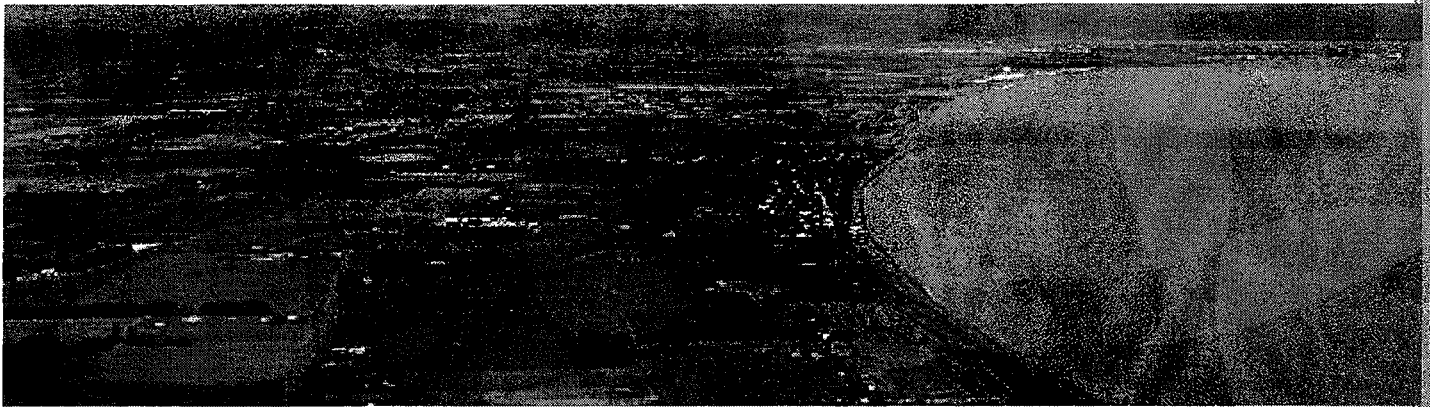


Council 5 August 2010

Agenda Item 12b

Appendix 1

STR-4-2-10-650



# HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY

**FINAL DRAFT**

12 July 2010



HASTINGS  
DISTRICT  
COUNCIL

CITY OF  
NAPIER



  
**HAWKE'S BAY**  
REGIONAL COUNCIL

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*Mihi*

*Te Wai Ora o Karamu  
Te Ipu o Taraia  
Te Wai U o te Muriwai Hau  
Tihei Mauri Ora!*

This is just a first stage approach to the kaupapa before us but captures a cultural and historic perspective from the discussions and wanananga held in the whare and houses of Ngati Hori in my time.



*Te Whare Korero O Waipatu*

Paraire Tomoana, composer of songs such as E Pari Ra, I Runga o Nga Puke and Pokarekare Ana also produced a monthly newspaper in the early 1900s called He Toa Takitini. In it he recited the Maori cosmogony of how Papatuanuku and Ranginui were separated by Tane and Tupai. Such was their grief at being parted that copious tears flowed from one to the other, the fears of Ranginui being, the Uamairangi, personification of the rains, while the tears of Papatuanuku upwards were the Haukunui, personification of the dews, mists and fogs. The creation of the waterways and so on were termed Te Arohanui o Ranginui me Papatuanuku. From this separation came the birth of new life with all sources of new life emanating from water. New life in a womb is surrounded by water, and then the water breaks preceding the new born baby. This is followed by the afterbirth which is called the Whenua.

The Ngati Hori Tikanga is that one cannot talk about lands or plains or whenua until one first considers the waters that give life and ongoing nourishment to those lands, that whenua. So water is intimately associated with Papatuanuku and is also referred to as the lifeblood of the Papatuanuku. And once that has been considered, then the people become important, not the other way round. We are descendants of that relationship; we belong to the waters and the lands and have an inter-generational duty of Tiaki or guardianship and care over them forever.



*Heretaunga Haukunui - Heretaunga of the life-giving dews or waters.*

This refers to the lifeblood that the rivers-awa, streams-manga, swamps-reporepo, lakes-roto; aquifers-muriwai hou including the heavy mists-haukunui. This is what gives the Heretaunga Plains the fertility that is amongst the best growing lands on the planet. The tiakitanga that must be exercised over Heretaunga is one of ensuring the water quality endures at a premium level so that the benefits from the lands can be optimised providing the food that are second to none in the world, which is Ngati Hori's manaakitanga to the world that is the provision of the best hospitality to visitors.



*Heretaunga Ararau - Heretaunga of Arcadian Pathways*

Heretaunga of converging pathways of industry and diversity. This refers to the productivity from the Haukunui, which lends itself to great diversity and production from the lands of Heretaunga. The converging pathways are from all comers of the world where people have brought their talents and expertise to develop the best technology and science and from these methods have been able to export out to the four comers of the world. Heretaunga Ararau talks of diversity, challenge, continued new cross roads and thresholds, but mainly the bustling human activities that are created from the fertile soils



### *Heretaunga Haro Te Kahu*

Heretaunga the beauty of which can only be seen by a hawk in full flight. This is a statement of our kaitiakitanga as a hapu as iwi – the Kahu is us therefore it is our duty to protect the waterways, lands, and peoples to ensure that what the Kahu saw 1000 years ago will still be able to be recognised in 1000 years time.



### *Heretaunga Takoto Noa - Heretaunga of the Departed Chiefs*

Heretaunga heritage sets the scene for greater leadership over the challenges ahead. Prior to pakeha settlement it was considered a waste of resources to build a Pa on the plains as firstly it was difficult to defend and secondly it was an imposition on the bounty of Heretaunga - the food sources mainly tuna at that time and kumara cultivations. The plains was the common domain for all hapu although specific areas were the preserve of specific hapu or rangatira. Approximately 90% of all food collected was from Heretaunga waterways or bodies in the form of fish, water fowl, kaimoana and so on.

**Ngahiwi Tomoana  
for Ngati Hori and Ngati Kahungunu.**





## Executive Summary – Heretaunga Plains Urban Development Strategy

*“The Ngati Hori Tikanga is that one cannot talk about lands or plains or whenua until one first considers the waters that give life and ongoing nourishment to those lands, that whenua. So water is intimately associated with Papatuanuku and is also referred to as the lifeblood of the Papatuanuku. And once that has been considered, then the people become important, not the other way round. We are descendants of that relationship, we belong to the waters and the lands and have an inter-generational duty of Tiaki or guardianship and care over them forever.”*

Ngahiwi Tomoana  
for Ngati Hori and Ngati Kahungunu.

The Heretaunga Plains is resource rich and the value of the water and soil resource to the economy and the wellbeing of the community has changed little over time. Ongoing growth in the residential and industrial sectors has led to increasing competition for the water and soil resources. Since the 1990's Hastings and Napier have been planning for their future growth but on somewhat of an independent basis.

The Heretaunga Plains Urban Development Strategy (HPUDS) is a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council to plan for urban growth on the Plains for the period 2015-2045. HPUDS takes a long-term view of land-use and infrastructure, and the integration required for such a strategy will also be useful to seek funding from government or other agencies.

The boundaries of the strategy area which embraces Waipatiki to the North, Waimarama to the South, Maraekakaho to the west and the Pacific Coast to the East, have been established to coincide with transport considerations, encompassing the Heretaunga Plains Transportation Study.

Community stakeholder representation has been an integral part of the development of the strategy especially in establishing the Vision which focuses on matters to be addressed as part of strategy development and what is to be achieved by implementation of the strategy. The vision is as follows:

***“In 2045, the Heretaunga Plains is a place where there are thriving communities, quality living environments with high levels of amenity, and where mana whenua values and aspirations are recognised and provided for, and where:***

- ***There is a growing and resilient economy which promotes opportunities to live, work, play and invest.***
- ***The productive value of its soil and water resources are recognised and provided for, and sustainable use is promoted.***
- ***The urban centres of Napier and Hastings have distinct identities and provide complementary living, working and learning opportunities.***

- ***Community and physical infrastructure is integrated, sustainable and affordable.”***

The Strategy has also been developed against a large number of global, national and local influences. These include such matters as climate change, peak energy, transport efficiency objectives, national environmental standards and at a regional and local level, demographic and employment projections. The latter show that the growth being planned for is modest, that our population is ageing and that there will be an increase in the Maori population, particularly in the 15-24 age bracket. The Hawke’s Bay region’s median annual income level also falls well below the national average and there are increasing levels of social deprivation in some areas. This is a challenge to the economy and in providing affordable housing.



### ***Strategy Development***

Three basic growth scenarios were put to the public to ascertain the direction for growth through to 2045. They were:

- **Current Approach**- No change from existing approaches. There are conflicts between desires for a wide range of lifestyle and business development in new areas and the importance of the primary sector to the districts’ economies.
- **Consolidation with Growth off the Plains** - Future growth considered in context of providing for an increasing number of households on a smaller land area in settlements across the sub-region.
- **Compact Development** - Napier and Hastings have defined urban limits lines so there is a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice.

Submissions from the community, together with the work undertaken by the technical group which established evaluation criteria to measure outcomes against the guiding principles and the vision, clearly showed that the compact settlement pattern was the preferred scenario.

However, the compact development scenario requires that a significant level of intensification will need to take place. There are issues relating to public acceptance of moving quickly to more dense living environments and also the higher costs of funding intensification of existing areas and for these reasons there is a need to transition from the current approach through to a full compact settlement scenario.



### ***The Growth Areas***

The settlement pattern is made up of key growth areas that have been identified within Napier City and Hastings District. The settlement pattern out to 2045 will involve an increase in the number of households within a smaller land area. This is achieved by focusing development into the growth areas.

The key elements of the settlement pattern are:

- 60% intensification (10 – 20% intensification or brownfields)
- 35% greenfield

- 5% of population in rural areas.

One of the aims of the Heretaunga Plains Urban Development Strategy is to have defined urban areas. This allows for more cost effective and efficient servicing and creates definite boundaries between the urban and rural environments.

The following are the growth areas for the Heretaunga Plains beyond 2015.



### ***Napier:***

- Riverbend / The Loop (part of current strategy)
- The Serpentine/ Te Awa (part of current strategy)
- Bay View
- Napier Central Area
- Taradale Hills
- Parklands/Park Island (part of current strategy)



### ***Hastings:***

- Lyndhurst (part of current strategy)
- Irongate / York (part of current strategy)
- Arataki Extension
- Middle Road / Iona (part of current strategy)
- Hastings City / Havelock North
- Te Awanga
- Haumoana
  
- Havelock North Hills (Lower)
- Kaiapo Road
  
- Murdoch Road West
- Murdoch Road East
- Howard Street
- Copeland Road
- Maraekakaho Settlement
- Lyndhurst Road
- Waimarama



### ***Implementation and Monitoring***

The success of HPUDS will be determined by the long-term formal commitment to collaboration between the key agencies and authorities. Collaboration and liaison with

government agencies will also need to be implemented to ensure success. The strategy outlines a number of recommended actions by the governing authorities.

It is also important that there is a regular review of the information used, particularly in the forecasting of growth, funding of infrastructure and assumptions to ensure the strategy is kept up to date and relevant. It has been agreed that the monitoring of the strategy, the demographic projections upon which it is based and projected against actual uptake rates, should be undertaken following each census.

# 1 Heretaunga Plains Urban Development Strategy

## 1.1. Background

The Heretaunga Plains Urban Development Strategy (HPUDS) is a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council to plan for urban growth in the years ahead. In the past, Hastings and Napier have planned for such growth independently.

Both Hastings and Napier have existing growth strategies in place to guide the development needs of these areas through to 2015.

The Heretaunga Plains Urban Development Strategy will therefore apply from 2015 and project those needs for the next 30 years, out to 2045 but will be subject to regular review. In addition, there are a number of strategy actions that will need to be implemented between 2010 and 2015.

## 1.2. Strategy Area

### 1.2.1. Heretaunga Plains Urban Development Strategy Area

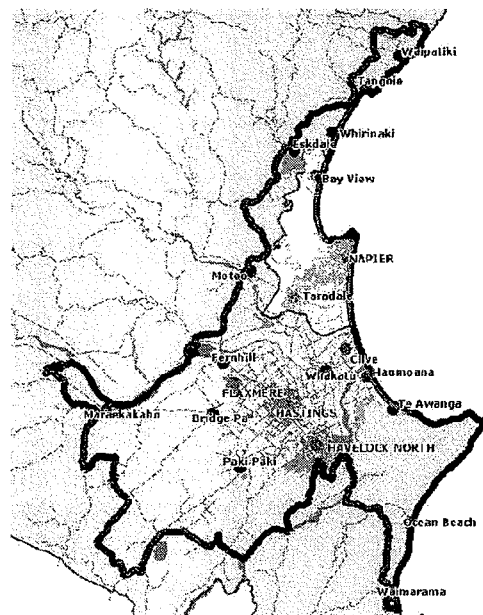
The Heretaunga Plains covers an area which embraces Waipatiki to the North, Waimarama to the South, Maraekakaho to the west and the Pacific Coast to the East as detailed in Map 1.

The boundaries of the strategy area have been established to coincide with transport considerations, encompassing the Heretaunga Plains Transportation Study.

The area includes the small rural settlements on the fringes such as Maraekakaho, Puketapu, and Paki Paki. The coastal settlements of Waimarama, Ocean Beach, Te Awanga and Haumoana also fall into the strategy area as does Waipatiki on the northern boundary.

It is recognised that while Central Hawke's Bay and Wairoa sit outside the strategy area, there will be a number of people who live in these areas and work within the Heretaunga Plains or vice versa.

*Map 1: Strategy Area*



## **1.3. Strategy Development**

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### **1.3.1. Introduction**

The Heretaunga Plains is a resource rich area of New Zealand, blessed with high value soils, good water supply and a temperate climate. Understandably with such resources the Plains have been the focus for settlement with the main industrial base being the agriculture and horticulture sectors. The value of the soil and water resource to the economy and the wellbeing of the community has changed little over time. Ongoing growth in the residential and industrial sectors has led to increasing competition for the water and soil resources.

The key drivers for HPUDS are;

- Community recognition that both the soils and water resource are finite and under increasing pressure and should be better managed.
- The need to take a sub regional view to the growth needs over a longer period of time.
- The need to identify where the knowledge gaps are in planning for the long term growth.
- Establishing whether the employment base of the Heretaunga Plains will continue to rely on land based industry.
- Establishing appropriate and planned responses to long term issues such as climate change and energy efficiencies.

The potential of the soils to achieve maximum productivity is largely dependent on water being available for irrigation. The Ngaruroro and Karamu Rivers are already over allocated and groundwater takes are starting to be restricted where the groundwater take can cause a reduction in the stream flow. The desire to protect the soils for their productive capacity must go hand in hand with the overall management of the surface and groundwater resources.

One of the most important information gaps to fill was projecting what level of growth would need to be catered for through to 2045, what that growth would be based on and what the characteristics of the population would be. The population of the Heretaunga Plains is predicted to increase by a further 8,255 people or 6.3%, reaching 138,575 in 2045. Economic growth would continue to come from primary production and processing. These sectors contribution to GDP will increase by 84% between 2015-2045, compared to a gain of 64% over the period 2000-2015.

There will be some noticeable changes within the population base of the Heretaunga Plains. There is a predicted 68% increase in the 65+ population which results in an additional 15,000 people. Statistics further indicate that the Maori population is projected to grow by 25% (7,000 people) over the period. The relatively low income and considerable socio-economic deprivation of the area need to be taken into consideration in future urban development planning for the Heretaunga Plains. The total number of households in the Heretaunga Plains is projected to increase by 8,014 or 15.7% over the 2015-2045 period.

The reason why the number of households projected is similar to the population figure is because there will be fewer people per household into the future. This is due to:

- An ageing population
- a 15% increase in couple without children families by 2031 rising to 37% by 2045.
- a 20% fall in two parent families by 2031.
- a 29% increase in sole person households by 2045.

These statistics provide the basis of the requirement for a collaborative sub-regional strategy to plan for future urban growth.

These changing demographics raise a number of questions that are pertinent to the strategy moving forward. Questions such as, how will these demographics change the current demand patterns? How will the ageing of the population affect employment sectors, housing and lot styles? The information obtained through Phase 2 of the study provided a good basis to form conclusions about projections and also to establish the assumptions that must be laid down in order to plan for the future. Other new information that needed to be considered as part of the growth scenarios included matters such as the effects of climate change and energy efficiencies.

The conclusions reached are as follows:

- That the economic and employment base of the strategy area will continue to be based on the natural resources of the Heretaunga Plains.
- That while the population will age employment will continue to rise. Total employment is forecast to increase by approximately 18% between 2015 and 2045. Part of this increase is due to an ageing population that will want to work for longer and rising numbers of people in part time employment.<sup>1</sup> There will be an ongoing decline in household occupancy rates leading to a demand for housing that is close to population growth.
- That the aging population will demand a range and quality of housing in locations that offer convenience and amenity.
- The socio economic indicators for the study show income levels below the national average with resulting higher deprivation levels. This is a continuing challenge for the authorities in considering housing options.
- There will be a predicted surplus in the supply of rural residential sites over the period. Sites based on this sector are expected to make up 5% of the market.
- The long term effects of climate change will be potentially significant and will have a bearing on all land use planning decisions in this study.
- Rising energy costs have the potential to bring about transport changes which will in turn influence residential location decisions.

