

Thursday, 4 April 2024

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

Kaupapataka

Topic 1 - Overview of Strategic Approach to Plan Change 5

(Plan Change 5 - Medium Density Housing)

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

Te Wā:
Time: **9.00am**

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

| ITEM | SUBJECT | PAGE |
|------|--|-------------|
| 2. | PLAN CHANGE 5 - "RIGHT HOMES, RIGHT PLACE" - MEDIUM DENSITY HOUSING | |
| | <u>Document 2</u> Containing this attachment | |
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*Section 42A Report for Plan Change 5: Right Homes, Right Place
Topic 1, Key Issue 1 – Plan Change in its Entirety (General Opposition and General Concerns)*

TOPIC 1, KEY ISSUE 1: PLAN CHANGE IN ITS ENTIRETY (GENERAL OPPOSITION AND GENERAL CONCERNS)

1. SUBMISSION POINTS

| Sub Point | Submitter / Further Submitter | Provision / Section of the Hastings District Plan | Position | Summary of Decision Requested | Recommendation |
|-----------|-------------------------------|---|----------------------------------|--|---|
| 001.1 | S B Adamson | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 002.1 | S Ali | All | Oppose | Say "No" to the plan change. | Reject |
| 003.1 | D Allen | All | Oppose | Don't change policy. | Reject |
| 005.1 | J H Armstrong | All | Oppose | Not to allow plan change. | Reject |
| 006.1 | R Barber | All | Oppose | Not specifically stated. | Reject |
| 008.1 | Bike HB | All | Support with specific amendments | Approve plan change but amend wording relating to cycling and walking. | Accept in part See reports on wording to objectives and policies and assessment criteria |
| 010.1 | K Brewer | All | Oppose | The Council not go ahead with PC5 (Plan Change 5) until without 100% agreeance from ratepayers for it to go ahead. | Reject Outside of scope |
| 011.1 | B & C Buckrell | All | Oppose | Submitter doesn't support any such proposals in this Council plan. Submitter requests a reply to their concerns before any further discussion. | Reject |
| 013.1 | S Campbell | All | Support in part | Support in principle but keep affected persons' consent. | Accept in part See Topic 3, Key Issue 1 –Affected Persons' Consent report |
| 015.1 | V B Cassin | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 017.1 | G Clifton | All | Support | Approve the plan change. | Accept in part |
| 018.1 | N Costello | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 019.1 | D Cowman | All | Oppose | Remove the proposed changes on the grounds that the change removes rights by being non-notifiable and thereby being unable to have views taken into account or negotiated. | Reject See Topic 3, Key Issue 1 – Affected Persons' Consent report |
| 022.1 | P Crawford | All | Oppose | Not specifically stated | Reject |
| 024.1 | A Davy | All | Oppose | Stop future redesignation of areas. Stop development at 701 Kennedy Road. | Reject |
| 038.1 | R R Harrison | All | Oppose | Abolish completely all parts of the proposal. | Reject |
| 040.1 | L Herbert | All | Oppose | Do not go ahead with the proposed district Plan Change 5. | Reject |
| 042.1 | S Herries | All | Oppose | To abolish completely all parts of the proposal. | Reject |

Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing
S42A Report - Topic 1 - Overview of Strategic Approach to PC5

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|--------|-----------------------|--|------------------------|---|--|
| 044.1 | D Higham | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 049.1 | Hydralada, J Smith | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 053.1 | Landsdale Development | All | Support | Support intended outcomes of the plan change in general. | Accept |
| 054.1 | A Lawrence | All | Oppose | No to this Plan Change 5 No to condensed housing of our existing family homes No medium density housing within existing established suburbs and neighbourhoods. | Reject |
| FS01.1 | A Lawrence | Submission point 054.1 | Support | Allow submission | Reject |
| 059.1 | R Masters | All | Oppose | Do away with the proposal. | Reject |
| 060.1 | J Mayberry | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 063.1 | S McKinnon | All | Oppose | To leave the Duke Street Reserve as the dog park, childcare facilities, use for Scout activities, and play area for children and adults too. | Accept in part |
| 064.1 | E Millar | MDZ | Oppose | Record No to the proposed plan changes. | Reject |
| 069.1 | L North | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 073.1 | J Oliver | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 079.1 | I Rakuraku | All | Oppose | To not move forward with the District Plan Change 5 proposals and MRZ (Medium Density Residential Zone). | Reject |
| 083.1 | K Rutherford | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 086.1 | R Sanders & B Sanders | All | Oppose | To abolish all parts of the plan change. | Reject |
| 087.1 | L Saunders | All | Oppose | Completely abolish all parts of the proposal. | Reject |
| 088.1 | G Schofield | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 091.1 | K Seymour | Maintain the productive base of the land | Support | Building and living in multi-level houses and apartments will ensure that we have less producing land taken. The concern over these housing typologies in Pukekohe has been dispelled once the actual building has started. | Noted |
| 096.1 | M Smiley | All | Support with amendment | The current council plan that has areas of medium density housing could be amended to include areas of high-density housing. New subdivisions must include medium density options. Consider amenity issues for existing areas. Consider a range of possible options as listed in the submission ("some possible answers"). | Accept in part See Topic 1, Key Issue 3 – Spatial Extent of Medium Density Zone report. |

