

Thursday, 4 April 2024

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council**  
**Hearings Committee Meeting**

*Kaupapataka*

# Agenda

## Appendix 1 – Tracked Changes (Vol 1)

### (Plan Change 5 - Medium Density Housing)

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*Te Rā Hui:*  
Meeting date: **Thursday, 4 April 2024**

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*Te Wā:*  
Time: **9.00am**

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

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*Te Hoapā:*  
Contact: **Democracy and Governance Services  
P: 06 871 5000 | E: [democracy@hdc.govt.nz](mailto:democracy@hdc.govt.nz)**

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*Te Āpiha Matua:*  
Responsible Officer: **Group Manager: Planning & Regulatory Services - John O'Shaughnessy**

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## Hearings Committee – Terms of Reference

### Fields of Activity

The Hearings Committee is established to assist the Council by hearing and determining matters where a formal hearing is required in respect of a planning or regulatory function of the Council, including under the provisions of the:

- Resource Management Act 1991
- Building Act 2004
- Health Act 1956
- Dog Control Act 1996
- Litter Act 1979
- Hastings District Council Bylaws
- Local Government Act 1974
- Local Government Act 2002; and
- Hastings District Council Class 4 Gambling Venue Policy.

### Membership - Up to 10 Hearings Commissioners (comprising up to 7 elected members of Council and at least 3 external appointed Independent Hearings Commissioners)

- Chair appointed by Council from the membership including external appointed members.
- Deputy Chair appointed by the Council from the membership including external appointed members.
- Under s. 39B of the Resource Management Act, the Chair must be accredited, and unless there are exceptional circumstances, appointees on hearings panels must have accreditation to make decisions on;
  - Applications for Resource Consents.
  - Notice of Requirements given under s. 168 or 189 of the Resource Management Act.
  - Requests under clause 21(1) of Schedule 1 of the Resource Management Act for a change to be made to a Plan.
  - Reviews of Resource Consents.
  - Applications to change or cancel Resource Consent Conditions.
  - Proposed Policy Statements and plans that have been notified.
  - Any hearing of an objection under s. 357C of the Resource Management Act.

### Quorum

- a) For Hearings other than Council Initiated Plan Change hearings, a maximum of three members including the Chair (or Deputy Chair, in the Chair's absence) to meet for any one hearing.
- b) For Council Initiated Plan Change hearings, all members may attend and take part in the decision-making process unless the Chair exercises the power of delegation to assign any function, power or duty of the Hearings Panel to any one or more Commissioners.
- c) For Hearings other than Council Initiated Plan Change hearings the quorum shall be two members.
- d) For Council Initiated Plan Change Hearings, the quorum shall be three members.
- e) Members to sit on any hearing other than a Council Initiated Plan Change Hearing shall be selected by agreement between the Chair (or Deputy Chair, in the Chair's absence) and the Group Manager: Planning and Regulatory Services.
- f) For the purpose of hearing any objection in respect of the matters detailed under the Dog Control Act 1996 the Hearings Committee will consist of any three members selected by the Chair.

## *Kaupapataka*

# Agenda

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**Hearing Panel Members:**

Chair: George Lyons (Commissioner Chair - External appointee)

Bill Wasley (External appointee)

Councillors Tania Kerr (Deputy Chair), Alwyn Corban, Eileen Lawson,

Wendy Schollum and Marcus Buddo

*Ngā mema o te Komiti*

**Committee Members:**

Heretaunga Takoto Noa Māori Standing Committee appointee: -

Vacancy

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*Apiha Matua*

**Officer Responsible:**

Group Manager: Planning and Regulatory Services – John

O'Shaughnessy

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**Reporting Planner**

Senior Environmental Planner – Policy (Anna Summerfield)

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*Te Rōpū Manapori me te*

*Kāwanatanga*

**Democracy**

Christine Hilton (Ext 5633)

**Governance Services**

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## Te Rārangī Take

# Order of Business

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### Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui

- 1.0** Leave of Absences had previously been granted to Councillor Lawson and Councillor Buddo
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### Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing

- 2.0** DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS THREE SEPARATE DOCUMENTS

<b><u>Document 1</u></b>	The covering administrative report	<b>Pg 1</b>
<b>Attachment 1</b>	Tracked Changes - Section 2.4 (21 Mar 2024)	<b>Pg 3</b>
<b>Attachment 2</b>	Tracked Changes - Section 2.6 (21 Mar 2024)	<b>Pg 19</b>
<b>Attachment 3</b>	Tracked Changes - RESZ (21 Mar 2024)	<b>Pg 29</b>
<b>Attachment 4</b>	Tracked Changes - MRZ (21 Mar 2024)	<b>Pg 37</b>
<b>Attachment 5</b>	Tracked Changes - Section 7.2 (21 Mar 2024)	<b>Pg 81</b>

Thursday, 4 April 2024

Item 2

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*

**Hastings District Council: Hearings Committee Meeting**

*Te Rārangi Take*

# Report to Hearings Committee

**Nā:**  
**From:** Christine Hilton, Democracy and Governance Advisor

**Te Take:** Plan Change 5 - "Right Homes, Right Place" - Medium Density  
**Subject:** Housing

## 1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 This is a covering report relating to the Proposed Hastings District Plan hearing – Plan Change 5, “Right Homes, Right Place” – Medium Density Housing.
- 1.2 The agenda documents can be viewed on the Council’s website.
- 1.3 The recommendations are included in the relevant sections of the agenda documents and are not summarised in this covering report.