Associated with these conclusions are a number of assumptions upon which HPUDS will be based. These include:

---

<sup>1</sup> Statistics NZ defines employment as the number of people working one hour or more per week

- ☒ That the greenfield growth areas identified in the existing growth strategies for Napier and Hastings will be developed and may well extend into the period of HPUDS, 2015-2045.
- ☒ That the projected growth levels and economic activity are based upon reasonably foreseeable inputs but if there is a major new factor this could well have a significant impact on the area.
- ☒ That the Strategy does not factor in any major policy changes from local or central government.
- ☒ There are also a number of assumptions associated with the demand component of residential development and these are discussed in section 4.1.2 as a lead in to the preferred settlement pattern for growth in the period 2015-2045.

### 1.3.2. *Community Feedback*

Between November 2009 and January 2010 the Heretaunga Plains community had the opportunity to provide feedback and comment on three scenarios outlined in the Heretaunga Plains Urban Development Strategy 2015 to 2045 consultation document which was available to the public from 18 November 2009.

The three scenarios were:

- ☒ ***Current Approach*** - A business as usual model which allowed growth to simply carry on as it does now
- ☒ ***Consolidation with Growth off the Plains*** - This scenario recognised that growth cannot continue to encroach onto the Heretaunga Plains, but conversely higher-density development cannot be the only alternative. This scenario advocated increased densities and intensification in suitable locations to reduce the spread of both Napier and Hastings.
- ☒ ***Compact Development (Within Existing Boundaries)*** - This scenario recognised a major shift in approach to ensure long term sustainability for the Heretaunga Plains versatile soils. This scenario advocated clear recognition by all sectors of the community that the versatile soils are the most valued natural resource. This Scenario provides choice but it is more limited and densities are higher. Napier and Hastings both have very defined urban limits. The higher density locations across each of the cities are noticeable.

Each of the scenarios has been assessed against a number of criteria that reflect the vision of the Heretaunga Plains as follows. The Heretaunga Plains is a place where:

- ☒ There are thriving communities, quality living environments with high levels of amenity
- ☒ Mana whenua values and aspirations are recognised and provided for,
- ☒ There is a growing and resilient economy which promotes opportunities to live, work, play and invest.
- ☒ The productive value of its soil and water resources are recognised and provided for, and sustainable use is promoted.



- The urban centres of Napier and Hastings have distinct identities and provide complementary living, working and learning opportunities.
- Community and physical infrastructure is integrated, sustainable and affordable.

The comments and input received as part of the informal consultation process, together with input from the reference steering group and mana whenua has greatly assisted in understanding the community preferences in respect of managing growth on the Heretaunga Plains and the development of a preferred scenario based on compact development to give effect to recognising the productive value of versatile soils and the water resource, among other matters.

### **1.3.3. Strategy**

The feedback received from the community and strategy partners has been clear that the current approach detailed in Scenario One is not desirable or sustainable.

Scenario 3 has been chosen as the preferred direction and the strategy has been prepared on this basis.

### **1.3.4. Links to Existing Strategies and Plans**

The Heretaunga Plain Urban Development Strategy ("HPUDS") is not a strategy that stands alone; it is a key component of a range of programmes and plans aimed at achieving a more sustainable area over the next 30 years. HPUDS will provide an overall framework for aligning the plans and strategies of organisations that deal with growth along with other local and central government agencies.

Other strategies and plans that will be influenced by HPUDS include the Regional Land Transport Strategy, the Regional Land Transport Programme, each of the partner council's growth strategies; long-term council community plans (LTCCP's), district plans and the Regional Policy Statement. As a strategy partner, mana whenua treaty settlements, programmes, plans and strategies will both influence and be influenced by HPUDS.



#### ***HPUDS focus is on:***

- Long term vision and outcomes
- Growth forecasts for the Heretaunga Plains
- Broad environmental constraints and opportunities
- Distribution and timing of growth in settlements and rural areas
- Major infrastructure development timing, including strategic transportation projects of regional significance.



#### ***HPUDS will be implemented through:***

- Hawke's Bay Regional Council's Regional Policy Statement
- Hawke's Bay Regional Land Transport Strategy and Programme, and the New Zealand Transport Agency's programmes and strategies
- District plans, policies and bylaws

- Long Term Council Community Plans
- Mana whenua plans and strategies
- Other partner plans and strategies.

### ***1.3.5. Strategy Implementation***

The success of any strategy depends on an efficient and integrated planning process. It is essential that the community has full opportunity to participate and provide input into any decision-making process.

Implementation is an ongoing process that will continue to be addressed as part of the partners' own programmes, plans and strategies. It will also be important for the strategy partners to continue to engage and involve government and non-government agencies, the private sector, and the wider community.

Strategy implementation requires ongoing partnerships and establishing the entities responsible for managing implementation and monitoring outcomes. HPUDS' success will be determined by the long-term, formal commitment to collaboration between the key agencies and authorities together with regular monitoring and review.

### ***1.3.6. Urban intensification***

A key part of the Strategy implementation is predicated on achieving higher densities as either brownfields or other currently developed sites are redeveloped.

While a full implementation toolkit was not identified as part of the Phase 2 research, a number of sites were. Also the Strategy contains a number of specific actions which focus on the background work required for intensification. Also the concept is not new since up to half of the current residential development is occurring through intensification. The intention of the Strategy is through a stretched target, to move this form of development to 60%.

Following experience in other parts of New Zealand, and taking account of changing housing preferences, especially those arising from an ageing population as well as more single and two-person households, it is anticipated that there will be a gradual shift over a period of at least 10-15 years from current forms of development to more intensified development. As has happened elsewhere, a key starting point for this change is for the partner councils to work with either Housing Corporation New Zealand or private developers to build some demonstration examples.

There are also Strategy actions relating to servicing needs and detailed structure planning. Intensification uptake will need to be carefully monitored to ensure that aspirational targets are met. If the market is not delivering, then there will need to be Strategy adjustments. The Strategy is after all, an evolutionary document rather than one which is specifying fixed outcomes from its inception.

### ***1.3.7. Provision for Retirement Needs***

Population projections for the period show that that there will be a significant increase in the population aged 65 and over (68% between 2015-2045). There will also be a significant increase in the 80+ age group.

Currently approximately 10% of the retirement age population live in retirement villages or homes. It is estimated that by 2045 this will have increased to around 15% of the retirement population.

Retirement complexes are large users of land. There will be a challenge to work with the retirement providers to reduce the scale of the land footprint of these villages over time.

### ***1.3.8. Existing Subdivided Rural Sites***

Existing research has indicated that there are up to 7000 rural lots where it would be possible to build future dwellings. While some of these sites are likely to be taken up during the life of the Strategy, following trends elsewhere in New Zealand (where similar numbers of rural lots exist), this form of development is not anticipated as part of the future settlement pattern.

Through Strategy monitoring, these development trends will need to be carefully observed and if necessary, future adjustments made to the Strategy.

### ***1.3.9. Servicing Considerations***

Future growth options cannot be considered without direct reference to the servicing implications of that growth. There is an affordability issue to be considered as part of identifying future growth options. This is applicable both for greenfield development and intensification. While developers pay for a proportion of the servicing costs of new development through development levies, these costs must both meet the cost of servicing development but also be affordable for developers so as not to inhibit development.

Servicing costs have therefore been one of the assessment criteria for the growth areas identified in the strategy. The detailed feasibility of each of the growth areas identified in the Strategy is being worked through and the appropriate actions are outlined in section 5.16.4. It is also an important issue for the consideration of intensification. Intensification has the potential for considerable upgrade requirements of the existing infrastructure and these are costs that cannot be fully recouped from developers. Councils will be unable to afford to upgrade the infrastructure for intensification to happen everywhere. Intensification will therefore need to be targeted so that the costs to Councils are affordable.

## **1.4. Purpose and Scope**

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The purpose of HPUDES is to provide a comprehensive, integrated and effective growth management strategy for the Heretaunga Plains. It takes a long-term view of land-use and infrastructure, and the integration required for such a strategy will also be useful to seek funding from government or other agencies.

Each of the partner councils has made a commitment to the development and implementation of the Strategy and the way growth will be managed across the Heretaunga Plains for the next 30 years. It is important, however, to remember that this Strategy is a “line in the sand for now” and will need to adapt and take into account changing circumstances over the 30-year timeframe.

The strategy development process has brought together considerable work already undertaken by partner councils including their own growth management directions as well as commissioning a number of research projects.

This Strategy is part of a process of working together for each of the partners. The potential to achieve much relies on strong and integrated strategies, policies and processes that manage the future growth of the Heretaunga Plains, together with effective leadership in a collaborative manner.

The Strategy will guide a number of key factors as it moves into implementation, including:

- An understanding of the potential impact of growth on water and soil resources, the wider environment, mana whenua, local communities and built environments.
- Provide a cohesive strategy that gives more certainty to communities, investors, developers, service providers and central government of growth aspirations and direction over the longer term.
- The future infrastructure demand patterns to ensure the most sustainable and cost-effective options for service delivery are sought.
- Provision for all modes of transport including walking, cycling, and public transport and integration with the agreed land use pattern.
- The framework to more comprehensively address future growth and issues that arise as a result of it.
- The demonstration of local government leadership in the future of communities and an agreed Heretaunga Plains governance approach to implementation.

The Strategy has focused predominantly on areas under which the partner councils have jurisdiction, power or authority over, including:

- Governance, administration and associated funding
- Provision and funding of key infrastructure
- Land and building development and design
- Land use, supply and choice
- Use and development of natural resources
- Protection, maintenance and enhancement of ecosystems and heritage
- Provision and funding of community infrastructure and services
- Community advocacy.

## **1.5. Vision**

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The vision provides a focus on matters to be addressed as part of strategy development and what is to be achieved by implementation of the strategy.

*“In 2045, the Heretaunga Plains is a place where there are thriving communities, quality living environments with high levels of amenity, and where mana whenua values and aspirations are recognised and provided for, and where:*

- ▣ *There is a growing and resilient economy which promotes opportunities to live, work, play and invest.*
- ▣ *The productive value of its soil and water resources are recognised and provided for, and sustainable use is promoted.*
- ▣ *The urban centres of Napier and Hastings have distinct identities and provide complementary living, working and learning opportunities.*
- ▣ *Community and physical infrastructure is integrated, sustainable and affordable.”*

## **1.6. Guiding Principles**

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HPUDS focuses on how the Heretaunga Plains should develop and encourage growth in the future.

A range of principles underpin strategy implementation and support achievement of the strategy vision and actions, and these are outlined as follows:

### ***Quality Living Environments with High Levels of Amenity and Thriving Communities***

- ▣ Ensure that the settlement pattern avoids sensitive natural environments, (streams, wetlands, lakes, and rivers) and significant landscapes, and versatile soils for productive purposes.
- ▣ Ensure development is directed away from potential and known hazard areas.
- ▣ Maintain, enhance and create important ecological areas for the protection and enhancement of indigenous biodiversity.
- ▣ A range of densities in new residential development and more intensive redevelopment of existing urban areas that will continue to meet amenity values.
- ▣ Provide housing and lifestyle choice within defined locations with greater emphasis on good urban design outcomes as well as recognising an ageing population.
- ▣ Maintain and enhance the cultural and heritage values of the Heretaunga Plains.
- ▣ Maintain the separation of defined urban areas by green and open space.
- ▣ Recognise that the amenity of the Plains environment is characterised by the openness to the sky, and significant landscapes including skylines clear of development.
- ▣ Recognise and provide for the growth of towns and communities within agreed urban limits.

- Provide for development of marae settlements, including associated amenities for employment, education, sports and leisure.
- Provide for Papakāinga development on Maori owned land recognising the aspirations of local hapu.
- Promote partnerships (government, local government and community) to assist in the delivery of a range of housing choices
- Ensure that collaborative implementation arrangements are in place for effective strategy governance and implementation.
- Ensure that the Strategy is integrated into the partners' and other implementation agencies' policy documents and plans.
- Encourage the partners to be advocates for HPUDS to central government and other implementation agencies.
- Encourage the community to have the opportunity to participate in key implementation actions and initiatives.



***A Growing and Resilient Economy which Promotes Opportunities to Live, Work, Invest, and Play***

- Encourage investment to grow the Heretaunga Plains economy and opportunities for wealth creation.
- Recognise opportunities to utilise the versatile soil resource of the Heretaunga Plains for production while minimising the loss of versatile soils for productive purposes to urban development.
- Recognition of the significance of the land based economy and encourage its further development.



***Mana Whenua Values and Aspirations are Recognised and Provided For***

- Ensure that the aspirations, and responsibilities and the place of mana whenua are reflected and incorporated in strategy governance and implementation.
- Recognise the unique relationship that mana whenua have with the land, waterways and other people (manaakitanga)



***Productive Value of its Soil and Water Resources are Recognised and Provided for and Used Sustainably***

- Recognise versatile soils for productive purposes through minimising the need for urban development on such soils and providing for rural lifestyle development in other locations.
- Ensure that the allocation and use of the water resource is efficient and sustainable.
- Protect the Heretaunga Plains aquifer system.

- Protect and enhance the water quality of streams, rivers, lakes and wetlands.



***Urban Centres of Napier and Hastings have Distinct Identities and Provide Complementary Working, Living and Learning Opportunities***

- Ensure a cohesive commercial and retail strategy is maintained which recognises existing infrastructural and building investment, the social and cultural fabric of the existing CBD's, commercial and industrial centres, towns and communities within the Heretaunga Plains, so these places are vibrant and valued.
- Ensure there is choice in the supply and location of residential living, commercial and industrial opportunities.
- Encourage the enhanced provision of local tertiary education delivery and opportunities.



***Community and Physical Infrastructure is Planned, Sustainable and Affordable***

- Recognise the development potential of existing settlements where it is possible to extend or provide infrastructure.
- Protect existing and future infrastructure and transport corridors from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation.
- Ensure development supports efficient transport infrastructure, including public transport provision and reduced dependence on motor vehicles.
- Avoid duplication of large scale community facilities and services.
- Recognise the potential effects of climate change.
- Promote communities with services and amenities to reduce reliance on transport.
- Promote the successful delivery of social infrastructure such as new schools and affordable housing.
- Ensure that infrastructure servicing development is integrated with existing networks.
- Ensure the development of telecommunication initiatives that support people, living, working, and learning in the Heretaunga Plains.

**1.7. Leadership, Partnership & Collaboration**

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HPUDS is an initiative by the strategy partners, other agencies and the community to work together to provide a long-term approach to effectively manage growth across two territorial authority areas and with regional council involvement, in a collaborative manner.

The Strategy provides a framework for leadership in a more integrated and collaborative way that will make it easier to engage with the community, local agencies and the government and to provide a Heretaunga Plains collective voice on the key growth management issues and ways of resolving them.

## **1.8. Values and Expectations**

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The strategy will aim to address a range of values and expectations, including

- Choice in where you live
- Protection of land resources for production
- An adaptive and innovative approach over time in dealing with growth management issues
- Regarding growth as making a positive contribution to the Heretaunga Plains community and maximising its benefit for the greater community good.
- Giving effect to the unique relationship that mana whenua have with their land waterways and other people
- Better management of rural residential development, its location and nature.
- Need for efficient and effective transport corridors which provide for a range of transport modes to operate.
- Protection of natural landscapes and views of the skyline.

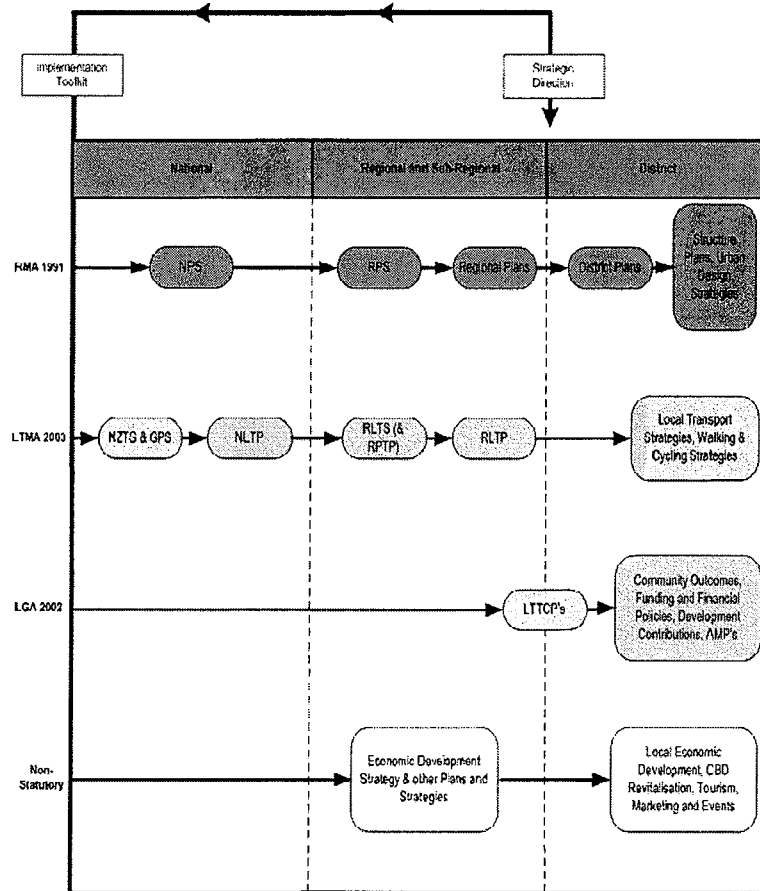
## **1.9. Status of the Strategy**

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The Strategy is a broad scale, long-term, integrated land-use and infrastructure strategy prepared under the framework of the Local Government Act 2002. It will be used as a guide for the future development of the Heretaunga Plains. The Strategy will be implemented through tools such as the Regional Policy Statement, the Regional Land Transport Strategy and the Regional Land Transport Programme, Long Term Council Community Plans, district plans, and other partner plans and strategies. Implementation will be supported by the Heretaunga Plains Partners, Central Government and other applicable agencies.



