the developments do not become 'gated' communities with little or no interaction with adjoining residential areas.

This is particularly important where a development allows the flexibility for individual houses to be subdivided off in the future.

DESIGN CHALLENGES

-  Monotonous dwelling type and materials used.
-  Entrances that are hard to find and a street layout that is difficult to navigate.
-  Gated communities – limit connections with the surrounding neighbourhood.
-  Internalising the streetscape – dwellings turning their backs or placed side on to the public street.
-  Insufficient space for landscaping and mature trees results in a lack of amenity.
-  Location of communal spaces and facilities.

DESIGN SOLUTIONS

-  Variety of dwelling type, materials and design is essential to creating an interesting and attractive development.
-  Internal roads and paths should connect with adjoining streets where possible, maintaining a high level of permeability.
-  Locate communal spaces centrally maximising borrowed amenity opportunities and accessibility to residents.
-  Maximise the number of houses facing the public street and provide garaging to the rear accessed via an internal lane.
-  Well landscaped developments can mitigate the perceived adverse effects of higher densities. Planting more mature trees creates a more established development.
-  Visible front doors with direct pathways to the street make it easy to navigate. Place parking at the rear or setback from the dwelling.



Photo courtesy of Summerset in the Orchard, Hastings

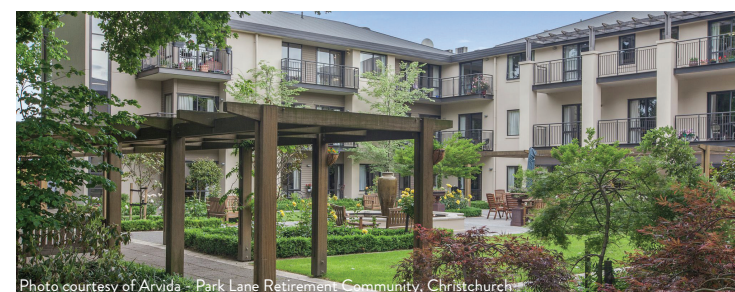


Photo courtesy of Arvida - Park Lane Retirement Community, Christchurch



Photo courtesy of Gulf Rise, a Metlifecare Village, Auckland



Photo courtesy of Gulf Rise, a Metlifecare Village, Auckland



A CO-HOUSING DEVELOPMENT WITH COMMUNAL FACILITIES AND SPACES

RELEVANT KEY DESIGN ELEMENTS

- 2.1 Avoiding monotony: Changes in materials and detailing can create interest and increase distinction between dwellings.
- 2.2 Unclear entrances: Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Lacking interest: Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship between the building and communal/public open spaces.
- 2.5 Lack amenity: Incorporate mature landscape elements, including trees.
- 2.6 Locate communal open spaces centrally so that they are easily accessible and residences can maximise the amenity they provide.
- 2.7 Individual amenity: Create north or west facing outdoor living space.
- 2.8 Car parking dominates: Push the garage back to reduce its visual impact while allowing for an additional on-site car park.
- 2.9 What do with the bins: Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Stormwater: Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.
- 2.11 Long-term maintenance: Use sustainable materials with low maintenance requirements.

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3.9

OTHER USEFUL RESOURCES

Hastings District Plan (eplan)

<https://eplan.hdc.govt.nz/eplan/>

Subdivision and Infrastructure in Hastings District Best Practice Design Guide

<https://www.hastingsdc.govt.nz/assets/Document-Library/Policies/Engineering-Code-of-Conduct/subdivision-Infrastructure-design-guide.pdf>

Engineering Code of Practice 2020

<https://www.hastingsdc.govt.nz/assets/Uploads/Engineering-Code-of-Practice-ECOP-Final-2020.pdf>

Residential Fencing Guide

<https://www.hastingsdc.govt.nz/assets/Document-Library/Publications/residential-fencing-guide.pdf>

Hastings CBD Architectural Heritage Design Guide

<https://www.hastingsdc.govt.nz/assets/Document-Library/Plans/CBD-Heritage-Architectural-Design-Guide/hastings-cbd-heritage-and-architectural-design-guide.pdf>