## 2.0 Recommendations - *Ngā Tūtohunga*

That the covering report titled Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing, the hearings report and associated attachments, dated 4 April 2024, be received.

### Attachments:

1	Tracked Changes - Section 2.4 (21 Mar 2024)	ENV-17-4-24-526	Vol 1
2	Tracked Changes - Section 2.6 (21 Mar 2024)	ENV-17-4-24-527	Vol 1
3	Tracked Changes - RESZ (21 Mar 2024)	ENV-17-4-24-528	Vol 1
4	Tracked Changes - MRZ (21 Mar 2024)	ENV-17-4-24-529	Vol 1
5	Tracked Changes - Section 7.2 (21 Mar 2024)	ENV-17-4-24-530	Vol 1
6	Tracked Changes - Section 8.2 (21 Mar 2024)	ENV-17-4-24-531	Vol 2
7	Tracked Changes - Section 9.2 (21 Mar 2024)	ENV-17-4-24-532	Vol 2
8	Tracked Changes - Section 30.1 (21 Mar 2024)	ENV-17-4-24-533	Vol 3
9	Tracked Changes - Section 33.1 (21 Mar 2024)	ENV-17-4-24-534	Vol 3

10	Tracked Changes - Appendix 26 (21 Mar 2024)	ENV-17-4-24-535	Vol 3
11	Tracked Changes - Appendix 27 (21 Mar 2024)	ENV-17-4-24-536	Vol 3
12	Tracked Changes - Appendix 28 (21 Mar 2024)	ENV-17-4-24-537	Vol 3
13	Tracked Changes - Appendix 29 (21 Mar 2024)	ENV-17-4-24-538	Vol 3
14	Tracked Changes - Appendix 38 (21 Mar 2024)	ENV-17-4-24-539	Vol 3
15	Tracked Changes - Appendix 60 (21 Mar 2024)	ENV-17-4-24-540	Vol 3

## 2.4 URBAN STRATEGY

### 2.4.1 INTRODUCTION

In the past, Hastings District and Napier City have planned for their urban growth needs independently. However, recently both Councils and their communities have reached the viewpoint that, in light of the limited natural resources on the Heretaunga Plains, the issue of urban growth needs to be better managed. A lack of planned provision for residential development that meets market expectations has contributed to ad-hoc expansion on the urban periphery, under-utilisation of residentially zoned land, and poor quality infill development. This has resulted in increased urban activities on the versatile land of the Heretaunga Plains, which has generated both environmental and amenity conflicts from a range of incompatible activities occurring in an uncontrolled manner. The subdivision of rural blocks into unsustainable 'peri-urban' sections has also occurred randomly through the Region.

In conjunction with the Hawke's Bay Regional Council, the Hastings District and Napier City Councils have agreed that a sub-regional approach over a longer period of time is the most appropriate method for considering urban growth issues. The Heretaunga Plains Urban Development Strategy (HPUDS) was completed in 2010 and reviewed in 2017 and provides for the growth needs of the two cities through the period 2015 to 2045. The Strategy has been devised with the changing population profile over the period very much in mind. This includes a rapidly ageing population with a 68 percent increase in the number of people aged 65+ by the end of the period, and an increase in the number of young Maori as a percentage of the population.

HPUDS established a number of key principles and these include:

- Quality living environments with high levels of amenity and thriving communities;
- A growing and resilient economy which promotes opportunities to live, work, invest and play;
- Mana Whenua values and aspirations are recognised and provided for;
- Productive value of the District's soil and water resources are recognised and provided for and used sustainably;
- Urban centres of Napier and Hastings have distinct identities and provide complementary working, living and learning opportunities; Community and physical infrastructure is planned, sustainable and affordable.

One of the aims of the Strategy was to ensure that both Napier and Hastings retain their distinct identities and provide complementary living, working and educational opportunities.