**Figure 1: Relationship of the HPUDS to the Statutory and Non-Statutory Documents and Processes of the Strategy Partners**



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## **2. Context**

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### **2.1. Global Influences**

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It is important that long term planning in the Heretaunga Plains recognises and plans for global, national and regional influences to ensure long-term success.

Growth and development in the Heretaunga Plains will be influenced by global trends and issues and it is therefore appropriate to identify these factors at the commencement of the Heretaunga Plains Urban Development Strategy.

#### ***2.1.1. Continuing Globalisation***

Globalisation is the process of transformation of local or regional phenomena into global trends. Economies and societies around the world are more interconnected than ever before and as such globalisation needs to be considered and appropriately incorporated into any long-term planning.

Global trends and issues will continue to influence the growth and development in the Heretaunga Plains over the next 30 years.

#### ***2.1.2. Urbanisation***

The world is continuing to urbanise. Approximately 50% of the world's 6.5 billion people live in urban areas. By 2030, it is predicted that approximately 5 billion or 60% of the projected 8.3 billion people will live in urban areas.

Economic growth, employment, trends in household characteristics and vehicle ownership all contribute to the growth of urban areas. There is a growing awareness of the impacts of development, and in particular the effects of sprawling, uncontrolled growth. Impacts of sprawling growth can include increased energy consumption and greenhouse gas emission, loss of productive rural land and wildlife habitat, increased waste production, air pollution and infrastructure costs, and loss of community engagement.

#### ***2.1.3. Sustainability***

The concept of sustainable development was brought to international attention by Agenda 21 and the Rio Earth Summit, which focused on the issues that need to be resolved if the environment, the economy and communities are to flourish in the 21st century. The World Summit on Sustainable Development in 2002 secured renewed commitment to sustainable development aims.

Issues such as climate change, declining biodiversity, and pollution have created a growing awareness of the cumulative global impacts of development and a desire to take action at a local level. There is an increased awareness of personal environmental impact. There is a trend towards individuals looking for ways to consume renewable resources at a rate which allows them to regenerate and replenish naturally.

There is an emphasis on increasing awareness of, and demand for, locally-sourced food and other products. Access to affordable, clean energy, and its efficient use, is also recognised as central to sustainable development.

Part of sustainability considerations is giving recognition to the issue of peak oil. There are two philosophies on this issue, with the first stating that we must adapt our lifestyles to reduce our reliance on personal transport, and the second that the peak will lead to innovation in establishing fossil fuel alternatives. Either philosophy will result in change and a focus on whether our existing patterns of growth can or should be sustained.

#### **2.1.4. *Competition***

A key global environmental challenge for this century is managing our limited natural resources to sustainably meet the needs of a growing, increasingly urbanised, and sophisticated population.

There will be increased scarcity of certain natural resources such as energy, minerals, fresh water, fisheries, and land for primary production, water views and natural amenities. The likelihood of competition, within and between some natural resource economies, is increasing and there is a need to make strategic choices to anticipate constraints in resource availability and to build in resilience.

#### **2.1.5. *Information Technology***

The advent of fibre optic communications, increased use of satellites and the availability of enhanced telephone and internet capabilities has resulted in an increase in ease of information flows around the world. Information technologies continue to improve and advance, affecting social, economic, cultural, and political structures and networks. The Heretaunga Plains information technology infrastructure, connectivity and capacity will be increasingly important.

#### **2.1.6. *Industry***

There is an increasing demand, both from consumers and businesses, for industries to embrace sustainable practices. This includes obtaining materials from sustainable sources, minimising adverse operating externalities and inputs, and operating with a low-impact philosophy.

#### **2.1.7. *Global Economy***

The global economy moves in cycles. The most recent economic downturn that began in 2008 was preceded by a sustained period of economic growth. The state of the global economy has implications for New Zealand and for planning practices.

#### **2.1.8. *Climate Change***

Climate change refers to changes in the earth's climate, which over the last 100 years has shown an unprecedented rate of warming. The level of greenhouse gas emissions is largely agreed as the reason for this warming.

The full effects of climate change will not be felt within the existing timeframe and planning horizon of the overall Heretaunga Plains Urban Development Study. The long term effects (on a 50 to 150 year time frame) will nevertheless be potentially significant and have a bearing on all land use planning decisions made in the present day.

Global warming is expected to result in an increased frequency and severity of major storms and sea level rise. This will have important ramifications for the location of future growth with the many river systems that traverse the Heretaunga Plains and also for the infrastructure that supports development on the Plains. There are also challenges in thinking about how growth can be accommodated to reduce the impact on greenhouse gases.

### **2.1.9. Peak Oil**

The phrase peak oil relates to a point in time when it is believed that the maximum rate of oil extraction will be reached. Oil is a finite, non-renewable resource, and whilst it is not anticipated that oil will run out during the Strategy lifetime, there is an expectation that its price will become more volatile.

The price of fuel is a factor that is beyond the control of HPUDS. The only way to manage these effects is to carefully monitor the strategy during its life and make adjustments where necessary.

### **2.1.10. Planning Responses**

In a more connected national and global economy, quality of life is a key factor in people's choice of where they will live, work and play. Quality of life is therefore a primary factor in long-term planning.

Notably in the US, Canada, and Australia efforts have been taken to shift policy toward a greater concern for sustainability and quality of life with initiatives such as Smart Growth, Liveable Communities and New Urbanism. These initiatives seek a more comprehensive and integrated approach to growth-related policy development to ensure high quality of life for current and future generations and the protection and enhancement of natural systems.

Key principles behind Liveable Communities include:

- Creating a range of housing opportunities and choices
- Creating 'walkable' neighbourhoods
- Encouraging community and stakeholder collaboration
- Fostering distinctive, attractive communities with a strong sense of place
- Making development decisions predictable, fair and cost effective
- Mixing land-uses
- Preserving open space, farmland, areas of natural beauty, and critical environmental areas
- Providing a variety of transportation choices
- Strengthening and directing development towards existing communities
- Taking advantage of compact building design.

### **2.1.11. Global Influence Impact – Heretaunga Plains**

There are a number of global influences that this Strategy needs to be aware of and attempt to cater for. However, there are also decisions that are made globally which affect New Zealand and the Hawke's Bay which are beyond the control of this Strategy. It is assumed that the influences outlined in this section will continue and that HPU DS will need to be flexible and adaptable in order to respond to these changes. There will be regular reviews of the Strategy to ensure that this happens.

## **2.2. National Context**

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New Zealand's population is estimated to be around 4 million<sup>2</sup>. Over the last 50 years there has been rapid population growth; however Statistics New Zealand has indicated that this is unlikely to be a feature of the next 50 years with the population projected to decline from around 2050.



### ***Key features of New Zealand's population are:***

- There is an increasing proportion of people in the 65 years and over age group.
- The Māori population is growing at a faster pace than the total New Zealand population.
- Over 87% of New Zealanders now live in urban areas.
- The population is becoming more ethnically diverse.



### ***Emerging issues for New Zealand that relate to growth management include:***

- Lifestyle migration
- Changing population structure
- Housing quality and affordability
- Water allocation and quality
- Rising infrastructure and service costs
- Reconciling the needs of the current population with the needs of future generations
- Matters of urban design
- Recognising the needs of a more urbanised population
- Growing the economy
- Pressure on resources
- Increasing disparity of wealth.

The latest population projections for the country as a whole from Statistic New Zealand, covering the period 2009-2061, indicate that the total national population is expected to grow

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<sup>2</sup> 2006 Census (Statistics New Zealand)

by a further 315,000 or 7.2% between now and 2016<sup>3</sup>. Over the period 2016-2061, the national population is projected to increase by a further 1,124,200 or 24%. However, the rate of intercensal population growth is expected to fall gradually from around 3.7% at the start of the projection period to .05% by the end of the period.

With this scenario, intercensal natural population increase (births minus deaths) falls steadily from around 169,000 at the start of the projection period to 27,000 at the end of the period. This is primarily due to the projected steady increase in the number of deaths alongside relative stability in birth numbers.

According to Statistic New Zealand, regional population growth in the country over the 2006-2031 period is projected to be strongest for, in order, Auckland, Bay of Plenty, Waikato, Canterbury, Tasman, Wellington and Northland. Hawke's Bay's projected growth rate gives it a ranking of 10th amongst the 16 regional areas in the country.

The state of the global economy is also an issue for New Zealand. Development at home is influenced by the world economy. With the collapse of the financial markets worldwide, sources of funding for development in New Zealand have evaporated. This has had an impact on the rate of development throughout the country. The global economy is cyclic and the current financial crisis is not a permanent situation. It is important that HPUDS takes a long-term view and continues to plan ahead for future land-use. It is also imperative that infrastructure projects are planned for now so that New Zealand is in a good position once market conditions emerge.

Within New Zealand, sustainable development is a key issue. Sustainability principles are embodied within New Zealand's resource management, local government, and transport legislation.

There are three principal statutes governing growth management and planning within New Zealand: the Resource Management Act 1991, the Local Government Act 2002, and the Land Transport Management Act 2003. These legislative tools provide a framework for sustainable growth management. The challenge in achieving the purposes of the principal planning statutes is to look across the purposes, outcomes and processes of the statutes in a collective manner to achieve integrated growth management.

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<sup>3</sup> Nine alternative series have been produced using different combinations of fertility, mortality and migration assumptions. At the time of release, projection series 5 is considered the most suitable for assessing future population changes and has been utilised to determine projection figures. For more information about the projections, refer to Information about the Information about the Demographic Projections on the Statistics New Zealand website.

### 2.3. Regional Context

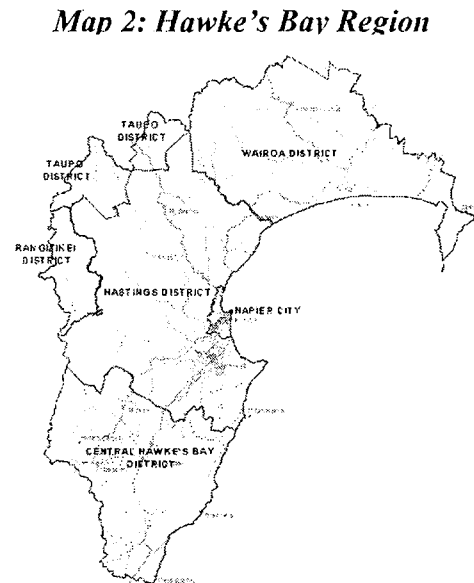
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The Hawke's Bay region covers a total land area of 1.42 million hectares including 350 kilometres of coastline bordering the Pacific Ocean. The region has 7 major rivers and Waikaremoana is the major inland lake situated in the Te Urewera National Park.

Hawke's Bay represents 3.7% of the national population. The population of Hawke's Bay is approximately 147,700 people covering Wairoa District, Napier City, Hastings and Central Hawke's Bay Districts.

The main urban centres are Napier and Hastings, and as at 2006 there were 60,800 dwellings in the wider Hawke's Bay region.

The region has a low industrial base and each district contains a primary production and processing base. The Napier/Hastings area is also the base for most of the region's major service industries, particularly to support farming and horticulture. The warm climate supports a flourishing wine industry which is assisted by productive soils and a reliable aquifer water supply.



At the end of 2006, total employment in the region was 73,000.

The Hawke's Bay region is facing a range of challenges, including:

- Loss and degradation of soil due to erosion and inappropriate management practices.
- Scarcity of indigenous vegetation and ecologically significant wetlands.
- The effects of conflicting land-uses, e.g., odour, smoke, dust, noise and agricultural spray-drift.
- The potential adverse effects of agricultural use on health, property and the environment.
- The negative community impacts of poor management of organic waste from primary processing industries.
- The risk of ground water contamination arising from industry land-use practices, discharges of contaminants and spillages.
- Potential over-use of the region's groundwater and river gravel resources.
- Reduction in the quantity and quality of regional surface water resources (rivers, lakes, wetlands) due to inefficient and inappropriate use, and contamination.
- Biosecurity issues include the impact of animal and plant pests.
- The sustainable management of the region's coastal resources.

- Community impacts of potential natural hazards – floods, droughts, earthquakes, volcanic ash falls and tsunamis.
- The maintenance and enhancement of the physical infrastructure (transport, communications, energy, water supply, sewerage and rubbish disposal).

The areas historical development and cultural identity have been influenced by a number of interrelated factors, including its coastal location and associated economic and social activities, attractive climate; the enduring impact of the major 1931 earthquake; the wine industry and complementary arts and café sectors; and its ideal living environment.

The Hawke's Bay is home to over 64 ethnic groups. In 2006 the region's population comprised of 12% migrants, which represents 17,000 non-New Zealand residents.

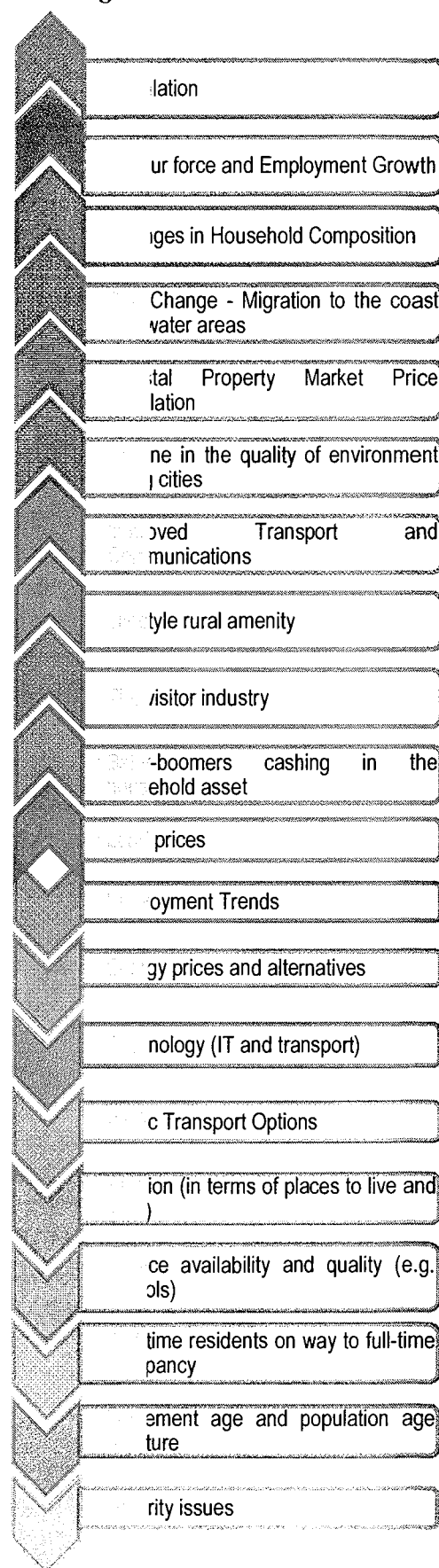
Studies indicate that different ethnic groups consist of different age compositions. If an ethnic group's age structure can be determined, it will assist in predicting likely future population growth, as those groups with larger proportions of younger people will have higher rates of growth.

By establishing the age composition, an indication of population dependency can be established. This can help determine whether the population has a large number of dependants in the younger age or older age groups which are particularly important for future planning and policy decisions for schools, housing and health care.

The Strategy also recognises the influences that activities and initiatives which take place beyond the strategy boundary may have on growth considerations on the Heretaunga Plains. Hawke's Bay is an inter-dependent region and therefore cognisance must be had to the economic and social initiatives occurring in both the Central Hawke's Bay and Wairoa districts.

One such example of this is the studies being undertaken on the Ruataniwha and Ngaruroro water catchments over the next two years. These studies will look at water catchment and storage possibilities to provide for much needed irrigation demands in the area. It has been estimated that the study could result in more than doubling of irrigated land in Central Hawke's Bay (Ruataniwha Plains). This could potentially create up to 2000 jobs and add \$300 million to the region's GDP.

**Figure 2: Growth Management Drivers**





Such impacts are likely to be felt beyond the Central Hawke's Bay area with much of the supporting industry and infrastructure occurring on the Heretaunga Plains. This has direct connection for the amount of industrial land that may be required under this strategy and the growth of the regional economy. It is important to maintain strong links with the neighbouring authorities to monitor the effects of activities taking place within the wider region both from a perspective of the impacts on the economy and the environment.

## **2.4. Growth Management Assumptions, Drivers and Influences**

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The assumptions that underpin the HPUDS provide the basis for implementation.