Hastings CBD Sign Guide

<https://www.hastingsdc.govt.nz/assets/Document-Library/Plans/Central-Character-Precinct-Signs/central-character-precinct-signs-guide.pdf>

Hawkes Bay Regional Council Regional Resource Management Plan

<https://www.hbrc.govt.nz/documents-and-forms/rrmp/>

Hawkes Bay Regional Council Waterway Design Guidelines

<https://www.hbrc.govt.nz/assets/Document-Library/Waterway-Design-guidelines/Industrial-Stormwater-Design-20090406.pdf>

New Zealand Urban Design Protocol

<https://www.mfe.govt.nz/publications/towns-and-cities/new-zealand-urban-design-protocol>

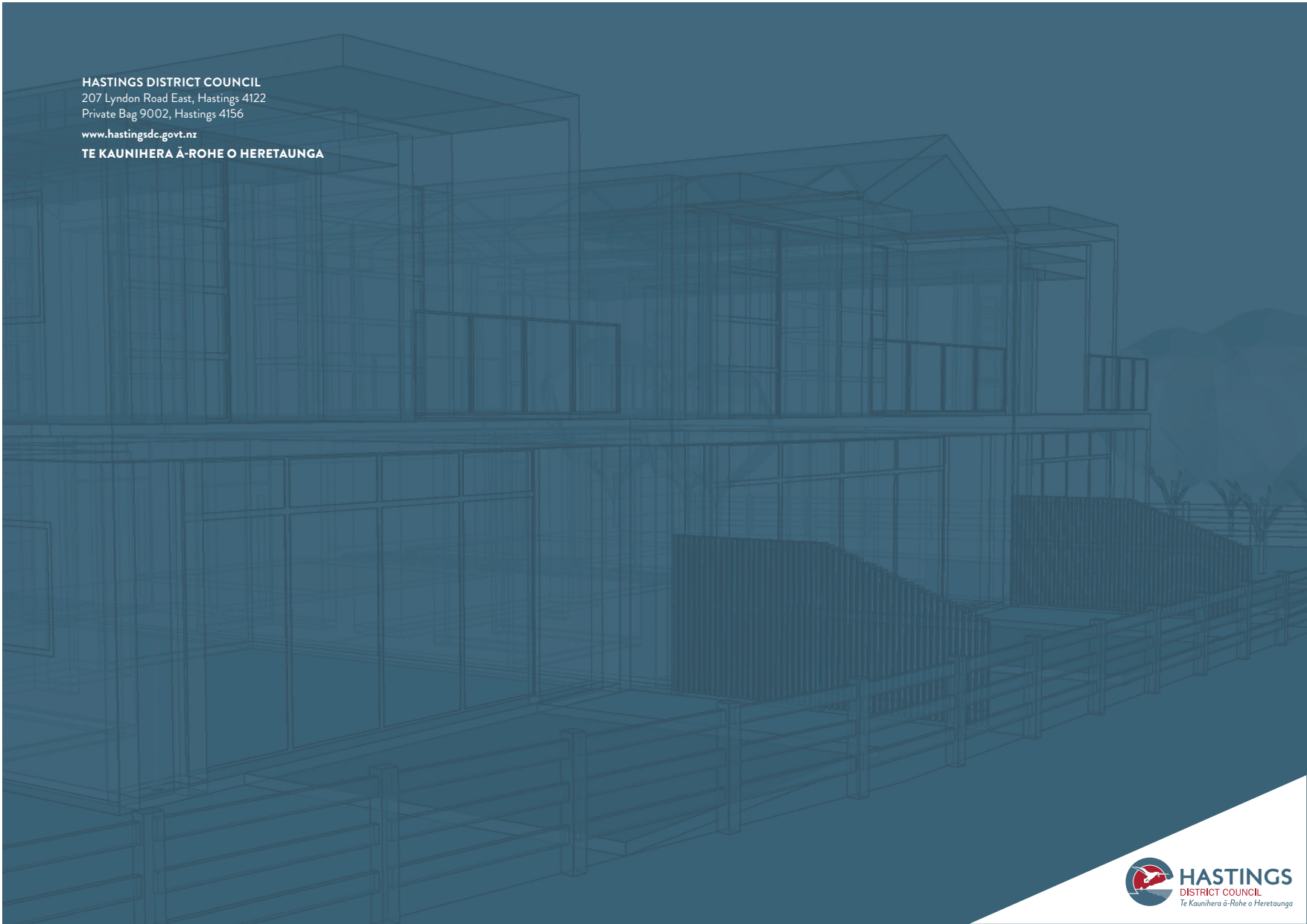
National Guidelines for Crime Prevention through Environmental Design

