

Thursday, 4 April 2024

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

Kaupapataka

Topic 4 - Specific Controls and Performance Standards

(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	
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TOPIC 4, KEY ISSUE 1 – DENSITY CONTROLS

1. SUBMISSION POINTS

Sub Point	Submitter / Further Submitter	Provision / Section of the Hastings District Plan	Position	Summary of Decision Requested	Recommendation
027.1	R Entwistle	Density	Oppose	Minimise the number of Medium Density houses allowed on a site to one additional on a site or if clear site no more than 2 to 3.	Accept in part
093.1	S Sherburn	Density	Oppose	Limit number of houses that can be built on a site. Restrict to no more than one more than the typical number in the neighbourhood.	Accept in part
121.4	J Barnden	Density	Oppose	Object to high density intensification in general residential zones.	Accept in part
151.1	S E Wilson	Density	Support in Part	Smaller sections are ok as long as they are managed well to maintain a tidy appearance – enough room for carparking and rubbish bin storage.	Accept in part
016.3	Clifton Bay Ltd	Subdivision Te Awanga Residential Zone (TARZ)	Amend	Amend rule table 30.1.5 – SLD7A and SLD14 to include TARZ	Reject – Out of Scope
016.3	Clifton Bay Ltd	Subdivision Rule SLD16	Amend	Amend SLD16 to refer to the proposed replacement Appendix 25A Master Plan	Reject – Out of Scope
016.3	Clifton Bay Ltd	Subdivision	Amend	Amend Table 30.1.6A to provide a minimum site size of 500m ² at 380 Clifton Road (Currently Te Awanga Lifestyle Overlay and subject to Appendix 25A)	Reject – Out of Scope
016.3	Clifton Bay Ltd	Subdivision	Amend	Amend sections 30.1.5, 30.1.6, 30.1.7S.2, 30.1.8.2 to allow for the proposed Master Plan	Reject – Out of Scope
005.3	J Armstrong	Density	Oppose	Reject Plan Change 5	Reject
020.1	J Cowman	Density	Oppose	Reject plan change	Reject
031.1	A Fyfe	Density	Oppose	Do not allow high density housing, especially on Howard Street.	Reject
035.4	B Gardner	Density	Oppose	Provide suitable playing space for children.	Reject
037.2	B E Harrison	Density	Oppose	Maintain current density limits to maintain the integrity and identity of Mayfair.	Reject
FS09.2	B E Harrison	Submission point 037.2	Supports own submission	Allow submission	Reject

Plan Change 5 - "Right Homes, Right Place" - Medium Density Housing
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Section 42A Report for Plan Change 5: Right Homes, Right Place
 Topic 4, Key Issue 1: Density Controls

037.3	B E Harrison	Open Space	Oppose	That apartment blocks and all new housing not exceed a 2 storey limit so maintaining the current integrity and identity of Mayfair. People have purchased existing homes and the proposed changes of Plan Change 5 will change Mayfair in a drastic and detrimental way.	Reject
FS09.3	B E Harrison	Submission point 037.2	Support	Allow submission	Reject
039.4	Hastings District Council Environmental Policy	Density in General Residential Zones: Hastings, Flaxmere, Havelock North	Support with amendment	Include density limits for comprehensive residential development in the GRZs to manage infrastructure capacity. 1. Land use provisions – include a density provision of 1 residential unit per 200m ² ; and 2. Subdivision provisions, include: An average subdivision site size of 200m ² in listed GRZs.	Reject
FS11.4	Development Nous	Submission point 039.4	Oppose	Disallow HDC submission in entirety.	Accept in part
FS13.8	Kāinga Ora	Submission point 039.4	Oppose	Disallow HDC submission in entirety.	Accept in part
FS19.7	Residents of Kaiapo Rd etc	Submission point 039.4	Support	Allowed HDC submission in entirety.	Accept in part
050.56	Kāinga Ora	Havelock North General Residential Density Standard 8.2.5A	Oppose in part	Delete existing standard one dwelling per site and replace with: Number of Residential units per site 1. No more than two dwellings per site.	Reject
FS11.62	Development Nous	Submission point 050.56	Support in part	The KO submission be allowed to the extent that those parts of the submission align with the points raised and relief sought in Development Nous' submission.	Reject
FS16.9	M Reid	Submission point 050.56	Oppose	Revert to proposed PC5 wording of 8.2.5A	Accept
FS19.82	Residents of Kaiapo Road etc	Submission point 050.56	Oppose	Disallow KO submission in entirety	Accept in part as relates to 050.56
050.97	Kāinga Ora	Flaxmere Density Std 9.2.5A	Oppose	Delete existing standard one dwelling per site and replace with: Number of Residential units per site 1. No more than two dwellings per site.	Reject
FS11.103	Development Nous	Submission point 050.97	Support in part	The KO submission be allowed to the extent that those parts of the submission align with the	Reject

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Section 42A Report for Plan Change 5: Right Homes, Right Place
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				points raised and relief sought in Development Nous' submission.	
FS19.123	Residents of Kaiapo Road etc	Submission point 050.97	Oppose	Disallow KO submission in entirety.	Accept in part as relates to 050.97
052.1	P Kumar	Density	Oppose	Not stated	Reject
061.20	A McFlynn	Subdivision Rules SLD15 and 30.1.6A	Support in Part	Amend Rule SLD15 to refer to the MDRZ and retain the specified density within Table 30.1.6A (250m ² average with a maximum site size of 350m ²) to encourage infill developments consistent with the expected density for this zone.	Submission withdrawn
090.1	G Senior	Density	Oppose	Not stated	Reject
095.2	M Sivewright	Density	Oppose	Not stated	Reject
115.2	J Wolfenden	Density	Oppose	I oppose infill housing where the number of houses proposed are too great for the area.	Reject
130.1	B Harrison	Density, the existing residential environment, property values	Oppose	That the Council consider current streets and environments and listen to the ratepayers and residents.	Reject
133.2	J Jackson	Density (Number of houses on site)	Oppose	Site size should be restricted to 300m ² .	Reject
134.24	McFlynn Surveying and Planning	7.2.6E CRD Add New Density Standard	Support	Add a new development standard: MRZ-SXX Density The density of development must be no greater than one residential unit per 250m ² net site area.	Reject
FS027.24	J Jackson	Submission point 134.24	Support	Seek that the whole submission be allowed. Also including that onsite parking must be provided for each dwelling.	Reject
FS028.8	Kāinga Ora	Submission point 134.24	Oppose	Disallow submission.	Reject
137.2	K M Naylor	Density (Number of houses on site)	Support in Part	Ensure maximum of 3 houses per 1000m ² site. Minimum site size large than 300m ² .	Reject
138.3	P Rawle	House types, bulk and location	Oppose	Remove ability to build terraced housing.	Reject
138.5	P Rawle	Density (Number of houses on site)	Support in part	Density no more than 3 dwellings on 1000m ² section.	Reject
148.2	L Watson	Density of Development MRZ-R16 Matters of Control	Support in part	Maximum density of 4 houses per site.	Reject