### **2.4.1. Growth Drivers and Influences**

There are a number of underlying influences and drivers of economic and employment growth in the strategy area over the long-term projection period 2015-2045. These include:

- The underlying natural resource base and strengths of the area should ensure a continuation of its major primary production and processing specialisation, and related support servicing, as well as its important visitor sector
- The international market importance of "food" should also ensure the region's continued important specialisations in this sector
- The area's major primary commodity export orientation means that it will remain prone though to fluctuating international market and exchange rate conditions, which will significantly impact the range and timing of primary production and related processing carried on in the area
- Changing climatic conditions will also continue to significantly impact the activities of the primary sector
- Ongoing access to appropriately skilled labour, the necessary seasonal workforce, science and technology applications, and an efficient and effective transport /communications infrastructure (including the Port of Napier's services) will continue to be critical to the overall performance of the local economy and increasing the level of "added value" from its production base
- The forecast demographic growth, changing population characteristics and general economic growth over the projection period should assist the economic performance of the broad services sector over the period.

The locational trends that have emerged over the period will be important base assumptions for HPUDS (from 2015) moving forward. These are:

- That there is limited identified growth options remaining in the Havelock North area.
- That the Hastings greenfield options that will remain are in the lower cost demand segment.
- That greater levels of intensification development should be achievable and investigations currently being undertaken by Hastings District Council as part of the Urbanism Plus project should assist in identifying how this may be facilitated.

- That there is a high level of market acceptance for peripheral and outer rural living.

The locational trends that have emerged from the Napier experience over the period and considered against the trends with the Hastings District will be important base assumptions for HPU DS (from 2015) moving forward. These are:

- Greenfield growth options exist into the study period (i.e. beyond 2015)
- That intensification is likely to play an important role, particularly in the Ahuriri area.
- That there are rural settlement options if the servicing constraints can be overcome.
- That the amount of undeveloped zoned rural residential land is adequate and that there appears to be a demand for smaller sites within the zone.

#### **2.4.2. Assumptions and Conclusions from Consideration of All Studies**

The locational trends identified above combined with the assumptions that have remained relevant since the release of the first growth studies in the early 1990's, result in the following factors being relevant as a baseline for the consideration of growth scenarios for HPU DS. These are considered under the residential growth types:



##### ***Greenfields***

- The Cross Country Drain provides a physical boundary for greenfield development in Napier.
- There will be a greenfield area available for Napier at 2015.
- The 2008 Situation Analysis for Napier identified that there are currently areas rezoned within Napier City as a result of private plan changes e.g. Mission Heights that have not been developed or included within the current strategy projections.
- Hastings has limited options in Havelock North and in Hastings the Irongate/Yorke option will be for the lower end of the market where demand is not currently evident.
- District projects such as planned major road links will influence residential demand patterns.
- A risk avoidance approach is taken in selecting new areas for residential and commercial development on land affected by slippage and instability, earthquakes, liquefaction, and flooding.



##### ***Intensification***

- An ageing population and lower household occupancy rates will require a wider range of housing types.

- The level of intensification development achieved in Napier is slightly ahead of that being achieved in Hastings. Without the apartment component the level of infill development being achieved in Napier is 50% with Hastings achieving a figure of 40% within the urban area. It is assumed that without intervention these levels will be maintained.



### ***Rural Settlement***

- An expectation that versatile soils for productive purposes will be protected and that ecological areas, landscapes, cultural and heritage values will be enhanced.
- There is an emergent coastal market not currently recognised and provided for.
- Demand for sites in the urban periphery for lifestyle orientated living will continue. Rural settlements will be under increasing pressure from development.
- Servicing of the rural settlement and coastal areas will be the biggest obstacle to development.



### ***Rural Residential***

- There is currently a high level of market acceptance for lifestyle living and also in the outer rural areas to take advantage of lower prices.
- There is demand for smaller lots within the rural residential zones.
- The supply of rural residential zoned land does not appear to be constrained.



### ***Maori Housing***

- There is a need to partner with the Taiwhenua to identify and meet Maori housing needs which may not coincide with the accepted growth principles.



### ***General***

- Housing and lifestyle choices are available.
- A low energy, low carbon sustainable environment is enjoyed.
- Fossil fuels will become less available and more expensive. The urban form needs to be sufficiently resilient and flexible to accommodate changes in energy forms and availability.
- This Strategy will continue to be influenced by Central Government energy and transport policy as it develops.
- The cost of fuel for transport is anticipated to steadily increase over the next 20-30 years.
- Green spaces separate settlements.
- Development is directed away from hazard areas and mineral locations.
- Existing and future infrastructure and transport corridors are protected.

- Growth will be managed and encouraged.
- The Strategy is not constrained by local authority boundaries.

### **2.4.3. Future Growth Opportunities**

Key specific future business and economic development opportunities in the general Hawke’s Bay area are seen as including agribusiness, boutique food processing, freight services, infrastructure construction and support, health and aged care, tourism, wine, and farm services and equipment manufacturing. Note again that a number of these activities are related to the primary production sector.

Whilst a generally positive long-term economic environment is forecast for the Heretaunga Plains, particularly for the primary production and commercial-services sectors, due cognisance still needs to be given to the threat to this scenario of adverse external changes impacting on the local economy, such as the influence of international markets, exchange rate and climatic volatility.

### **2.4.4. Growth Management Drivers**

Successful growth management relies on the early identification and careful monitoring of the key growth drivers. Taking this approach helps avoid “surprises” in the future. The following are some key drivers influencing growth in the Heretaunga Plains.



#### ***Lifestyle***

- Live the country life and commute to the city or work from home (technology has and will continue to make this easier)
- Increasing number of events which attract people to the area
- Urban dwellers tired of a city lifestyle (traffic, growing costs)
- Expat Kiwis who are returning home and wanting a better lifestyle
- Retirees, including retiring baby boomers, cashing up and leaving larger centres
- Mana whenua increasingly wanting to live, work and play as mana whenua
- Attractive urban environments where people want to live, work and play



#### ***Land and Housing***

- Capacity/available land
- Property owners subdividing their land
- Land and housing is more affordable than in other places (e.g. Auckland and Tauranga)
- Option to build a ‘dream home’



### ***Other Factors***

- The underlying natural resource base and strengths of the area should ensure a continuation of its major primary production and processing specialisation, and related support servicing, as well as its important visitor sector
- The international market importance of 'food' should also ensure the region's continued important specialisations in this sector
- The area's major primary commodity export orientation means that it will remain prone though to fluctuating international market and exchange rate conditions, which will significantly impact the range and timing of primary production and related processing carried on in the area
- Changing climatic conditions will also continue to significantly impact the activities of the primary sector
- Ongoing access to appropriately skilled labour, the necessary seasonal workforce, science and technology applications, and an efficient and effective transport/communications infrastructure (including the Port of Napier's services) will continue to be critical to the overall performance of the local economy and increasing the level of 'added value' from its production base
- The forecast demographic growth, changing population characteristics and general economic growth over the projection period should assist the economic performance of the broad services sector over the period.

#### ***2.4.5. Conclusion***

None of these factors will of themselves be an overwhelming driver but they are forces that need to be understood and their influence on development monitored carefully. If monitoring shows that the impact of any of these factors, or any others that may not have been anticipated, are significant then it will be taken into account and addressed in any strategy review.

It is important that the Heretaunga Plains has a strong future settlement pattern and the infrastructure and services to support it. If this is in place then the Heretaunga Plains is in a good position to address and anticipate the influences from surrounding regions.

### ***2.5. Growth Management Supply – Locational Considerations/Constraints***

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In developing a settlement pattern the growth drivers must also be considered in the context of the ability to supply the growth both in terms of physical constraints that are encountered in some locations and the ability to realistically overcome some of the servicing issues that are apparent in certain areas. The issues of housing affordability and travel distances may also arise as restraints against certain location options.

#### ***2.5.1. Soil Values***

The importance of the soil values associated with the Heretaunga Plains is one of the primary locational constraints for growth options. There is a clear message that the soils should be protected from on-going development.

The outcome for avoiding development on the versatile soils for productive purposes is that future growth must either be managed within existing boundaries or located off the Plains. There are consequences associated with adopting such a direction that must be considered. These include the increased costs to the community associated with intensification as a result of upgrading existing infrastructure, increased travel distances with growth areas off the Plains and increased development costs on the hills.

### 2.5.2. *Physical Constraints*

There are a number of areas that have constraints to development such as flooding, earthquake fault lines, coastal hazards and water supply. The major locational constraints are as follows:



#### ***Hazards***

- Sea level rise as a result of climatic changes may impact on groundwater levels in coastal communities such as Clive and Haumoana.
- Active earthquake faults in the Havelock Hills and between Haumoana and Te Awanga.
- Very high liquefaction rates over Napier area with the exception of the hills.



#### ***Wastewater***

- All wastewater on the western side of Hastings has to be pumped to the eastern side and the hump is in the general location of Omahu Road and Heretaunga Street.
- Waimarama has sensitive receiving surface waters and there is potential impact of this from on site wastewater systems.
- Bay View, Jervoistown, and Meeanee are not currently reticulated for wastewater and are poor draining leading to increased development costs.



#### ***Stormwater***

- Seventy five percent of all Napier's urban stormwater is pumped requiring on-going energy use.
- Awatoto Industrial area is constrained by stormwater disposal.
- Natural detention areas (50 year Flood Ponding Areas) need to be protected e.g. Paki Paki, North Twyford, Parts of the Lagoon and Landcorp Farms.



#### ***Water***

- Water short areas (shown as Water Management Zones in the Schedule VI and Via of the Regional Resource Management Plan) show a potential for water supply constraints for future growth. They include the Bay View and Poraiti Hills in terms of surface and groundwater, the tributaries of the Havelock North Hills and the hills to the south of the Heretaunga Plains, the Maraekakaho Stream and the southern margins of the Heretaunga Plains Aquifer system.
- Shortage of water may impact on the versatility of the land for productive purposes.
- The current water supply for Havelock North is constrained and a new source is being sought.

### **2.5.3. Conclusion**

The locational constraints must be factored in to the decision making criteria for a preferred growth settlement pattern. The constraints are not necessarily fatal flaws but they are factors that must be balanced against the positives associated with location options and the guiding principles.

## **2.6. Sub-Regional Context**

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Within the Heretaunga Plains most residents live in the main centres of Napier and Hastings, and the towns of Greenmeadows, Taradale South, Taradale North, Marewa, Onekawa South, Akina, Mayfair, Raureka, Flaxmere East, Mahora, Maraenui, Pirimai, Te Mata and Havelock North Village. There are a number of small settlements surrounding the main urban areas, such as Clive, Bay View, Bridge Pa, Paki Paki and Omahu as well as the coastal settlements of Haumoana and Te Awanga.

### **2.6.1. Population, Households and Labour Force Change**

The population of the Heretaunga Plains is predicted to increase by a further 8,255 people or 6.3%, reaching 138,575 in 2045. There is also a predicated 68% increase in the 65+ population. Statistics further indicate that the Maori population projected to grow by 25% in the Heretaunga Plains.

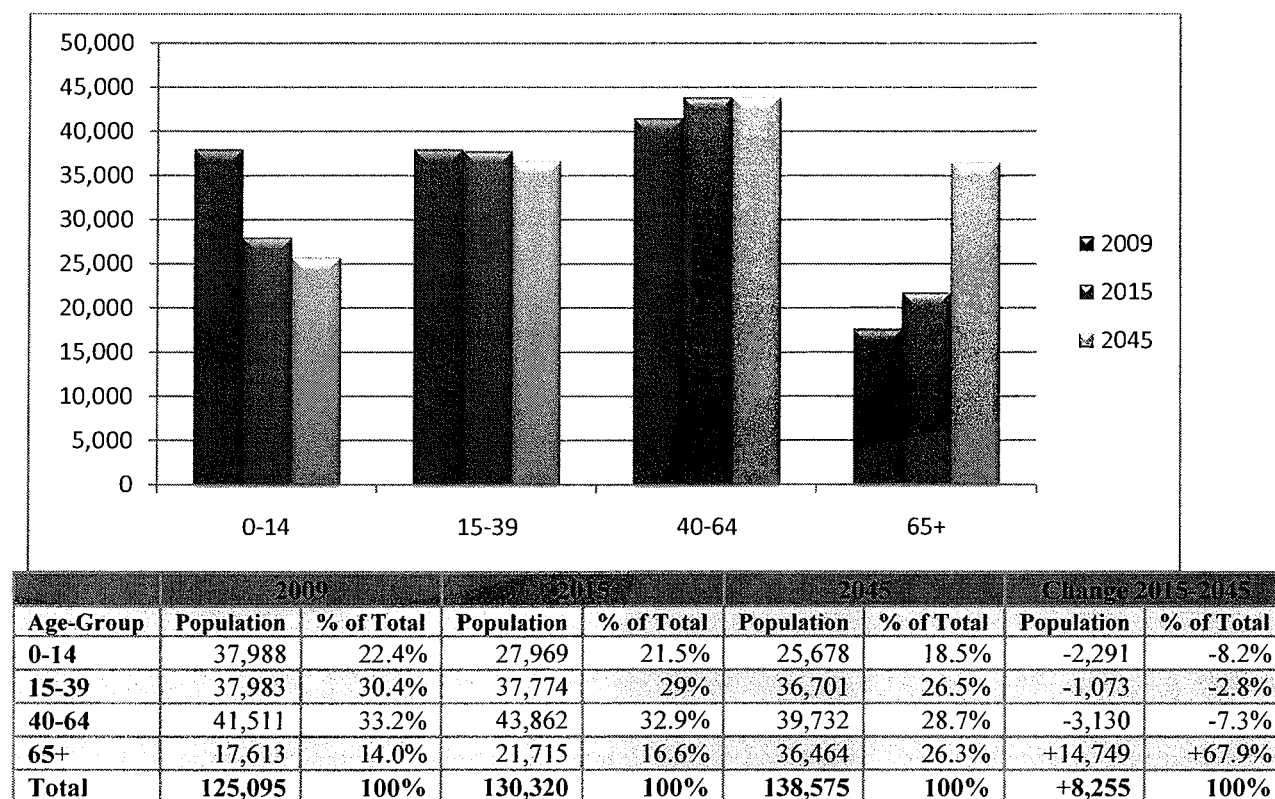
The two fundamental population change factors are natural population increase (births minus deaths) and total net migration (which comprises both internal migration or the movement within the country of New Zealand residents, and external migration or population movements between New Zealand and overseas countries). Both types of migration cover long-term or permanent population relocations. Net migration refers to the balance of internal and external migration. It is further noted that the Hawke's Bay region currently accounts for less than 2% of total external permanent/long-term arrivals into New Zealand, on an annual basis.

### **2.6.2. Age-Group Populations**

Statistics released by the Department of Labour indicate that New Zealand will experience a slowdown in labour force growth. Indications are that there will be a gradual slow down between 2006 and 2020 with a plateau being predicted from 2020. It is also predicted that around 80% of the current workforce will still be in the workforce in 2020. The general population ageing will also result in a significant increase in the numbers of elderly people in the work force.



**Figure 3: Age-Group Populations**



### 2.6.3. Indigenous Community/ Mana Whenua Community/ Mana Whenua

The place of indigenous people within the wider community, particularly in their traditional homelands, is an issue of global significance as shown by the United Nation’s Human Rights Council adoption of the United Nations Draft Declaration on the Rights of Indigenous Peoples in 2006. In Aotearoa (New Zealand), Te Tiriti o Waitangi obligations between the Crown and hapū, continue to guide the manner in which mana whenua, regional and district councils, and other government agencies exercise their roles and responsibilities.

The outcomes from the settlement of grievances from breaches of Te Tiriti, coupled with ongoing capability and capacity building initiatives at individual, whānau, marae, hapū, and iwi level, will further influence the role and participation of mana whenua in the successful implementation of HPUDES. This will also be impacted by an expectation that mana whenua will continue to strengthen reo/language retention and use along with a desire to be able to choose to live, work and play within the context of tikanga/traditional practices.

### 2.6.4. Socio Economic Characteristics

The demographic, labour force and cultural components of the population result in a number of social issues which are relevant to the consideration of the growth of the region. Statistics New Zealand collects income and employment data which provides a good understanding of the socio economic profile of an area. The data includes median personal and household income, the percentage of population with low incomes, median hourly earnings, and unemployment rates. In virtually all indicator cases, Hawke’s Bay is below the national average, and for a number of the indicators the gap between Hawke’s Bay and the national average increased over the monitoring period.

In June 2009, 15% of Napier/Hastings residents in the 18-64 age bracket were in receipt of a government benefit, excluding superannuation. Following each census the University of Otago's School of Public Health updates its index of national and sub national socio economic deprivation. This is based on a number of measures such as income, employment, communications access, transport, social support, qualifications, home ownership and living space. The latest update shows that for the strategy area approximately one third of the population live in decile 9 and 10 areas i.e. the most deprived categories. These social issues are important considerations in the relationship between work and living environments and housing affordability.