<https://www.mfe.govt.nz/publications/towns-and-cities/national-guidelines-crime-prevention-through-environmental-design-new>

National Medium Density Design Guide 2022

<https://environment.govt.nz/publications/national-medium-density-design-guide/>





PARTIALLY OPERATIVE HASTINGS DISTRICT PLAN

PLAN CHANGE 5 – RESIDENTIAL INTENSIFICATION AND MEDIUM DENSITY RESIDENTIAL ZONE

SECTION 32 SUMMARY EVALUATION REPORT

Prepared by: Anna Summerfield,
Senior Environmental
Policy Planner

Hastings District Council

Reviewed by: Asher Davidson

Date: 23 September 2022

File Ref: HP Records

Status: Draft

Contents

1.1 Purpose of this Report

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

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

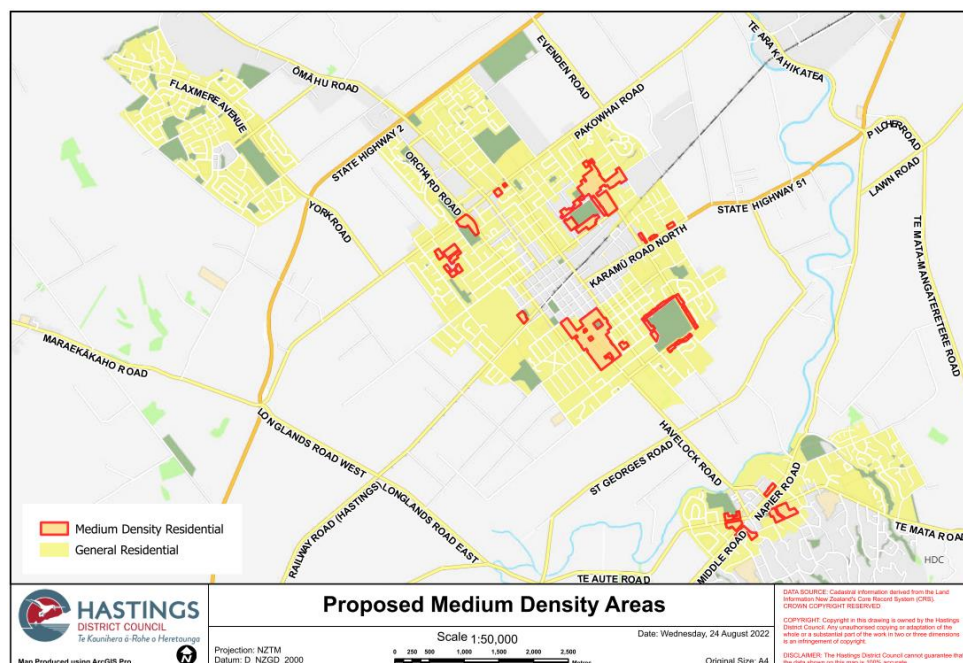
The locations subject to Plan Change 5 are shown on the map. The areas outlined in red were identified in 2010 as part of the Urban Issues workshops and Urban Design Framework studies as the most appropriate for medium density development as they have accessibility to public open space, amenities, employment,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

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

The overall purpose and objectives of the plan change are:

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

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



Plan Change 5 seeks to incorporate amendments that propose to:

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

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

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

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

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

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

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

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

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

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

2 Section 32 Evaluation Requirements

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

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

An evaluation report is required to examine both:

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

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

Such an evaluation must take into account:

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

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

Section 2.4 Urban Strategy

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

OBJECTIVE	<u>Enable more people, business and community services to live and be located in, areas of the Hastings urban environment in which one or more of the following apply:</u>
UDO8	<p><u>a. the area is in or near a commercial zone or an area with many employment opportunities;</u></p> <p><u>b. the area is well-served by existing and planned public transport;</u></p> <p><u>c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment.</u></p>
POLICY	<u>In the District's main urban areas of Hastings, Flaxmere and Havelock North provide for greater building heights and density of development that are commensurate with the area's accessibility to commercial activities and community services and the relative demand for housing and business use in that particular location.</u>
UDP14	
POLICY UDP15	<u>Develop local area plans for those areas that meet the criteria identified in UDO8 and UDP14 to ensure sufficient infrastructure capacity, amenity open spaces, public transport integration and commercial and community services are provided to support a greater density of housing and business in these areas.</u>

Section 2.6 Medium Density Strategy

MDO1	Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, and Havelock North and Flaxmere.
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Residential Zones Overview Objectives

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

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

Medium Density Residential Zone

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

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

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

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

Havelock North General Residential Zone

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

Flaxmere General Residential Zone

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

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

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

The first part of the evaluation therefore has to address:

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

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

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

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

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

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

3.1 Part 2 (Purpose & Principles) of the RMA

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

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

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

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

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

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

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

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

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

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

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

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

In particular:

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

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

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

3.3 National Policy Statement on Urban Development 2020

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

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

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

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

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

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

Relevant objectives and policies of the NPS -UD include:

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

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

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

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

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

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

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

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

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

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

Objective 8: New Zealand's urban environments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Hawke's Bay Regional Policy Statement

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

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

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

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

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

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

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

Relevant Anticipated Environment Results in the RPS include:

-
- AER UD1** *Availability of sufficient land to accommodate population and household growth, as and where required, while retaining versatile land for existing and foreseeable future primary production.*
- AER UD2** *Balanced supply of affordable residential housing and locational choice in the Heretaunga Plains subregion.*
- AER UD3** *More compact, well-designed and strongly connected urban areas.*
- AER UD4** *Napier and Hastings retained as the primary urban centres for the Heretaunga Plains sub-region.*
- AER UD5** *Encroachment of urban activities (residential, commercial, industrial) onto the versatile land of the Heretaunga Plains is confined to defined greenfield growth areas within specified urban limits.*
- AER UD6** *The retention, as far as is reasonably practicable, of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production.*
- AER UD7** *Efficient utilisation of existing infrastructure.*
- AER UD8** *Efficient utilisation of infrastructure which has already been planned and committed to by a Local Authority (e.g. by funding) but not yet constructed.*
- AER UD9** *Increased use of public transport and active transport modes (cycling, walking), reduced dependency on the private motor vehicle and reduced energy use.*
- AER UD10** *Planned provision for, and protection of, infrastructure to support existing development and anticipated urban growth in defined growth areas.*
- AER UD11** *Urban activities and urban development maintains groundwater and surface water quality and habitat health.*
- AER UD12** *Urban development is avoided in areas identified as being an unacceptable risk from natural hazard (flooding, coastal inundation, coastal erosion, liquefaction, and instability).*
- AER UD13** *New development is appropriately serviced by wastewater, stormwater, potable water and multi-modal transport infrastructure.*
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In summary, the RPS sets a vision for planned, compact and well-designed urban development within defined urban limits on the Heretaunga Plains, with limited encroachment on the versatile soils of the Plains; a target to increase intensification from 45% -60% between 2015-2045 and a staged approach to the release of land for greenfield growth which ensures balanced supply (both in terms of price and location) and the efficient, planned provision of public infrastructure.