The relevant recommendations from HPUDS have been incorporated into the Regional Policy Statement (RPS). The Regional Policy Statement outlines five Principal Outcomes to reflect the HPUDS recommendations:

- i. Providing for development both urban and business while retaining versatile land, ensuring efficient utilisation of existing infrastructure and discouraging or avoiding ad hoc residential development or further rezoning for rural residential.
- ii. Achieving containment of urban activities by identifying appropriate and inappropriate growth areas.
- iii. Encouraging intensification of urban activity.
- iv. Achieving strategic integration of infrastructure with land use. This requires the sequencing of growth areas and the drafting of structure plans.
- v. On-going monitoring and review of development in the Heretaunga Plains sub-region.

The District Plan will implement the directions established in the Regional Policy Statement as well as other recommendations from the Heretaunga Plains Urban Development Strategy. This includes the identification of those areas that are appropriate for new greenfield growth. These are outlined and mapped in Appendix 1 however the Council has also prioritised the land that will be required during the life of this Plan and these are identified in Appendix 2. This will provide certainty for developers on where future development will be supported. This also provides a balance between the need to provide choice to the community in the location and character of new housing while protecting the versatile land resource for future generations. The objective arising from HPUDS and supported in the RPS is for the Councils to achieve more compact development within their existing boundaries. One of the features of the identified growth areas will be the provision of distinct and identifiable urban boundaries beyond which further expansion will not be permitted.

The other strand of providing for future urban growth is the need to provide for more compact development. HPUDS establishes a goal of achieving an increase in the number of households being accommodated within a smaller land area. Currently Hastings is achieving 40% infill development and Napier 50% but the aim is to increase this percentage to a more sustainable figure of 60% of new housing taking place within the existing urban boundaries by the end of the period. It is intended that the goal will be progressively worked toward over the 30 year period of the Strategy.

The concept of compact development applies equally to greenfield development areas as it does to intensification or infill residential development. Residential density levels of greenfield development areas under the Operative District Plan 2003, were approximately 12 dwellings per hectare (dph). The aim is that densities should gradually increase to 15dph for new urban development areas and those areas identified in Appendix 2 by 2045. There may also be potential in these areas for pockets of higher density development to occur around open spaces or a particular special feature of an area. Such opportunities should be identified at the time structure planning occurs, in order to guide and direct appropriate development density.

The means of achieving the intensification goal in Hastings has been through the implementation of a Medium Density Housing Strategy which identifies particular parts of the urban area where increased density of residential living will be encouraged. The Objectives and Policies for the Medium Density Housing Strategy are discussed in Section 2.6 and the particular Rules will be enabled through the residential provisions. The Medium Density Housing Strategy aims to achieve a high quality residential development of greater intensity in appropriate areas of the City.

The District Plan needs to provide a range of residential development opportunities and this will not be restricted through the adoption of the Medium Density Housing Strategy. Through the process of HPUDS it was identified that a range of housing opportunities can be maintained through the combination of greenfield, compact, coastal and rural residential development, although no provision will be made for further growth of the Rural Residential Zone through the period of this District Plan.

Council will closely monitor the development of housing during the District Plan period, and adhere to the HPUDS recommendations to direct new housing development away from highly versatile land in order to enhance its sustainable capacity for future generations.

#### 2.4.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- UDAO1** 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.
- UDAO2** Increased intensification of the existing urban environments, while maintaining acceptable levels of residential amenity in accordance with the development outcomes sought for the zone.

Commented [CS1]: Topic 1, Key Issue 4, Kāinga Ora (050.16, 050.17, 050.18, 050.19)

2.4 Urban Strategy

PC5 Tracked Changes as Recommended: 15-Mar-2024

- UDAO3** The completion of the HPUDS Implementation Programme.
- UDAO4** Urban development that avoids, remedies or mitigates adverse environmental effects, particularly in respect of the Heretaunga Plains Unconfined Aquifer and avoids the loss of valuable finite soil resources on the Heretaunga Plains in line with the Heretaunga Plains Urban Development Strategy.
- AOUD5** Increased Papakainga development on Maori land and on land close to Marae.
- AOUD6** Tangata whenua values and aspirations related to urban development are recognised and provided for.

**2.4.3 OBJECTIVES AND POLICIES**

**OBJECTIVE UDO1** **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).**

**POLICY UDP1** *To achieve containment of urban activities and provide for residential greenfield growth in the areas identified as appropriate within the Hastings Urban Development Study document through to 2015 and in HPUDS for the period beyond 2015 and through to 2045.*

**POLICY UDP2** *To manage the supply of greenfield sites to encourage medium density housing within the existing urban boundaries.*

Explanation

The provision for urban growth is provided for under both the Hastings Urban Development Study which outlines the growth areas for the City through to 2015 and thereafter by the Heretaunga Plains Urban Development Strategy. HPUDS recommends a policy of urban containment requiring greater levels of medium density housing within the existing urban boundaries. In order to ensure that containment occurs, HPUDS identifies growth areas and also areas where growth is not appropriate.

**OBJECTIVE UDO2** **To ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.**

























































































































































































































































































































































