## 3. Strategy Development Process and Consultation

### 3.1. Scenario Process

Three general directions or scenarios were created as part of HPUDS development process. These scenarios attempt to paint a picture of what the future might look like under different growth scenarios. These three scenarios were released for public comment and feedback on 18 November 2009 and the submission period closed on 15 January 2010. Forty six written responses were received. The three scenarios released for consultation are summarised as follows:

Scenario	Summary
<b>Scenario 1: Current Approach</b>	<ul style="list-style-type: none"> <li>▪ No change from existing approaches. Growth is catered for in its current manner where Napier and Hastings communities act independently.</li> <li>▪ The planning methods are those that have been used since the first growth studies for each district were developed in the early 1990's.</li> <li>▪ Growth is responded to as it occurs. There are conflicts between desires for a wide range of lifestyle and business development in new areas and the importance of the primary sector to the districts' economies.</li> <li>▪ Heavy reliance on private transport modes e.g. car</li> </ul>
<b>Scenario 2: Consolidation with Growth off the Heretaunga Plains</b>	<ul style="list-style-type: none"> <li>▪ Continued reliance on primary production for income and community well being.</li> <li>▪ Recognition that a medium level of growth and an ageing population need to be provided for.</li> <li>▪ Future growth considered in context of providing for an increasing number of households on a smaller land area in settlements across the sub-region.</li> <li>▪ Reduced reliance on the private car and alternative modes of transport such as walking, cycling and public transport are viable.</li> </ul>
<b>Scenario 3: Compact Development</b>	<ul style="list-style-type: none"> <li>▪ Major shift in approach to ensure long term sustainability for the Heretaunga Plains' versatile soils for productive purposes– there is consensual agreement that they are the District's most valued natural resource.</li> <li>▪ Napier and Hastings have defined urban limits lines so there is a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice.</li> <li>▪ Reduced growth in the settlements surrounding both districts but their existing character is maintained.</li> <li>▪ Greater emphasis on public and alternative transport modes.</li> </ul>

## **3.2. Informal Consultation**

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The HPUDS Governance Group considered all responses received. The majority of the responses supported either Scenario 2 or 3, or a combination of both. The three scenarios were then evaluated against a set of criteria based on HPUDS vision and the evaluation process outlined in Section 3.3. Both the public consultation and the evaluation have assisted the partners in deciding on a preferred scenario.

The responses also provided feedback in a number of other areas including protection of versatile soils for productive purposes, protection of the water resources particularly the aquifer, awareness of and planning for sustainability, recognition of and planning around sensitive areas when rezoning, and ensuring the establishment of good urban design practices.

### **3.2.1. Key Themes from Consultation**

As a result of this input, several key themes have emerged to inform development of HPUDS. These are:



#### ***Natural Environment and Resources***

- Protection of and sustainable use of water sources and aquifer is a high priority.
- That future development of lifestyle properties is controlled in a manner to ensure contribution to a sustainable development outcome (for example, having regard to ecology, sustainable energy sources, and open-space needs).
- Designing and planning for new quality environments.
- Need to recognise "quality living environments" as a principle for recognising and protecting character, amenity and heritage.
- Minimising Transport
- Consideration of the effects of development on the landscape particularly with regard to skyline issues.



#### ***Sustainability***

- Identify and plan for the potential impacts of climate change
- Recognise that sustainability concepts and developments are fundamental to planning for growth and transport.



#### ***Settlement Pattern***

- Ensuring that there is exceptional management of land availability, which efficiently and effectively balances demand versus supply.
- Need for residents and commercial organisations to have certainty as to the continued operation of their property.
- Implementation of dual use buffer zones/areas to separate sensitive areas from other potentially conflicting areas.

- Ensuring that the growth scenarios provide realistic locations for the aging population.
- Recognising the importance of the coastal settlements to residential location choices.
- Support for intensification



### ***Versatile and Fertile Soils***

- Ensuring that fertile soils in the plains are adequately protected by focusing development on the hills and within the extents of existing rural communities.
- Recognising and protecting the productive capacity of the plains and recognising fertile soils as the basis of the Heretaunga Plains economy.
- Recognising the importance of other land based industries to the Heretaunga Plains and the importance of protecting the soil resource for future generations.
- Possibility of a "food production zone" to protect the production versatility of soils and associated activities.



### ***Mana Whenua***

- The need to recognise Maori values and growth aspirations is key, including the development of Papakāinga, protection of the plains from urban development and desire to be involved from a governance perspective in implementation.
- Recognise the impact of Maori population growth in the strategy area over the period 2015-2045
- Significance of water to Maori



### ***Ongoing Implementation and Monitoring***

- Need to ensure continued monitoring and plan for development in relation to soil, water, air, transport, energy and people.



### ***Transport***

- Recognise the importance of the transport network and its integration with urban and growth planning in any growth strategy.

## ***3.2.2. Relevance of Scenario Evaluation***

The scenario evaluation process aims to enable informed decision making on future strategy direction. It should identify what decisions will make the greatest difference to end results, and what are the trade-offs between the scenarios.

The evaluation of scenarios assisted in determining a preferred approach to growth management that has formed the foundation for the preparation of HPUDES.

## ***3.2.3. Relationship to Vision Statement, Guiding Principles, Values and Expectations***

The Vision Statement, Guiding Principles, and Values and Expectations are important components of the Scenario Evaluation process.

The Vision can be viewed as a statement of what “sustainable development” means for the Heretaunga Plains. The evaluation assisted and was an input in determining which scenario will best meet the vision.

### 3.3. Evaluation Process

Evaluation criteria were developed to provide a framework for assessing the three scenarios. The criteria used were based on the vision and guiding principles of the Strategy.

The assessments were scored on a ‘Low’, ‘Medium’ and ‘High’ basis with ‘Low’ indicating low desirability or little fit, and ‘High’ indicating a ‘best fit’. The ‘Low’ score had no value, a ‘Medium’ score had a value of 0.5, and a ‘High’ score had a value of 1. The totals for each scenario were tallied at the end of the evaluation chart. The scenario with the highest total assisted with the consideration of a preferred scenario which underpins the future settlement pattern for the Heretaunga Plains.

#### 3.3.1. Evaluation Matrix

Guiding Principles	Outcome Criteria
<b><i>Quality Living Environments with High Levels of Amenity and Thriving Communities</i></b>	
<i>Ensure that the settlement pattern generally avoids sensitive natural environments (streams, wetlands, lakes and rivers) and significant landscapes, and versatile soil for productive purposes.</i>	<ul style="list-style-type: none"> <li>▪ Development along waterways is appropriate, serving to protect, preserve and enhance natural features.</li> </ul>
<i>Ensure development is directed away from potential and known hazard areas.</i>	<ul style="list-style-type: none"> <li>▪ New developments are in locations not requiring protection from hazards.</li> <li>▪ Where new developments are in a location requiring some protection from hazards, mitigation can be effectively achieved.</li> </ul>
<i>Maintain, enhance and create important ecological areas for the protection and enhancement of indigenous biodiversity.</i>	<ul style="list-style-type: none"> <li>▪ Avoidance of the loss of significant ecological sites.</li> <li>▪ Avoidance of ‘proximity of development’ pressures in relation to significant ecological sites.</li> </ul>
<i>A range of densities in new residential development and more intensive redevelopment of existing urban areas that will continue to meet amenity values.</i>	<ul style="list-style-type: none"> <li>▪ New subdivision achieves higher densities than in the past.</li> </ul>
<i>Provide housing and lifestyle choice within defined locations with greater emphasis on good urban design outcomes as well as recognising an ageing population.</i>	<ul style="list-style-type: none"> <li>▪ Urban and rural residential growth meet transport orientated development</li> <li>▪ Urban and rural residential growth meets New Urbanism principles of diversity, density and design.</li> <li>▪ Urban and rural residential growth is in clusters and nodes and not dispersed.</li> <li>▪ Urban and rural residential settlement pattern maximises energy efficiency by minimising distances</li> </ul>

<b>Guiding Principles</b>	<b>Outcome Criteria</b>
	between residences, work places and key services and promoting active transport.
<i>Maintain the separation of defined urban areas by green and open space.</i>	<ul style="list-style-type: none"> <li>▪ Adequate open space is provided for active and passive recreation.</li> <li>▪ Open and green space utilised as a method to separate urban areas</li> </ul>
<i>Recognise and provide for the growth of towns and communities within agreed urban limits.</i>	<ul style="list-style-type: none"> <li>▪ New areas are identified for long term growth.</li> </ul>
<b><i>A Growing and Resilient Economy which Promotes Opportunities to Live, Work, Invest, and Play</i></b>	
<i>Recognise opportunities to utilise the versatile soil resource of the Heretaunga Plains for production while minimising the loss of versatile soils for productive purposes to urban development.</i>	<ul style="list-style-type: none"> <li>▪ Versatile soils are not removed from primary production where there are feasible alternatives.</li> </ul>
<b><i>Mana Whenua Values and Aspirations are Recognised and Provided For</i></b>	
<i>Recognise the unique relationship that mana whenua have with the land, waterways and other people (manaakitanga).</i>	<ul style="list-style-type: none"> <li>▪ Marae are sustained through Papakāinga development.</li> <li>▪ Land has been used to support the social and economic wellbeing of Mana Whenua.</li> </ul>
<b><i>Productive Value of its Soil &amp; Water Resources are Recognised &amp; Provided for &amp; Used Sustainably</i></b>	
<i>Recognise versatile soils for productive purposes through minimising the need for urban development on such soils and providing for rural lifestyle development in other locations.</i>	<ul style="list-style-type: none"> <li>▪ Loss of versatile/productive land has been minimised.</li> <li>▪ Conflict between rural production and residential activity has been minimised.</li> </ul>
<i>Ensure that the allocation and use of the water resource is efficient and sustainable.</i>	<ul style="list-style-type: none"> <li>▪ Water resource conservation has been achieved through actively reducing, reusing and recycling.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ New buildings incorporate green building measures to reduce water consumption.</li> </ul>
<i>Protect the Heretaunga Plains aquifer system.</i>	<ul style="list-style-type: none"> <li>▪ The ecological health of water bodies has been improved.</li> <li>▪ Riparian areas have been protected and restored.</li> <li>▪ Recreation opportunities along waterways have been enhanced.</li> <li>▪ Development along waterways is appropriate, serving to protect, preserve and enhance natural features.</li> </ul>

***Urban Centres of Napier and Hastings have Distinct Identities and Provide Complementary Working, Living and Learning Opportunities***

*Ensure a cohesive commercial and retail strategy is maintained which recognises existing infrastructural and building investment, the social and cultural fabric of the existing CBD, commercial and industrial centres, towns and communities within the Heretaunga Plains, so these places are vibrant and valued.*

- ▣ Commercial/retail activities occur as an extension of existing centres, except where as appropriate, new centres are located at the centre of their supporting residential catchment.
- ▣ Local urban populations are able to meet their day to day needs within walkable areas.
- ▣ Strip developments are avoided.

*Ensure there is choice in the supply and location of residential living, commercial and industrial opportunities.*

- ▣ To ensure through strategy monitoring that housing needs are being met.

***Community And Physical Infrastructure is Integrated, Sustainable and Affordable***

*Recognise the development potential of existing settlements where it is possible to extend or provide infrastructure.*

- ▣ Urban and rural residential growth meet transport orientated development and New Urbanism principles of diversity, density and design.
- ▣ Urban and rural residential growth is in clusters and nodes and not dispersed.
- ▣ Urban and rural residential settlement pattern maximises energy efficiency by minimising distances between residences, work places and key services.

*Protect existing and future infrastructure and transport corridors from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation.*

- ▣ Residential intensification occurs around town centres, the central business districts, areas of high amenity (open space, parks, community facilities) and transport nodes.
- ▣ Development does not compromise key strategic transport corridors (e.g. rural residential development along State Highways).

*Ensure development supports efficient transport infrastructure, including public transport provision and reduced dependence on motor vehicles.*

- ▣ A connected street network serves to create permeable neighbourhoods for all modes of movement, maximising the choice of routes and reducing travel distances.
- ▣ Public transport is promoted through urban design and provision of convenient route scheduling.
- ▣ Walking and cycling are provided for and encouraged through routes which are pleasant, safe and convenient.
- ▣ High quality pedestrian amenity predominates.

*Recognise the potential effects of climate change.*

- ▣ Climate change considered as part of policy development and implementation.
- ▣ Smart ways to move goods and people.

*Ensure that infrastructure servicing development is integrated with existing networks.*

- ▣ Land is zoned and serviced in a timely manner.



### **3.3.2. Evaluation Results**

The results of the evaluation indicated that the compact development scenario (Scenario 3) would be ‘the best fit’ to meet the vision elements, the guiding principles and the outcome criteria. This scenario also fits with the preferred scenario identified through the informal consultation process. The compact development scenario requires that a significant level of intensification will need to take place. This creates a number of challenges and for this reason it was considered that it is not a scenario that could be achieved in a short order of time and that there would need to be a transition from the current growth pattern to the compact development scenario. There are issues relating to public acceptance of moving quickly to more dense living environments and also the higher costs of funding intensification of existing areas. In a new development area the cost of new infrastructure is largely met by the developer whereas these costs fall to the Councils to a much greater degree for intensification development. Therefore, Scenario 3 is the preferred approach, however it will take time to transition into this scenario. In order to do this it will be necessary to first move into Scenario 2 and then into Scenario 3. It will take time for both the partner Councils and the market to plan for and provide housing at higher densities.

Also, moving from Scenario 1 straight to Scenario 3 is unlikely to be acceptable to local communities and the public in general.

We need clarity on how the community might move from the current approach of expansion around the periphery of the Heretaunga Plains urban and settlement boundaries, to accommodating it completely within defined and fixed boundaries by 2045. This is likely to occur in the following manner:

- The existing growth strategies follow the Scenario 1 growth pattern.
- The strategies identify growth scenarios that will provide for the needs of both Napier and Hastings up to and beyond the time that HPUDES commences in 2015. As an example the York/Irongate area may be meeting greenfield housing needs up to 2017 and in Napier, Riverbend/The Loop may provide for needs beyond 2020. It is intended that these growth areas will be filled before new greenfield areas would be rezoned.
- Scenario 2 provides for new greenfield growth off the Plains in limited locations but also provides for growth around the existing settlements such as Bay View and Te Awanga. This would not encourage the level of intensification that is seen as necessary as these settlements would provide a real alternative to the limited new development areas proposed on the lower Havelock North Hills and the Poraiti Hills. Limiting choice in new development areas will stimulate activity for more intensive development which is the course being followed as we move towards 2045.

The preferred growth pattern is therefore a scenario that will emerge from Scenario 1 and incorporate elements of Scenario 2 as it becomes more intensive towards the end of the period. The aim is to have a settlement pattern that aligns with Scenario 3 by 2045.

### **3.3.3. Preferred Scenario**

The following section sets out a ‘word picture’ of what the preferred scenario is likely to mean for the Heretaunga Plains.

The natural resources of the Heretaunga Plains (versatile soils for productive purposes and life giving water) are recognised and valued by the community. In order to continue to preserve these resources for our current and future economic wellbeing, the community has accepted that development must be carefully managed with future growth occurring largely off the Plains. It also recognises that while there will not be significant levels of growth comparable to other regions it must still provide for medium growth and an ageing population with lower than average levels of income. These parameters have important implications for the affordability of housing. In order to meet these needs the density levels within the established residential environments must rise. The areas providing for higher density developments will be carefully selected so that they can take advantage of either convenience factors i.e. proximity to services or high amenity features such as parks or reserves.

There will be the opportunity for new development areas but they will be limited. The scale of these new development areas will be such that they will encourage the higher density developments to occur due to scarcity and cost issues associated with the new development. This means that 60% of housing growth would be met within the boundaries of Napier Hastings, Havelock North and existing settlements by the end of the 2015-2045 period.

In order to move toward a greater degree of intensification development no new development will be permitted beyond the boundaries of any of the settlements with the exception of the marae settlements which would provide for expansion to recognise treaty settlement provisions but dependent on infrastructure servicing. In order to provide for some coastal choice there would be provision for some limited development at Haumoana immediately adjoining the residential area on the corner of East Road and Clifton Road and at Waimarama. This would also provide for any future needs associated with 'managed retreat' within the area should this issue arise. Te Awanga will provide more substantial coastal development in the new greenfields areas to the southeast of the existing town which will be determined in more detail as part of the preparation of a master plan for the area. Similarly in order to provide choice associated with the rural settlements there will be low level growth provided for at Maraekakaho and also at Bay View. There may need to be some sequencing of the growth of these settlements associated with infrastructure improvements.

The increased amount of intensification development would mean that only 35% of growth would be provided for by greenfield development by the end of the planning period. As a result an additional 205 hectares of land would be required for residential growth beyond the current boundaries across the Heretaunga Plains. This would need to be provided off the Plains on the hills and at density levels of at least 15 dwellings per hectare as opposed to the current average of 12 dwellings per hectare.

Greenfield development would take place within two defined areas. In Napier an additional 90 hectares of residential land has been provided for, opposite the Fryers Road intersection with Puketitiri Road. This is the new direction for Napier City.

An additional 115 hectares of land has been provided for the Hastings area. This is in Havelock North along the lower hills to the south in the direction of Breadalbane Ave / Lane Road / Endsleigh Road, and as an extension to the Arataki residential area. Establishing defined urban limits around the edge of Hastings City provides for further residential sites in Copeland Road, Murdoch Road East and West, Howard Street, Kaiopo Road and Lyndhurst Road.

The rural environment would provide for 5% of housing needs. Given the amount of land currently zoned for rural lifestyle purposes there is no need to provide for any additional land areas. As part of the sustainability principles the minimum size of the rural residential blocks has been reduced in size thereby providing further scope for additional sites within the current zone.

The land rezoned as a result of the Industrial Strategy, which included Irongate, and Omaha Road has been developed. Further expansion is being undertaken at Irongate close to the southern expansion of the expressway. Some expansion of the Tomoana, Whakatu industrial areas has taken place to take advantage of the infrastructure that is already in place there. Redevelopment and rationalisation within existing boundaries is starting to occur. Industrial needs within Napier are being met within the existing boundaries.