4 Background

4.1 Overview

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

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

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

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

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

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

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

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

5 Main Drivers of Proposed Plan Change 5

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

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

5.1 National Policy

5.1.1 Urban Growth Agenda 2017

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

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

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

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

The UGA programme is built on five pillars:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.2 Regional Policy

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

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

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

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

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

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

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

5.2.2 Regional Policy Statement

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

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

5.3 District Policy Initiatives and Studies

5.3.1 Hastings Residential Intensification Design Guide 2020

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.3.2 Housing Capacity Assessment 2021

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

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

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

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

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

The main findings of the HCA for Hastings are:

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

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

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

Key decisions that followed the HCA included:

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

5.3.3 Medium Density Strategy Review

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

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

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

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

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

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

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

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

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

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

6 Engagement

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

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

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

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

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

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

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

The objectives of Proposed Plan Change 5 include the following

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

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

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

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

7.2 Evaluation of the Proposed Plan Change 5 Objectives

7.2.1 Strategic Objectives

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

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

7.2.2 New Residential Zones Overview & Medium Density Residential Zone Objectives

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

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

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

	<p>d. support reductions in greenhouse gas emissions; and</p> <p>e. are resistant to the likely current and future effects of climate change.</p>	residential zones will provide for a variety of living options and locations enabling a wide range of housing choice to the community and thereby ensuring that the current and future demands of the District are met.	
Medium Density Residential Zone Objectives	Residential Zone Overview Objectives	Consistency of Zone Objectives with Higher Order Objectives in Section 2.4 Urban Strategy, Section 2.5 Transportation Strategy, Section 2.6 Medium Density Strategy, and the objectives of the Strategic Management Areas of Hastings, Havelock North and Flaxmere	Part 2 of the Resource Management Act 1991
	<p>Objective RESZ-O5</p> <p>Residential Environments, including their character and amenity values develop and change overtime in response to the diverse and changing needs of people, communities and future generations.</p>	<p>Objective UD05 To promote the redevelopment of existing residential areas</p> <p>Objective HSMO2 To contain development within the Hastings SMA urban boundaries</p> <p>Policy HSMAP3</p> <p>Promote a high quality urban environment, where environmental and amenity values are protected.</p> <p>RESZ-O5 is consistent with the above objectives and policy as it acknowledges that in order to contain development there is a need to intensify development within existing residential areas. Intensification will undoubtedly change the existing environment and this will happen over time as residential intensification occurs in different parts of the Medium Density Residential Zone and appropriate locations of the General Residential Zone. These changes however are not necessarily adverse provided that design elements and principles</p>	This objective acknowledges that residential environments are dynamic and will change over time as residential preferences and living arrangements change. This objective meets the intent of Part 2 in that it encourages the sustainable management of natural and physical resources in order to provide for the different and changing needs of the community.

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

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

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

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

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

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

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and the local environment ensuring a quality living environment for residents and neighbours.	and development where appropriate and suitable for the community.	living environment for residents and neighbours and is location.	<p>Objective UD05 To promote the redevelopment of existing residential areas</p> <p>Objective MD02 Ensure that residential intensification provides high levels of environmental amenity</p>	meet the community's needs and those of future generations while ensuring a high quality living environment that enables people and community to provide for their wellbeing and their health and safety.
<p>Objective RO2</p> <p>To ensure a high quality that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities.</p>	<p>Objective FRO2</p> <p>To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents.</p>		<p>The amendments to the existing general residential zone objectives in Hastings and Havelock North are consistent with the above higher order objectives in the urban and medium density strategy sections of the plan in terms of promoting intensification and meeting the housing needs of the community.</p> <p>With respect to the proposed new residential overview objectives which will apply to all residential zones, amended Objectives RO1, RO2, and HNRO6 seek to ensure a range of housing options in the urban areas of the District, using land efficiently while creating a high quality residential environment through managing design, layout, intensity of activities. These objectives are considered to be consistent with the proposed residential overview objectives outlined below.</p> <p>Objective RESZ-O1</p> <p>Primary purpose: To provide for residential activities and land use</p> <p>Secondary purpose: To allow activities that support the health and</p>	

