

Thursday, 4 April 2024

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

Kaupapataka

Topic 2 - Zone Introductions and Objectives and Policies

(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 3</u> Containing this attachment	
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TOPIC 2, KEY ISSUE 1 – RESZ – RESIDENTIAL OVERVIEW CHAPTER

1. INTRODUCTION

- 1.1 The Residential Overview Chapter is a new chapter proposed to be inserted into the Hastings District Plan. As part of this plan change, the Council have sought to make a start on changing the structure of the District Plan to meet the requirements of the National Planning Standards template. The purpose of the Residential Overview chapter is to provide an overarching policy framework for the residential zones section of the District Plan.
- 1.2 However, the strategic direction for urban growth and development will still sit within Section 2.4 until the Council has finalised its Future Development Strategy (FDS) and incorporated this document into the new strategic direction section of the District Plan. The residential overview chapter will also house provisions that are applicable to all residential zones and therefore reduce repetition within the specific zone chapters which is one of the goals of implementing the national planning standards framework.
- 1.3 In general, most submissions received are supportive of the provisions in this new chapter as notified and seek their retention, some however request minor amendments to objectives and policies which are discussed further below.

A. RESIDENTIAL OVERVIEW SECTION IN ITS ENTIRETY AND INTRODUCTION

2. SUBMISSION POINTS

Sub Point	Submitter / Further Submitter	Provision / Section of the Hastings District Plan	Position	Summary of Decision Requested	Recommendation
107.6	Waka Kotahi, New Zealand Transport Agency	Entire section	Support with amendment	Support subject to amendments to the objectives and policies to address the Waka Kotahi, New Zealand Transport Agency submissions and to better implement the intention, objectives and policies of the NPS-UD.	Accept in part
FS11.192	Development Nous	Submission point 107.6	Support	Development Nous seeks this submission be allowed in its entirety as it aligns with the alternate relief sought in its submission.	Accept in part
050.8	Kāinga Ora	Introduction	Support	Retain as notified	Accept
FS11.14	Development Nous	Submission point 050.8	Support in part	Development Nous seeks the submission be allowed to the extent that those parts of the submission align with the points	Accept

Section 42A Report for Plan Change 5: Right Homes, Right Place
Topic 2, Key Issue 1 – RESZ: Residential Overview Chapter

				raised and relief sought in Development Nous' submission.	
FS19.34	Residents of Kaiapo Road etc	Submission point 050.8	Oppose all	We seek the whole of the KO submission be disallowed, as the requests are far too broad and far reaching. Resulting in severely adversely affecting existing communities and residents.	Reject

3. ANALYSIS

3.1 **SUBMISSION POINT 107.6 (WAKA KOTAHI, NEW ZEALAND TRANSPORT AGENCY)**

- 3.2 The submission from Waka Kotahi, New Zealand Transport Agency (Waka Kotahi) (107.6) supports the entire chapter subject to amendments to the objectives and policies to better implement the intention of the objectives and policies of the NPS-UD.
- 3.3 Waka Kotahi requests that the wording of the objectives and policies be amended from a focus on achieving a compact settlement pattern to a community focussed approach of achieving a "well-functioning urban environment".
- 3.4 The Residential Overview chapter will provide an overall policy framework for urban residential zones and provisions common to these. Therefore, it covers a wide range of zones within urban, rural and coastal environments. An urban environment is defined in the NPS-UD as any area of land that is or is intended to be predominantly urban in character; and is or is intended to be, part of a housing and labour market of at least 10,000 people. The existing suburbs of Hastings, Flaxmere and Havelock North all either meet or exceed this threshold and therefore it is appropriate to use this term in relation to these places. On that basis, it is considered that any objectives relating to achieving a well-functioning urban environment (that encompass business and residential activities) such as RESZ-O2 should in general be housed in Section 2.4 - Urban Strategy. The appropriate wording for an objective relating to well-functioning urban environments is considered in the analysis for RESZ-O2 below.
- 3.5 The focus on a compact settlement pattern in order to manage urban growth through RESZO6 and RESZ-P4 and applying this goal to the residential zone chapters across the District stems from HPUDS and the RPS and aligns with existing strategic objectives for the built environment outlined in this document.
- 3.6 A compact settlement pattern is not considered to be at odds with the NPS-UD objectives and policies for urban intensification. A compact settlement is a concept that has the endorsement of the community since 2010 when consultation occurred through a special consultative procedure to inform the drafting of the Heretaunga Plains Urban Development Strategy which was then incorporated into the RPS through section 3.1B Managing the Built Environment. Until the Council's FDS for Napier and Hastings is finalised and incorporated into RMA planning documents, the District Plan needs to give effect to the current RPS. It is noted that the current RPS aligns with

the intent of national policy on both urban development and highly productive land. Since 2014 / 2015 the region's and district's RMA planning documents have sought to encourage urban intensification to safeguard the versatile soils of the Heretaunga Plains. Certainly, the policy framework to protect the productive nature of the Heretaunga Plains has been a central tenet of the District Plan for the past 50 years. The existing policy framework is also in general alignment with the NPS-UD in terms of intensification within existing urban areas and the creation of a compact settlement pattern affirms this goal.

- 3.7 Waka Kotahi, New Zealand Transport Agency's submission (107.6) specifically supports the general intent of RESZ-O4 and RESZ-P5 but requests that the objectives and policies in this chapter are amended to require development to be plan-enabled with integrated urban development infrastructure planning and funding decisions, as well as a focus on active and public transport rather than roading. Objectives of a more strategic nature such as those relating to funding decisions and integrated urban development and infrastructure planning are more appropriately housed in Section 2.4 - Urban Strategy of the District Plan.
- 3.8 The intent of this submission, to align the objectives and policies with those of the NPS-UD, will be further considered as each specific objective and policy is considered in the analysis below.
- 3.9 Submission point 050.8 (Kāinga Ora) seeks that the introduction section of this chapter be retained as notified and as no other submissions have been received in opposition, this submission point is recommended to be accepted.

4. RECOMMENDATIONS

- 4.1 That the submission point **107.6 (Waka Kotahi, New Zealand Transport Agency)**, in support of the entire section in so far as it is amended to better implement the intention, objectives, and policies of the NPS-UD, **be accepted in part** in so far as Objective RESZ-O2 is recommended to be moved to section 2.4 urban strategy and amendments are recommended to RESZ-O1, RESZ-O2, RESZ-O3, RESZ-P2, RESZ-P4, and RESZ-P6 as specifically outlined in the sections below.
- 4.1.1 Reason:
- a. Where considered appropriate amendments are recommended to align with the intent and terminology of the NPS-UD. However, it is considered that objectives and policies relating to a well-functioning urban environment or requiring development to be plan-enabled with integrated urban development infrastructure planning and funding decisions are more appropriately located in the urban strategy section (Section 2.4) of the District Plan.
- 4.2 **That the submission point 050.8 (Kāinga Ora)** in support of the Residential Overview chapter introduction as notified **be accepted**.
- 4.2.1 **That as a consequence of the above recommendation**, the further submissions in support from **Development Nous (FS11.14) be accepted**