The central business districts of Napier and Hastings will continue to provide for the commercial needs of the Heretaunga Plains but there will be some revitalisation of the smaller shopping centres which are in close proximity to the more intensive development area taking place within the existing boundaries.

There remains a relatively strong reliance on personal car-based transport in the preferred scenario but public transport and walking are in evidence in the areas where more intensive development has taken place.

### 3.4. Preferred Scenario: Other Factors

Additional factors that are important to the effective delivery of the preferred scenario have also been developed. These will form part of the Implementation Plan through key approaches and actions. These factors are as follows:

Guiding Principles	Outcome Criteria
<b><i>Quality Living Environments with High Levels of Amenity and Thriving Communities</i></b>	
<i>Ensure that the settlement pattern generally avoids sensitive natural environments (streams, wetlands, lakes and rivers) and significant landscapes, and versatile soils for productive purposes.</i>	<ul style="list-style-type: none"> <li>▪ The ecological health of water bodies has been improved.</li> <li>▪ Riparian areas have been protected and restored.</li> </ul>
<i>Maintain, enhance and create important ecological areas for the protection and enhancement of indigenous biodiversity.</i>	<ul style="list-style-type: none"> <li>▪ Formal protection of ecological areas has occurred.</li> </ul>
<i>Maintain and enhance the cultural and heritage values of the Heretaunga Plains.</i>	<ul style="list-style-type: none"> <li>▪ Town centres have a range of social and cultural activities to support local communities.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Urban environments have a sense of place and connectedness for Maori. (Te Aranga Strategy)</li> </ul>

Guiding Principles	Outcome Criteria
<i>Maintain the separation of defined urban areas by green and open space.</i>	<ul style="list-style-type: none"> <li>▫ Community facilities have met the needs of the future population.</li> <li>▫ Public spaces accommodate and encourage events and celebrations.</li> </ul>
<i>Recognise that the amenity of the Plains environment is characterised by the openness to the sky, and significant landscapes including skylines clear of development.</i>	<ul style="list-style-type: none"> <li>▫ Clear RPS Policies.</li> <li>▫ Appropriate District Plan controls.</li> </ul>
<i>Recognise and provide for the growth of towns and communities within agreed urban limits.</i>	<ul style="list-style-type: none"> <li>▫ Capacity is reached in existing settlements before new areas are developed.</li> <li>▫ New areas are managed to avoid compromising future urban development patterns.</li> </ul>
<i>Provide for Papakāinga development and associated live, work and play opportunities.</i>	<ul style="list-style-type: none"> <li>▫ Structure planning and District Plans are broad enough in their approach to permit a range of related land uses.</li> </ul>
<i>Promote partnerships (government, local government and community) to assist in the delivering of a range of housing choices</i>	<ul style="list-style-type: none"> <li>▫ There is an effective alignment between key strategy actions and government policy and funding.</li> </ul>
<i>Ensure that collaborative implementation arrangements are in place for effective strategy governance and implementation.</i>	<ul style="list-style-type: none"> <li>▫ Systems and resources of growth management agencies reflect the requirements of the strategy.</li> </ul>
<i>Ensure that the Strategy is integrated into the partners' and other implementation agencies' policy documents and plans.</i>	<ul style="list-style-type: none"> <li>▫ Formal agreements (e.g. memorandum of understanding) are in place between growth management agencies.</li> <li>▫ Joint flagship projects have proven results where appropriate.</li> </ul>
<i>Encourage the partners to be advocates for the Heretaunga Plains Urban Development Strategy to central government and other implementation agencies.</i>	<ul style="list-style-type: none"> <li>▫ Partners involved in advocacy to government and other agencies.</li> </ul>
<i>Encourage the community to have the opportunity to participate in key implementation actions and initiatives.</i>	<ul style="list-style-type: none"> <li>▫ Processes enable full participation by the community in significant decisions.</li> <li>▫ There is ongoing effort to inform the community of key trends and drivers that may influence growth management.</li> </ul>

<b><i>A Growing and Resilient Economy which Promotes Opportunities to Live, Work, Invest, and Play</i></b>	
<i>Encourage investment to grow the Heretaunga Plains economy and opportunities for wealth creation</i>	<ul style="list-style-type: none"> <li>▪ Positive benefits occurring from local economic development strategies.</li> <li>▪ There are no inhibitors such as available zoned and serviced land.</li> </ul>
<i>Recognition of the significance of the land based economy and encourage its further development.</i>	<ul style="list-style-type: none"> <li>▪ The local economic development strategy gives recognition to research and development outcomes such as biodiversity, as well as emerging global markets for agricultural and horticultural products.</li> </ul>
<b><i>Mana Whenua Values and Aspirations are Recognised and Provided For</i></b>	
<i>Ensure that the aspirations, and responsibilities and the place of mana whenua are reflected and incorporated in strategy governance and implementation.</i>	<ul style="list-style-type: none"> <li>▪ Recognition that mana whenua are integral to strategy implementation.</li> <li>▪ Mana whenua are involved in strategy implementation.</li> </ul>
<b><i>Productive Value of its Soil and Water Resources are Recognised and Provided for and Used Sustainably</i></b>	
<i>Protect and enhance the water quality of streams, rivers, lakes and wetlands.</i>	<ul style="list-style-type: none"> <li>▪ Specific policies and actions in the Heretaunga Plains Urban Development Strategy, the Regional Policy Statement, Regional Resource Management Plans, District Plans and Long Term Council Community Plans.</li> </ul>
<b><i>Urban Centres of Napier and Hastings have Distinct Identities and Provide Complementary Working, Living and Learning Opportunities</i></b>	
<i>Encourage the enhanced provision of local tertiary education delivery and opportunities.</i>	<ul style="list-style-type: none"> <li>▪ Government investment in Hawke's Bay education is greater than the median investment level for New Zealand.</li> <li>▪ Local economic development strategies are delivering significant new education opportunities.</li> </ul>
<b><i>Community and Physical Infrastructure is Integrated, Sustainable and Affordable</i></b>	
<i>Avoid duplication of large scale community facilities and services.</i>	<ul style="list-style-type: none"> <li>▪ Sub-regional facilities funded, planned and provided.</li> </ul>
<i>Promote communities with services and amenities to reduce reliance on transport.</i>	<ul style="list-style-type: none"> <li>▪ Development of Structure Plans which integrate land use and infrastructure; particularly for new development areas.</li> </ul>
<i>Promote the successful delivery of social infrastructure such as new schools and affordable housing.</i>	<ul style="list-style-type: none"> <li>▪ Any social infrastructure plans developed as part of the strategy actions are given effect to.</li> <li>▪ Housing affordability is not impacting on either community well being or economic development</li> </ul>
<i>Ensure the development of telecommunication initiatives that support people living, working, and learning in the Heretaunga Plains.</i>	<ul style="list-style-type: none"> <li>▪ Hawke's Bay is a national leader in technology innovation.</li> </ul>

### **3.5. Formal Consultation**

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The draft strategy was publicly notified for submissions using the special consultative provisions of the Local Government Act 2002 on 1 April 2010, with the submission period closing on 14 May 2010. One hundred and eight submissions to the draft strategy were received on a range of matters.

Submissions were heard and considered by the HPUDES Joint Committee in June 2010. The strategy was subsequently amended to incorporate those changes considered necessary as a result of hearing submissions and the amended strategy has been recommended to the partner Councils for adoption.

## 4. Heretaunga Plains Urban Development Strategy Settlement Pattern

### 4.1. Introduction

This section sets out the proposed settlement pattern for the Heretaunga Plains. The settlement pattern is based on the preferred scenario that has arisen as a result of the consultation and evaluation process set out in Section 3. The settlement pattern is based on components of Scenario 2 (consolidation with growth off the Heretaunga Plains) and Scenario 3 (compact development). The existing growth strategies for Napier and Hastings will successfully cater for growth up to 2015. The Heretaunga Plains Urban Development Strategy is about carrying this work forward from 2015 out to 2045.

#### 4.1.1. *The Period 2010-2015*

It is important to get a good understanding of the base for the settlement pattern for the period 2015 -2045. This is achieved by acknowledging the current growth strategies of both Napier and Hastings that will provide for the growth from now through to 2015. These strategies set out the pattern of growth through to 2015 and beyond. The assumption is that these strategies will be fully implemented before any of the growth scenarios that are identified in HPUDS are needed.

It is also assumed that none of the current strategy implementation for the period 2010 to 2015 will compromise outcomes beyond 2015.

The current Hastings Urban Development Strategy identifies growth nodes on the edge of Havelock North at Brookvale/Arataki, Goddards Lane and Iona. The Brookvale /Arataki and Goddards Lane are largely completed and the Iona area is dependent on the willingness of the landowner to develop. Outside of the Strategy the Williams Street/Northwood development has been an integral part of the Hastings greenfield residential option. It is anticipated that with the additional area of land still to be developed that this area will continue to supply choice through the 2010- 2015 period. The majority of greenfields development is currently focused on the Lyndhurst area which is an extension of the suburb of Frimley. Stage 1 of this development is well underway and Stage 2 together with the development of the Irongate/York to the east of Flaxmere will provide for Hastings greenfield needs through to about 2017/2018. While intensification has only been projected to be in the region of 25-30% the reality is that a figure of around 40% of all household development has been achieved since the 2005 review of the Hastings Urban Development Strategy. It is expected that this figure will continue to be achieved in the period 2010-2015.

Napier's current Urban Growth Strategy indicates that greenfield growth will occur on both the western and eastern side of the city. The Parklands development on the Lagoon Farm is currently meeting the demand for sites on the western side of the city and the Te Awa Estates development in the Serpentine area is meeting needs on the eastern side of the city. It is envisaged that these two areas will provide for demand through to and beyond 2015. Once these areas are fully developed additional areas have been identified at Riverbend/The Loop. Napier has achieved 50% intensification development over the last couple of years and this level is expected to continue through the period 2010 - 2015.

Development of rural residential/lifestyle properties has been very active across the Heretaunga Plains in recent years and as supply considerably exceeds demand it is not envisaged that there will be significant movement in this area. Hastings District Council has recently undertaken a plan change to place additional controls over the formation of lifestyle blocks. This change is expected to limit the number of new blocks.

The development of rural and coastal settlements through the period 2010-2015 is expected to be low due to infrastructure limitations and the high cost of providing these.

#### **4.1.2. Demand**

Demographic changes to the population will take place in the period 2015-2045 and these will influence demand for land. The likely demographic changes are:

- ▣ Moderate levels of population growth (an 8,200 increase over the 35 year period).
- ▣ A 15,000 increase in the 65+ age group, making it the largest growing age group.
- ▣ A 25% increase in the Maori population and Pacific Island and Asian ethnic groups.
- ▣ An increase in household numbers of 8,000 to 58,925 (15.7%).
- ▣ A decline in household occupancy rates.
- ▣ An increase in employment growth of 18% led by primary production and processing.

These changes will result in ‘on the ground’ requirements beyond what is currently provided for. Table 1(a) shows land requirements under current density levels and under the density levels required by the preferred scenario.

Under current density levels, demand assumptions are based on the current split of 45% greenfield development, 45% intensification and 10% rural residential (lifestyle).

The following assumptions are used for calculating additional land area under existing approaches:

- ▣ 12 dwellings per hectare for greenfield/new development areas
- ▣ 1 household unit per 350m<sup>2</sup> for intensification development
- ▣ An average lot size of 1.0 hectare rural residential developments

Under the preferred scenario it is assumed that development will be allocated on the basis of 60% intensification, 35% greenfield and 5% rural at the end of the period from a starting point at 2015 of 45% intensification, 45% greenfields and 10% rural as described in Table 3 at 4.3.3.

Intensification targets will not be met by traditional infill methods where individual lots are subdivided from the rear of an existing site. There will need to be a change in development methods to achieve intensification envisaged under this strategy.



This is likely to focus around a comprehensive set of design guidelines which Councils will develop through their district plans. It is envisaged that intensification will take place across four different sectors:

1. Greenfield areas(new housing areas) will be required to achieve more houses per hectare of land and there may be higher density pockets within the development.
2. Intensification of parts of the established city. This would take place around areas of high amenity such as parks/reserves.
3. Brownfield sites. These are larger areas of land within the existing built area of the City where the use may change. An example of this is the redevelopment of the Flaxmere town centre or the former Napier Hospital site.
4. There will continue to be an element of traditional infill development where 1 into 2 lots will occur.

As stated the 60% target level of intensification will not be achieved until the end of the period. This will allow Councils to develop appropriate design guidelines for influencing intensive developments over the early stages of this strategy.

The new greenfield density level beyond 2015 would be 15 dwellings per hectare. For intensification development 20-30 dwellings per hectare will be aimed for. This has formed the basis for the estimated land requirements.

**Table 1(a): Land Requirements for Development 2015 to 2045**

Type of Land Use	Land Area Required -2045 under Current Density levels		Land Area Required - 2045 Preferred Scenario Density levels	
	Napier	Hastings	Napier	Hastings
1. Greenfield Development (new housing areas e.g. Parklands or Lyndhurst)	119 ha	154 ha	90 ha	115 ha
2. Intensification Development (subdivision of existing properties)	58 ha	61 ha	65 ha	70 ha
3. Rural Residential Development (small rural sites of around 1hectare)	No more land needed	No more land needed	No more land needed	No more land needed
4. Industry <sup>1</sup>	66 ha	141 ha	66 ha	141 ha
5. Commercial including office	35 ha	35 ha	35 ha	35 ha
<b>TOTAL</b>	<b>278 ha</b>	<b>391 ha</b>	<b>256 ha</b>	<b>361 ha</b>

<sup>1</sup> The methodology for arriving at the industrial land requirements has been based on demand studies done by both the Hastings District Council and the Napier City Council.

Table 1(a) sets out the forecast land needs between 2015 and 2045. Table 1(b) below contains estimates of the land likely to still be available for development once both the current Hastings and Napier growth strategies reach their implementation term in 2015 and HPUDS implementation commences.

Table 1(b) indicates that Hastings District could meet most of its forecasted greenfields growth from this surplus. It also shows that Napier City can meet all of its greenfields forecasted growth from this surplus and still have land available for further greenfields development post 2045. This is based on the theory that all new development areas will achieve a density of 15 dwellings per hectare. However those yields may not be achieved in every case due to topography and other issues. The identified settlement pattern recognises this.

Both Hastings District and Napier City will still need to have development locations which meet their intensification, industrial and commercial land use needs.

**Table 1(b): Estimated Area of Residential Land Available for Development upon Completion of Current Strategies at 2015**

	Hastings	Napier
Available greenfields land (based on a density calculation of 12 dwellings per hectare under the current development approach)	80ha	225ha

**Table 2: Additional Household Requirements 2015 to 2045**

Type of Land Use	Growth in Households (2015-2045) under current Density levels		Growth in Households* (2015-2045) Preferred Scenario Density levels	
	Napier	Hastings	Napier	Hastings
1. Greenfield Development (new housing areas e.g. Parklands or Lyndhurst)	1749 houses	1853 houses	1629 houses	1729 houses
2. Intensification Development (subdivision of existing properties)	1749 houses	1861 houses	1963 Houses	2084 houses
3. Rural Residential Development (small rural sites of around 1hectare)	389 sites	413 sites	294	314
<b>TOTAL</b>	<b>3887</b>	<b>4127</b>	<b>3886</b>	<b>4127</b>

\* The additional dwellings for the purpose of Marae Based Settlements of Papakāinga developments is seen as drawing from all three allocations being: intensification, greenfield and rural. These housing options provide an alternative for Maori. In terms of strategy monitoring the three allocations would be adjusted proportionately to the supply of Maori housing created or anticipated.

The Hastings District Council has undertaken industrial demand projections as recently as 2008 for Plan Change 50 which rezones additional industrial land at Irongate. A further Plan Change is planned to rezone land at Omahu Road before 2015. The Hastings Industrial Demand Study was undertaken by Logan Stone which looked back over industrial uptake data since the 1970's. They found that the most relevant data for future projections was based upon past uptake of industrial land. On this basis Logan Stone showed that the annual average uptake of industrial land since 1970 is 3.36 hectares per annum. Based on population and industry projections an average of 4.2 hectares of land would be required each year in the ten year period 2008 through to 2018. This study has taken a conservative approach and has adopted the highest ten year uptake rate (4.4 hectares) from the study to project land needs through to 2045. The figure has been adjusted to recognise projected uptake from 2008 to 2015 and the Irongate and planned Omahu Road Plan Changes.

In the case of the Napier Study demand for industrial land was undertaken as part of a Feasibility Study for an Industrial Business Park in 2005. This study also showed that past uptake rates were a relatively accurate prediction of future needs and an annual uptake rate of 2.2 hectares per annum was identified.

This gives a total projected demand for both Hastings and Napier of around 210 hectares.

Although the rural residential component will continue to be a feature of residential growth, its importance will decline. Over the past two years it only accounted for between 5 to 10% of residential development. At present there is a surplus of sites and even with a 10% market share, this surplus will continue through to 2045.

## **4.2. Settlement Pattern**

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### **4.2.1. Preferred Scenario**

The settlement pattern set out in this chapter is guided by the preferred scenario which involves moving to a more compact approach to development over time.