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

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

7.3 Evaluation of Proposed Plan Change 5 Policies

7.3.1 Residential Overview Chapter Policies

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

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

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

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

7.3.2 Medium Density Residential Zone Policies

Objective to which the policy relates

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

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

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

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

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

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

Objective to which the policy relates	
HNRO6 To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its design <u>designed to create a high quality living environment for residents and neighbours and is location.</u>	
Policy most appropriate to achieve the objective	Benefits / Costs / Efficiency / Effectiveness
HNRP10 <i>Provide for comprehensive development on a limited basis and in appropriate locations <u>on sites that are located within walking distance (400m-600m) of public parks, or commercial centres and are located on public transport routes</u></i>	Comprehensive Residential Development will be provided for in the General Residential Zones where they are located 400-600m of public parks, commercial zones or public transport bus stops. Not all locations within the General Residential Zone are appropriate for more intensive housing and those developments that propose a density greater than 1 residential unit per 350m ² net site area will need to meet these location requirements. The benefits of this policy are that the more intensive developments will be located close to facilities and services as well as public transport options ensuring a more connected community. It is considered that the costs of administering this policy are outweighed by these benefits and as such this policy is an efficient and effective means of achieving the above objective.
Objective to which the policy relates	
FRO2 To enable and provide for a diverse range of housing types that respond to the needs and preferences of the Flaxmere residents	
Policy most appropriate to achieve the objective	Benefits / Costs / Efficiency / Effectiveness
FRP5 Enable and provide for the development of a range of housing types through subdivision, comprehensive <u>residential development</u> provisions and dialogue on housing types that suit the diverse needs of the community and incorporate good urban design principles	Enabling comprehensive residential development in Flaxmere ensures that the full range of housing typologies and options can be provided to this community ensuring greater opportunities for people to meet their housing needs. These are the benefits of this policy. The costs of administering the policy relate to the regulatory costs associated with assessment applications for these activities. However, it is considered that the benefits of providing a range of housing option in order to enable communities to meet their housing needs outweighs these costs.

The proposal is confirmed as representing the most appropriate way to provide for the sustainable management of the District's resources – the purpose of the RMA.

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

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

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

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

Existing District Plan Objectives

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

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

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

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

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

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

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

7.4.1 The extent of the Medium Density Residential Zone

Options are:

1. **Status Quo** - this option would mean that the extent of the zone would be limited to the existing boundaries of the current City Living Zone;
2. **City Living Zone plus sites in Appendices 27, 28 & 29** – this option would mean the zone boundaries would include the existing City Living Zone plus all those sites identified as suitable for CRD in Appendices 27, 28 & 29 of the District Plan
3. **An expanded zone** - this option would include Option 2 areas plus additional areas around the Flaxmere Town Centre, and inclusion of the extension of the zone along both sides of Heretaunga Street East to Norton Road (areas identified in 2010 study)

[Maps to come]

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

7.4.2.1 Options

Options are:

1. **Status Quo** – this option would involve retaining the current controlled activity status and standards for comprehensive residential development outlined in the City Living Zone and the current restricted discretionary status in the CRD identified areas and discretionary status outside these identified areas in the General Residential Zone as well as the existing CRD standards and assessment criteria;
2. **Provide a Medium Density Residential Zone and amend provisions for Comprehensive Residential Development in the Medium Density (City Living) and General Residential Zones** – this option involves retaining the controlled activity status of CRD in the City Living Zone (now Medium Density Residential Zone) and lowering the activity status in the General Residential Zone to Restricted Discretionary Activity (Non-notified) or RDNN. Activity status in both locations (MDRZ and all GRZ of Hastings, Flaxmere and Havelock North) is subject to a hybrid set of standards that include a mix of the MDRS, existing CRD standards and new standards for variety, and three waters infrastructure provision. Removal of minimum density and site size provisions also enables a design led approach combined with the inclusion of the key design elements of the Hastings Medium Density Design Framework as matters of discretion and assessment.