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|-------|--------------------------|--|---------|---|---|
| 097.1 | K H Styles | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 098.1 | Summerset Group Holdings | All | Support | Requests that the Council engages constructively with the Retirement Villages Association of NZ in relation to Council's Proposed District Plan. | Noted See Topic 3, Key Issue 4 – Retirement Village provision report |
| 099.1 | A Tattersall | All especially type, height and numbers being built on sites | Oppose | To abolish completely all parts of the proposal. | Reject |
| 102.1 | Tedot Limited | All | Oppose | Not specifically stated | Reject |
| 104.1 | V Tough | All | Oppose | See to stop the proposed plan change. | Reject |
| 108.1 | I J Wakefield | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 109.1 | C Walsh | All | Oppose | Not stated / oppose | Reject |
| 112.1 | L Westhall | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 115.1 | J J Wolfenden | All | Oppose | That houses be in keeping with the area / street in which they are to be built. I know we need more houses and to stop encroaching on our good agricultural land, but don't spoil the city scape in doing so. | Reject |
| 116.1 | K J Wood | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 118.1 | K I White | All | Oppose | To abolish completely all parts of the proposal. | Reject |
| 125.1 | D Cornes | All | Oppose | Discontinue PC5. | Reject |
| 126.1 | B Currie | All & MRZ-R16 CRD | Oppose | Don't let the Hastings people down (and therefore the younger generations) by giving developers free reign where they can take away the value of surrounding properties and make the areas feel unsafe, even perceptually. | Reject |
| 127.1 | S Currie | All including Objective MRZ-O1 and Rule MRZ-R16 | Oppose | I oppose the proposal of allowing 3 Storey Housing, Smaller Section Size, Duplex and Low-rise Apartments being allowed in existing neighbourhoods. | Reject |
| 128.1 | J Davies | All | Oppose | Request only single storey housing at the most to be built. Whoever is the landlord to any of these developments (should any of it go ahead) to have a contract for maintaining the lawns, gardens and maintenance of the dwellings. | Reject Out of scope |
| 129.1 | B Fyfe | All | Oppose | That medium density housing is not allowed in existing urban areas. That medium density housing is overruled | Reject |
| 131.2 | A Hodges | All | Oppose | That proposed Plan Change 5 not go through in its present form. | Reject |

**Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing
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|---------|--------------------------------|------------------------|---------|--|--|
| | | | | That Council goes back to the community for feedback and further input. | |
| 132.1 | G Hussey | All | Oppose | More sections and areas need to be opened up for development with sections and housing that reflect family living with parking and green space where kids can play. | Reject |
| 134.1 | McFlynn Surveying and Planning | All | Oppose | That the plan change is withdrawn, and a new plan change prepared that is consistent with the NPS-UD, aligns with community aspirations, provides for development at an appropriate density. | Accept in part CRD activities deleted from GRZ see Topic 1, Key Issue 5 |
| FS027.1 | J Jackson | Submission point 134.1 | Support | Seek that the whole submission be allowed. Also including that onsite parking must be provided for each dwelling. | Reject |
| FS030.2 | P Rawle | Submission point 134.1 | Support | Seek these parts of the submission to be allowed. | Reject |
| 136.1 | M Moffat | All | Oppose | Reject plan change. | Reject |
| 142.1 | K Senior | All | Oppose | I request that the changes proposed in Plan Change 5 of the District Plan are withdrawn. | Reject |
| 152.1 | G Wright | All | Oppose | Seek the Plan Change 5 is not accepted and status quo retained until proper planning and consultation has taken place. | Accept in part CRD activities deleted from GRZ see Topic 1, Key Issue 5 |

THE SUBMISSIONS

1.1 In opposition/reject outright

1.2 Sixty five submitters (001.1 S B Adamson, 002.1 S Ali, 003.1 D Allen, 005.1 J H Armstrong, 006.1 R Barber, 010.1 K Brewer, 011.1 B & C Buckrell, 015.1 V B Cassin, 018.1 N Costello, 019.1 D Cowman, 022.1 P Crawford, 024.1 A Davy, 038.1 R R Harrison, 040.1 L Herbert, 042.1 S Herries, 044.1 D Higham, 046 A K Hodges, 049.1 J Smith, 054.1 A Lawrence, 059.1 R Masters, 060.1 J Mayberry, 063.1 S McKinnon, 064.1 E Millar, 069.1 L North, 073.1 J Oliver, 079.1 I Rakuraku, 083.1 K Rutherford, 086.1 R & B Sanders, 087.1 L Saunders, 088.1 G Schofield, 097.1 K H Styles, 099.1 A Tattersall, 102.1 Tedot Ltd, 104.1 V Tough, 108.1 I J Wakefield, 109.1 C Walsh, 112.1 L Westhall, 115.1 J J Wolfenden, 116.1 K Wood, 118.1 K White, 125.1 D Cornes, 126.1 B Currie, 127.1 S Currie, 128.1 J Davies, 129.1 B Fyfe, 131.2 A Hodges, 132.1 G Hussey, 134.1 McFlynn Surveying and Planning, 136.1 M Moffat, 142.1 K Senior, and 152.1 G Wright) have stated their opposition to the plan change and have requested that it is rejected outright.

1.3 Of the above submissions in opposition there were three submissions (006.1 R Barber, 022.1 P Crawford, 102.1 Tedot Ltd) that expressed their opposition to PC5 but did not explicitly request a decision.