The preferred scenario which underpins the settlement pattern aims to:

- Avoid encroaching onto the Heretaunga Plains
- Increase densities and intensification in suitable locations
- Reduce the spread of both Napier and Hastings
- Provide for a range of housing types
- Encourage walking, cycling and public transport as an alternative to the private motor vehicle

In order to achieve the preferred scenario a settlement pattern is required that has identified growth areas so that development can consolidate around existing settlements. This is more efficient and cost effective from an infrastructure and servicing point of view. Defined limits for urban areas are also required so that land use and infrastructure can be coordinated, development is well planned and growth on the plains is avoided as much as possible.

This chapter translates the preferred option of consolidation and compact development into a settlement pattern for both Napier and Hastings. Implementation tools for achieving the settlement pattern are also outlined.

### **4.2.2. Growth Areas**

The settlement pattern is made up of key growth areas that have been identified within Napier City and Hastings District. The settlement pattern out to 2045 will involve an increase in the number of households within a smaller land area. This is achieved by focusing development into the growth areas.

Densities in the urban areas will be increased to around 15 houses per hectare for greenfields and there will be controlled intensification of the existing urban area in Napier and Hastings.

Marae communities will aim to support the housing, economic and social needs of Māori.

There are a number studies that have been carried out within the strategy area, that have influenced Council policy. These include the Hastings Coastal Strategy and the Low Density Strategy.

These studies have identified settlements where there is now an expectation that development may occur sometime in the future. Future development will be dependent on the ability to service the settlement, or on further investigations being carried out. It is important that these settlements are considered against the preferred settlement pattern for HPUDES and that the future of each of the settlements is clearly outlined. The settlements are identified below and the key features of the settlement pattern for each growth area for the period 2015 to 2045 is also outlined.

### Growth Areas

- Bay View – low level growth to be sequenced when servicing issues resolved.
- Napier – intensification of existing residential environment 2015-2045.
- Taradale Hills - future greenfield expansion area 2015-2045.
- Hastings City / Havelock North - intensification of existing residential environment 2015-2045.
- Kaiapo Road – located on Plains, future greenfield expansion area 2015-2045.
- Haumoana – limited growth away from the coast and flooding hazards to provide for choice within coastal locations.
- Te Awanga- Greenfield growth (to be determined by a master plan) away from the coast to provide for coastal choice and ensure co-ordinated and integrated planning for development and community infrastructure.
- Waimarama – low level permanent household growth due to commuting distance, but with potential for holiday home accommodation. Subject to planned infrastructure for water supply and wastewater to protect sensitive surface waters.
- Maraekakaho Settlement - low level growth to provide for rural settlement choice, but constraints around access to water must be recognised and resolved. .
- Havelock North Hills (Lower) - future greenfield expansion area 2015-2045

### Areas Where There Is No Provision for Growth

- Waipatiki Beach - growth outlined in the Coastal Strategy has largely been undertaken and no additional growth proposed in the period 2015-2045 to protect scale and natural character.
- Tangoio - no growth beyond the existing Coastal Residential Zone in order to retain natural character.
- Whirinaki – established coastal settlement with no capacity for further expansion in period 2015-2045
- Puketapu- no growth due to natural character and servicing issues.
- Clive - no growth due to stormwater servicing issues
- Clifton – no growth due to coastal hazard and natural character issues.

- Ocean Beach – no growth due to outstanding natural coastal environment (excepting that there is potential for growth of the existing Waipuka bach settlement on Maori land beyond the coastal hazard zones).

Appendix 8.8 (Assessment of Growth Option Sites) contains further detail on the various areas considered and the assessment undertaken for each growth option site.

#### **4.2.3. Rural Areas**

Sitting outside the traditional residential and settlement zones are areas such as Jervoistown and East Clive that are regarded by the community as residential in nature, but have a rural zoning. Their settlement pattern has not been recognised by the Councils due to the significant servicing issues that are associated with these areas. Without that servicing in place they are not included in the preferred settlement pattern, and should their servicing issues be overcome they would only be seen as strictly infilling within their existing built boundaries.

#### **4.2.4. Key Elements of Settlement Pattern to 2045**

Over the timeframe of this Strategy the following development type allocations are aimed for:

- 60% intensification (10 – 20% intensification of brownfields)
- 35% greenfield
- 5% of population in rural areas.

50% of the total growth anticipated by this Strategy has been allocated to Napier City and 50% to Hastings District.

The key elements of the settlement pattern are;

- Providing for an increase in households within a smaller land footprint.
- Ensuring that there are incentives to provide more intensive forms of housing.
- Providing the same housing choices in both Napier and Hastings to maintain a balanced market.
- Providing housing locations that make efficient use of servicing and transport infrastructure.

### **4.3. Proposed Settlement Pattern**

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#### **4.3.1. Settlement Pattern Map**

One of the aims of HPUDS is to have defined urban areas. This allows for more cost effective and efficient servicing. It also provides a clear break between the urban development of Napier City and Hastings and the development in and around other settlements. There needs to be definite boundaries between the urban and rural environments.

Urban limits are to be implemented for Napier City and Hastings District including all key towns and villages within the Heretaunga Plains. Napier has quite distinct urban limits delineated by physical features such as the Tutaekuri River, the Expressway and the Cross Country Drain. The urban edge in Hastings is less defined and some change to the existing urban boundary is proposed to clearly delineate the urban boundary. In some instances the changes will include greenbelts so that it is clear that no further extension of the boundaries onto Plains land is envisaged.

The proposed growth areas are indicated on the Heretaunga Plains Settlement Pattern Map contained in Map 3. Once these growth areas are agreed it is proposed to give effect to them through a change to the Regional Policy Statement which would define urban limits lines beyond which no further urban development could occur in a rural environment. Future greenfields are specifically identified on the map; however the intensification areas require further work in order to determine the most appropriate locations for this to occur.

#### **4.3.2. Growth Areas**

The following are the growth areas for the Heretaunga Plains beyond 2015. Sites were selected where:

- Soils are of lesser versatility or
- Productive capacity is compromised by
- Clear natural boundaries exist or
- Logical urban edge greenbelts could be created
- Greenbelts could provide opportunities for walking and cycling connections.
- Sites support compact urban form, can be serviced at reasonable cost and integrated with existing development.



##### ***Napier:***

- Riverbend / The Loop (part of current strategy)
- The Serpentine/ Te Awa (part of current strategy)
- Bay View
- Napier Central Area
- Taradale Hills
- Parklands/Park Island (part of current strategy)



##### ***Hastings:***

- Lyndhurst (part of current strategy)
- Irongate / York (part of current strategy)
- Arataki Extension
- Middle Road / Iona (part of current strategy)
- Hastings City /Flaxmere/ Havelock North

- ▣ Te Awanga
- ▣ Haumoana
- ▣ Havelock North Hills (Lower)
- ▣ Murdoch Road West
- ▣ Murdoch Road East
- ▣ Howard Street
- ▣ Copeland Road
- ▣ Maraekakaho Settlement
- ▣ Lyndhurst Road
- ▣ Waimarama
- ▣ Kaiapo Road

The consideration of these sites and alternatives is outlined in Appendix 8.8. There may be a perception that the inclusion of greenfield sites on the fringe of the current urban development areas in Hastings and Havelock North is inconsistent with one of the principal visions of this Strategy which is to recognise the valuable water and soil resources of the Heretaunga Plains. However these areas have been included after careful consideration of such issues as providing definitive future boundaries of the urban edge, avoiding reverse sensitivity, making the most efficient use of existing infrastructure and recognising the importance of providing workplace and living environments in close proximity.

Work was undertaken by Hastings District Council to ensure that the areas proposed adjacent to the current urban area were considered from the point of view of examining the proposed land use, the effects on the existing network infrastructure and the costs of any upgrading. Further refinements of this work may continue beyond the adoption of the Strategy. Provision for this to occur has been made through a specific Strategy implementation action.

#### **4.3.3. Allocation of Population**

The allocation of growth has been undertaken out to 2045, but it is broken down into planning periods to 2015-2025, 2025-2035 and 2035-2045. The following table has been developed on the basis of a transition from current density and intensification to a 60% intensification, 35% greenfields and 5% rural distribution by 2045 to reflect the aging of the population and an increasing acceptance of compact housing forms as a desirable and viable housing option.

**Table 3: Additional Households for the Heretaunga Plains 2015 - 2045\***

Type of Development	Additional Households			
	2015-2025	2025-2035	2035-2045	2015-2045
<b>Intensification</b>	1872	1502	674	4048
<b>Greenfields</b>	1872	1092	394	3358
<b>Rural Residential</b>	416	136	56	608
<b>Total</b>	4160	2730	1124	<b>8014</b>

#### 4.3.4. *Density Targets*

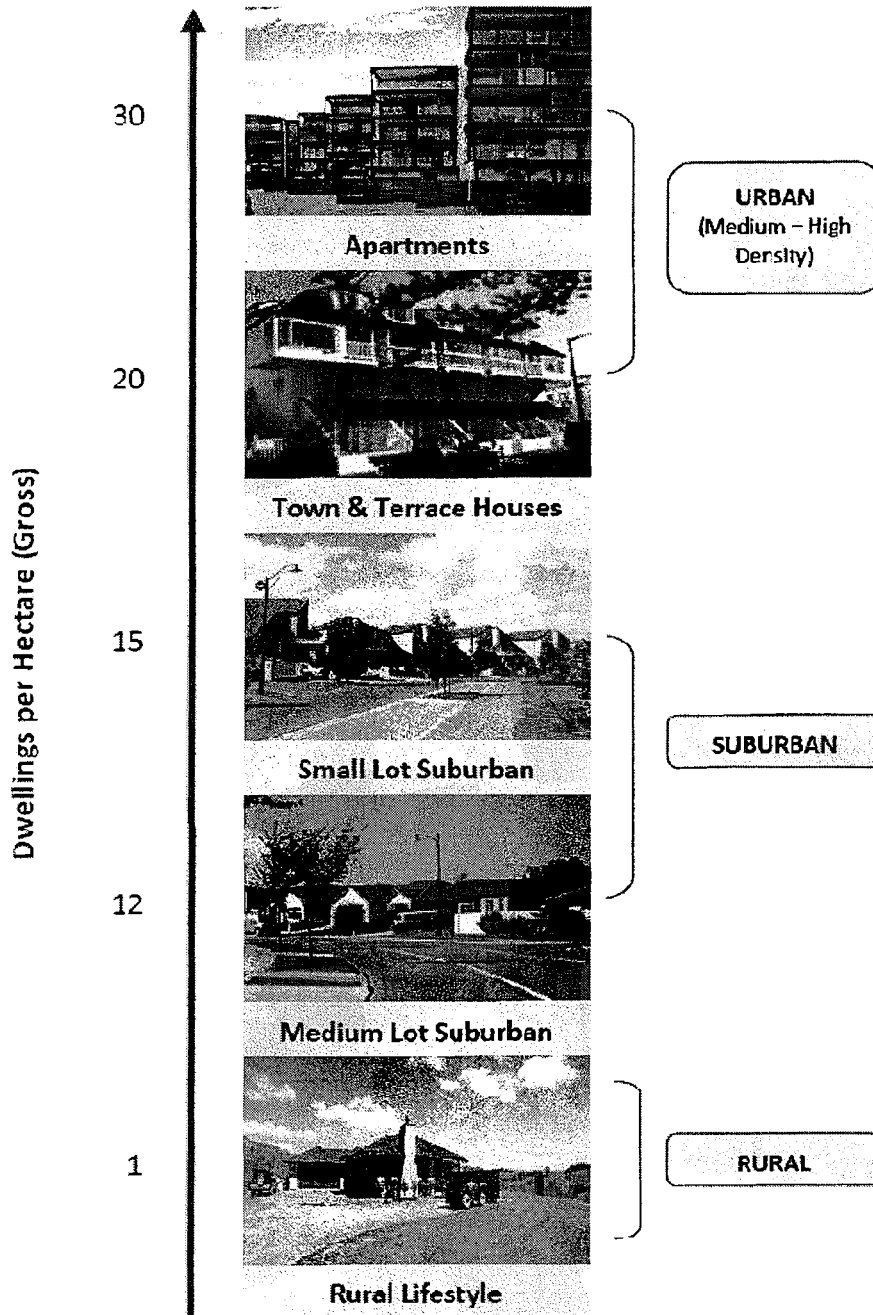
This strategy has set the following general residential density targets which are to be achieved over time:

- |   |                                |
|---|--------------------------------|
| ▪ Greenfields / Suburban Development        | 15 households per hectare      |
| ▪ Intensification and Intensification Areas | 20 - 30 households per hectare |

These are gross density targets.



Figure 4: Density Examples



#### **4.3.5. Provision for Retirement Needs**

Population projections for the period show that there will be a significant increase in the population aged 65 and over (68% between 2015-2045). There will also be a significant increase in the 80+ age group. Other age group populations will diminish over the period.

Currently approximately 10% of the retirement age population live in retirement villages or homes. It is estimated that by 2045 this will have increased to around 15% of the retirement population. Based on the current method of delivering retirement accommodation it is estimated that approximately 81 hectares of land will be required to provide for the additional retirement housing demand over the period.

Currently retirement complexes are large users of land. There will be a challenge to work with the retirement providers to reduce the scale of the land footprint of these villages over time. However with the land that will be available at 2015 from the existing growth strategies the growth needs of the retirement age cohort will be provided for within the greenfield growth options identified in the settlement pattern.

There is an important proviso for developers in the retirement industry. If their aspirations for development within an identified greenfield area falls outside the sequencing of the development, they will need to meet the full costs of servicing those sites.

#### **4.3.6. Marae Based Settlement**

The changing demographics of Maori over the period has considerable implications for housing needs. Corresponding with the national trend there is a marked increase in the 65 plus age cohort. Alongside this, and going against the national trend, is a significant growth in the 15-24 age group population.

Maori aspirations seek to provide for these housing needs and economic activity around the marae and on other Maori owned land. However these areas are not serviced and the strategy has identified marae (Bridge Pa and Omahu) where the potential for servicing might be more practically achieved both from a physical and cost viewpoint. One of the actions of the strategy is to establish a technical working party to improve collaboration for infrastructure options for these marae settlements.

The identification of Bridge Pa and Omahu as Marae Based Settlements does not preclude development of other marae and Maori owned land, providing that they can independently meet the servicing requirements and the district plan provisions. District Plans may need to consider Maori aspirations in this regard.

#### **4.3.7. Allocation of Business Land**

Both Napier and Hastings Council's have implemented Commercial Strategies. In the process of developing these strategies and in undertaking their Section 32 requirements for Large Format Retail Plan changes considerable information has been gathered on both the demand and supply of Commercial Retail land within each of the city's. Based on accepted population growth/floor area models there would be a need for additional land over the period.

However specific on the ground assessment that has been done as part of the commercial strategies and Large Format Retail plan changes signal that the allocation of additional Commercial land is not considered to be necessary within the period as it is considered that this can be accommodated within the existing commercial environments.

The industrial strategies undertaken by both Hastings District Council and the Napier City Council identify that the availability of larger sites is an issue. The industrial strategies have synergies and recognise that industrial development is a regional issue. Napier is in the process of implementing its Business Park which will provide for technology industries. Possible further expansion of the Awatoto Industrial Zone along its western boundary may be a future option provided major road upgrading is undertaken including a road link between Awatoto and the Meeanee Overpass and Hawkes' Bay Expressway, appropriate engineering solutions are developed and funded to resolve flooding and stormwater issues, and all other potential effects are satisfactorily addressed. Hastings capacity identifies it as being the logical choice for wet industry. Industrial development within Napier is somewhat constrained and the expansion outlined in the Hastings Strategy is likely to meet the majority of the development needs on the Heretaunga Plains. However some of the expansion will conflict with recognised soil values, particularly the Tomoana/Whakatu expansion. This is an issue that will require careful consideration as much of the infrastructure that is suited to industry is already in place in these areas. There has been a developing trend for processing industries to want to locate within the rural areas and it is more appropriate that this industry should locate in established industrial zones. This would offset to some degree the effect of industrial zones on the soil resource.

Possible further expansion of the Irongate industrial area may be an option especially with the construction of the southern expressway extension which may provide a logical boundary.

There is the possibility that a Business Park may be developed within the Airport Zone at some stage in the future. However any such development would need to demonstrate that it is an appropriate form of development in that location, that all relevant infrastructural servicing issues can be resolved and all other potential effects are satisfactorily addressed as part of normal RMA processes.

The table below indicates the industrial areas, their capacity, timing and potential activities. This is deemed sufficient to cater for growth needs out to 2045.

**Table 4: Business Land Staging 2010-2045**

Location	Capacity (ha)	Timing	Potential Activities
Napier Business Park – north of Prebensen Drive and west of the Hawke's Bay Expressway	30	2009 - 2019	Technology
Napier – Redevelopment of existing sites and Awatoto area	36	2009-2029	Service Industry
Irongate Stage 1 <sup>1</sup>	36	2010 -	Dry Industry
Omahu Road Stage 1 <sup>1</sup>	13	2015 -	Service Industry
Irongate Stage 2	42	After Irongate 1	Dry Industry
Omahu Road Stage 2	16	After Omahu 1	Service Industry
Tomoana / Whakatu	60	After Whakatu full	Wet Industry
<b>Total<sup>2</sup></b>	<b>184 ha</b>		

<sup>1</sup> Zoned and available prior to 2015 Strategy commencement period

<sup>2</sup> This is approximately 23 hectares less than projected demand in Table 1(a), but assumes more efficient use will be made of industrial land with redevelopment over time.