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

3. **Adopt the MDRS provisions within the Medium Density Residential Zone only** – this option would involve allowing a maximum of 3 residential units up to a maximum height of 12m to be developed as of right without resource consent provided that the remainder of the specific MDR standards were met within the Medium Density Residential Zone areas. Developments of more than 3 residential units would have an activity status of Restricted Discretionary Activity (non-notified) in this zone. In the General Residential Zones the approach for CRD would be as described in option 2 above.
4. **Apply the Governments MDRS provisions over the entire urban area of Hastings, Havelock North and Flaxmere** – this option would involve allowing a maximum of 3 residential units up to a maximum height of 12m to be developed as of right without resource consent provided that the remainder of the specific MDR standards were met. Developments of more than 3 residential units would have an activity status of Restricted Discretionary Activity (non-notified).

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

7.4.3.1 Options

Options area

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

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

7.4.4.1 Options

Options are:

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

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

7.4.5.1 Options

Options are:

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

7.4.5.2 Evaluation of Options

Table 1 – The extent of the Medium Density Residential Zone

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

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

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

Item 10 Summary of Recommendations of the District Planning and Bylaws Subcommittee meeting held on

Monday, 5 September 2022 - Proposed Plan Change 5

Draft Section 32 Summary Evaluation Report - Plan Change 5 Medium Density

Attachment 20

Residential Zone - version date 23-9-22

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

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

7.4.5.3 Evaluation of Options

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

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

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

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

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

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

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

7.4.5.4 Evaluation of Options

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

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

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

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

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

7.4.5.5 Evaluation of Options

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

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

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

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

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

7.4.5.6 Evaluation of Options

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

	Option 1 - Status quo – retain current density standards of 1:350m² in Hastings and Havelock North and 1:500m² in Flaxmere	Option 2 - Enable greater density of development by amending the density standards in all general residential zones to 1:300m²	Option 3 – Remove density provisions for infill developments in the General Residential Zones
EFFECTIVENESS In achieving: - the proposed objectives; and - existing relevant objectives of the District Plan.	The proposal does not intend on amending the existing density or minimum site size provisions for infill development and subdivision. The intent of the proposed plan change is to promote comprehensive residential development (CRD) over infill development in order to encourage developments of higher densities that use land efficiently and take a comprehensive approach to development. CRDs are required to design new residential units to fit the site taking into account a range of design matters in order to achieve quality residential living environments. Infill developments are not subject to the same consideration of design matters and as such	This option enables greater density of development and as such would be effective in meeting the general intent of the proposal in terms of allowing additional development. However, as for Option 3, it does so without imposing additional design assessment and consideration. There is concern that increasing the density of development across the residential zones in such a manner would have significant adverse effects on the quality of the residential environment. Furthermore an increase in the density control from what currently exists would place additional pressure and	This option would not be effective in meeting the objectives of the proposal or the existing District Plan objectives. Removing density provisions without also imposing suitable design controls and assessment, risks significant adverse effects on the quality of the residential environment and the wellbeing of residents and neighbours. Given the size of the General Residential Zones, significant change could result across a large area without due consideration through a consent process. Furthermore removing density provisions would also have considerable impacts on existing

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

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	sustaining the versatile soils of the Heretaunga Plains.		
EFFICIENCY In achieving: - the objectives of the Proposal; and existing relevant objectives of the District Plan	The benefits of this option are significant and outweigh the costs making it an efficient way to achieve the objectives of the proposal and of the District Plan.	Low efficiency The costs of this option are significant and outweigh any potential benefits which are likely to be of a short term nature.	Inefficient There are significant environmental costs associated with this option.
OVERALL APPROPRIATENESS In achieving: - the objectives of the Proposal; and existing relevant objectives of the District Plan	Appropriate	Appropriate	Not appropriate
RISK OF ACTING OR NOT ACTING (if uncertain or insufficient information)	N/A	N/A	N/A
CONCLUSION: The evaluation above demonstrates that Option 1 is the best and most appropriate option to ensure an efficient use of the urban land resource for housing while ensuring quality residential environments are created for the wellbeing of people and communities.			

8 Summary & Conclusions

This section 32 summary evaluation confirms the following:

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

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

Appendices