## **4.4. Implementation of Settlement Pattern**

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### **4.4.1. Introduction**

The preferred scenario for future growth and the targets needed to achieve this settlement pattern will require a significant shift over where things currently are. A range of initiatives will be required in order to implement the settlement pattern.

### **4.4.2. Key Actions and Approaches**

Key actions contained in the implementation plan that are essential to the settlement pattern include:

- Amend the Hawke's Bay Regional Policy Statement and District Plans to give statutory effect to the settlement pattern and establishment of urban limits - Action 5.9.4(2).
- Complete variations/changes to the Napier and Hastings District Plans - Action 5.9.4(5).
- Implement the residential and industrial land allocations - Actions 5.16.4(6) and 5.16.4(7).
- Ensure that the HPUDS settlement pattern is reflected in the RLTS - Action 5.31.4(2).
- Ensure that key transport projects which support the settlement pattern are included in the RLTP - Action 5.6.4(2).
- Include the Heretaunga Plains settlement pattern in LTCCP's and ensure that funding aligns with the direction of the settlement pattern - Action 5.11.4(7).
- Develop comprehensive requirements for structure plans - Action 5.16.4(3).
- Develop and implement structure plans for new growth areas - Action 5.16.4(3).

### **4.4.3. Key Assumptions: Settlement Pattern**

The key assumptions which underpin the settlement pattern are as follows:

- There will be slow but steady population increase out to 2045.
- The population of the Heretaunga Plains is projected to reach 138,575 by 2045.
- There will be a more rapid rate of household formation due to changing lifestyle patterns and decreasing housing size.
- An additional 8,000 households will be needed between 2015 and 2045.
- The majority of the demand will come from the urban areas.

- The average number of persons per household is 2.57, although this is expected to fall to 2.35 by 2045.
- The population of the region is ageing but it is below the New Zealand average.
- Increasing residential densities are an essential part of containing urban development.
- An adequate supply of zoned land will be maintained.
- Commercial demand will increase with population growth.
- An additional 210 hectares of industrial land is required by 2045.
- The industrial land requirements are based on current rates of uptake but do not factor in the supply that will come from current expansion initiatives.
- Achieving higher greenfield residential densities.
- Limiting the locations of rural residential subdivision and reducing the minimum size of lots in order to consume less land.
- Growth emphasis is on the existing urban area of Napier and Hastings and town centres and nodes.
- Completion of any key transport projects.
- Increased public transport, park and ride, walking and cycling in urban areas

#### **4.5. Settlement Pattern Implementation**

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The sequencing of land use, infrastructure and funding is fundamental to successful growth management and integrated planning. Sequencing involves identifying timeframes for land use which has regard to infrastructure servicing and funding availability. The aim is to balance the need for orderly development that is well supported by infrastructure while retaining enough flexibility to ensure that land is not overly restricted.

Sequencing provides a clear direction for managing future growth and development. It gives certainty to developers and the community about future urban growth areas and ensures that there is enough zoned and serviced land available.

The sequencing of development for growth areas should be based on the following criteria:

- Availability and costs of infrastructure services (water, wastewater, stormwater, and transport)
- Environmental considerations
- Employment opportunities
- Recreation
- Traffic management
- Social and community considerations
- Funding

Having development sequencing in place will:

- ▣ Assist with infrastructure and servicing timing
- ▣ Underpin development contributions calculations
- ▣ Guide Long Term Council Community Plan budgeting for infrastructure
- ▣ Assist with the Regional Land Transport Programme in terms of transport infrastructure needs and timing
- ▣ Provide direction for District Plans

This Strategy will aim to provide sequencing for growth areas in order to promote better integration between land use, infrastructure and funding.

## 5. Implementation Plan

### 5.1. Introduction

This section contains the implementation actions for the Strategy. They are grouped under the themes derived from the Strategy vision.

The aim is to clearly move beyond the ideals of the vision and strategic direction statements to a pragmatic programme of actions to implement the Strategy.

### 5.2. Format of the Action Information

Information provided in each implementation action area addresses:

<b>Introduction</b>	This outlines the information about why this particular action is being undertaken and how it may be carried out.
<b>Growth Issues</b>	This is a summary of the issues identified through Strategy research and consultation that have helped define actions.
<b>Key Approaches</b>	These are the approaches to be taken that will guide implementation of the actions.
<b>Action</b>	The table below shows the format of each of the action tables

### 5.3. Format of the Action Table

1. Action				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority

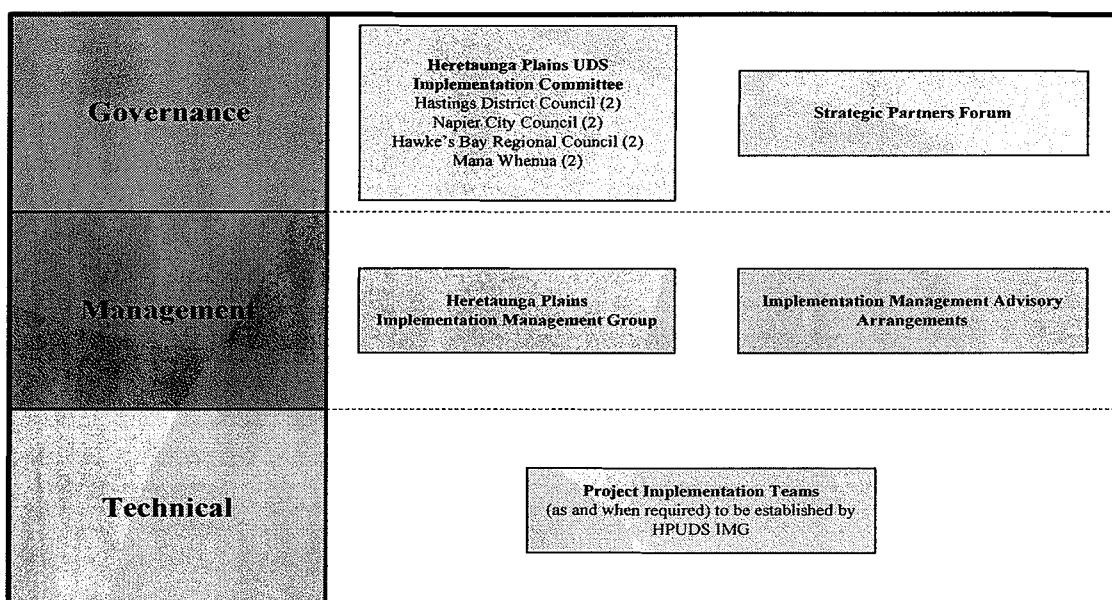
### 5.4. Explanation of the Implementation Plan Components

<b>Action</b>	Actions are the specific tasks that need to be carried out to implement the Strategy. A number of specific actions are subject to their own statutory processes, and the documents will be prepared in accordance with the legal requirements. Actions fall into different types. Specific actions are those that are generally one off or occur over a period of time at specific dates. They may include research or policy development. Others may be actions to anchor strategy implementation or physical development including services and infrastructure. A third type of action may be more about process and working collaboratively over the longer-term such as setting up working groups to deal with a range of tasks.
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<b>Lead Agency</b>	The lead agency is the organisation responsible for initiating and leading the action. It may be a local government organisation, government department or other external agency. Lead agency responsibilities do not provide for unilateral action. Policy direction will result from the lead and support agencies working collaboratively. Carrying out tasks as a lead agency involves an effective partnership and a collaborative approach.
<b>Support Agencies</b>	The support agency can be one or more organisations that will assist the lead agency deliver the action.
<b>Cost Implications</b>	This outlines funding sources/cost to implement the action. Costs are not necessarily additional costs as there may be a change in priorities within organisations to carry out actions. Often actions are already committed or are being undertaken from current resources of an organisation.
<b>Implementation Tools</b>	These are the mechanisms or processes put in place to implement the Strategy actions.
<b>Timing/Priority</b>	The timing sets when the action needs to be completed. Those actions without times will be set by the Technical Advisory Group as part of its implementation role. These are indicative timings and priorities and will be formally decided by the Implementation Management Group.

To implement the strategy a range of implementation arrangements are proposed and the terms of reference are outlined in Appendix 8.2 . These include:

- HPUDS IC - Heretaunga Plains Urban Development Strategy Implementation Committee. This is the strategy implementation governance group.
- HPUDS IMG – Heretaunga Plains Urban Development Strategy Implementation Management Group. This comprises senior staff from the partner councils who provide the technical input into strategy implementation.





## **5.5. Governance, Collaboration, Partnership and Community Engagement Introduction**

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Successful implementation of the Strategy is directly related to the quality of the working relationships between the partners. It is essential that there is a long term formal commitment to collaboration between the key implementation agencies. Collaboration and liaison with government agencies will also need to be implemented to ensure success.

A voluntary, co-operative approach built on understanding, agreement and commitment is proposed. The governance model maintains links to constituent communities through its broad membership and partner forums.

It is also important that any partnership between mana whenua, the crown and local authorities incorporates and embraces the concept of kaitiakitanga.

Key partnership entities that provide support and services need to ensure effective processes are implemented both internally and externally to enable efficient and effective co-ordination between themselves and the strategy partners.

### **5.5.1. Growth Issues**

- The need for a formal governance structure which is sufficiently inclusive to ensure that the principles specified are credibly implemented and reviewed.
- A governance structure that can anchor the continued implementation of the Strategy beyond the triennium election cycle, to ensure effective commitment and gaining of value from the HPUDES development process.
- Growth management issues need to be viewed in a local, regional, and national context.
- The ability to adequately address growth issues requires a degree of awareness and understanding within the community. This provides the base from which initiatives to manage growth can be agreed and committed to.
- Community engagement is required to ensure that the growth needs of the community are understood and incorporated into the actions of growth management agencies and strategy implementation.

### **5.5.2. Key Approaches**

- The Strategy provides the strategic direction for growth and is used by all organisations within the community sector to co-operatively manage growth.
- Policies and actions of the strategy partners reinforce the agreed outcomes.
- Collaboration at the governance level continues to implement the Strategy and Implementation Plan.
- A voluntary co-operative and co-ordinated partnership to growth management and relevant community sector groups is continued and fostered.

- Memoranda of Understanding and agreements provide a basis for action reached by the three partner councils and others, regarding the implementation of the Strategy, particularly beyond the local government triennium.
- Organisations which provide services co-operate and co-ordinate their planning.
- The governance body has sufficient powers of delegation to ensure the implementation of the Strategy, including advice to the councils and other implementation partners on the actions and initiatives required.
- The role and responsibility of mana whenua in future governance is clearly defined.
- An environment is created that encourages community interaction on growth management issues.
- Community engagement takes into account the need to promote awareness and understanding of growth management issues as a platform for achieving agreement and commitment to action.
- Decision-making processes consider and determine the matters of significance that affect local communities.
- Adequate resources are provided to enable implementation of Strategy priority actions.
- Responsibilities beyond those of the partner councils are clearly defined and agreed upon prior to finalisation of the implementation plan. Those who have responsibility understand and agree with the defined implementation role.

### 5.5.3. Actions

1. <i>Establish an Implementation Committee (Heretaunga Plains Urban Development Strategy Implementation Committee "HPUDSIC") at a governance level involving partner councils and mana whenua.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
Mayors and Regional Chair	NCC, HDC and HBRC and mana whenua	Implementation Budget	LTCCP, LGA	August 2010

2. <i>Adopt and implement a formal risk management Strategy for managing resourcing and conflict including:</i>				
- <i>Inadequate resourcing for implementation</i>				
- <i>Uncoordinated and conflicting Partner Council strategies</i>				
- <i>Any conflict between the Partners</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS Implementation Management Group (IMG)	HDC, NCC and HBRC	Implementation Budget	Assessing and reporting to the HPUDS IC	December 2010 then ongoing

3. <i>Establish a Strategic Partners Forum for on-going input and to assist with HPUDS implementation.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HPUDS IMG	Implementation Budget	HPUDS IC resolution to establish the group	December 2010

4. <i>Establish a Heretaunga Plains mana whenua forum for ongoing input and to assist with HPUDS Implementation.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPIC	HPUDS IMG	Implementation Budget	HPUDS IC resolution to establish the group	December 2010

5. <i>Produce a Strategy Implementation Plan every three years as a basis for detailed growth management through agency plans (preceding the LTCCP).</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	LTCCP's, RPS, RLTS, DP's	Ongoing

6. <i>Sign Memorandum of Agreement for HPUDS implementation.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HDC, NCC and HBRC	Implementation Budget	MOA	August 2010

7. <i>Develop and implement a community engagement programme to take into account the principles of collaboration and to develop awareness and understanding of issues as a foundation for agreement, commitment and action.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	Community Engagement Strategy	December 2010

8. <i>Establish a joint research and shared information protocol between agencies playing a significant part in growth management.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	Protocol	December 2010

9. <i>Te Tiriti o Waitangi - Discuss and confirm:</i>				
- <i>the best model for implementation of HPUDS</i>				
- <i>roles and responsibilities of mana whenua, partner councils and the New Zealand Transport Agency.</i>				
- <i>a best practice engagement/participation model for HPUDS that reflects the relationship and context of Te Tiriti.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HDC, NCC and HBRC, NZTA	Partner Council budgets	RPS, LTCCP's, District Plans, Environmental Plans etc.	June 2011

## 5.6. Central Government Engagement and Commitment

### 5.6.1. Introduction

Central Government has a pivotal role in the implementation of HPUDS – predominantly relating to legislative and regulatory powers together with policy frameworks.

It is therefore important that long-term relationships with central government are cultivated and maintained to assist with implementation of HPUDS. It would be difficult to fully implement many policy and funding programmes of the Strategy without these relationships.

### 5.6.2. Growth Issues

- Continuing the development and implementation of long-term relationships with central government and government agencies.
- The need to influence government policy and funding if required for successful strategy implementation.

### 5.6.3. Key Approaches

- Continue to demonstrate united leadership in strategy implementation with a focus on ongoing collaboration and partnership on behalf of the area.
- Undertake engagement and relationship building with Central Government at the ministerial and official level around Strategy implementation. They are part of the suite of ways to achieve influence and highlight the national policy and funding needs of the area.
- Speak with a single voice, particularly on the significant growth issues, to ensure the successful implementation of HPUDS.
- Ongoing briefings and updating of relevant Government Agency personnel on Strategy implementation issues and achievements.

### 5.6.4. Actions

1. Advocate to central government on behalf of the Heretaunga Plains to ensure national legislation and national funding policy frameworks meet local needs and provides a framework for local action.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HDC, NCC and HBRC Mayors, Regional Chair and Chief Executives	Implementation Budget	Partner Government Engagement Strategy	Ongoing

2. Ensure the RLTS, RLTP and NLTP reflect the Strategy objectives.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC and RTC	HDC, NCC, HBRC, NZTA	Implementation Budget	RLTS, RLTP, NLTP	2011/2012 and then ongoing in accordance with review timeframes

3. <i>Develop and implement an annual briefing and engagement programme for central government including key ministers and advisors.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
Chief Executives	Mayors, Regional Chair, HPUDS IMG	Implementation Budget	Government Engagement Strategy	December 2010 then ongoing

4. <i>Prepare briefing papers on Heretaunga Plains matters for ministers and agencies on a portfolio basis.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
Implementation Advisor	HPUDS IMG	Implementation Budget	Ministerial and Senior Government Staff briefing papers	Ongoing

## 5.7. Monitoring and Review

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### 5.7.1. Introduction

Monitoring provides an effective mechanism to inform HPUDS decision-makers and those who have implementation responsibilities about the consequences of actions, and changes in the community and the environment, in order to determine effectiveness of the implementation of HPUDS actions. For monitoring to provide meaningful information, it needs to have good quality data.

Developing indicators helps to focus monitoring efforts. Once indicators are developed it is important to check that the information generated will be directly useful for measuring the outcomes desired.

Monitoring the implementation of HPUDS is a key activity to gauge its effectiveness and to determine whether, over time, there needs to be a review or a change in particular actions or approaches.

It is important that there is a regular review of the information used, particularly in the forecasting of growth, funding of infrastructure and assumptions to ensure the Strategy is kept up to date and relevant.

Even under high growth rate assumptions Napier has sufficient greenfields land identified to meet future demand over the long term. For Hastings there are some additional sites that meet many of the long term strategy principles and have potentially sensible urban limit boundaries, but involve a greater compromise to existing productive use to those that have been included. If circumstances relating to the key growth assumptions change these areas may need to be reconsidered. Even under high growth assumptions not all of these sites will be required and some element of choice relative to new demand projections will need to be made if the need is identified when the strategy is reviewed over the planning period. The following circumstances may be triggers for this re-consideration:

- Growth rates projections change
- Work to validate the capacity of existing centres to absorb intensification alter those targets.
- Intensification targets are not being met after reasonable efforts and monitoring.
- Other recommended greenfield areas are not proceeded with due to servicing costs or other reasons.

The consideration should include among other things

- An assessment of the natural capacity of the soil resource and long term potential for productive use.
- The creation of appropriate greenbelts and strengthening of natural boundaries to more strongly define the urban limits.
- Appropriate servicing assessments.
- Growth Issues

- Develop a sound platform of information on which to base growth management policy development.
- Having up to date information that is relevant to the issues that may emerge over time.
- Ensure indicators are kept relevant through indicator feedback. If a desired outcome is achieved, then monitoring efforts might be transferred to something else that requires attention.
- Co-operation and ongoing communication between key agencies is critical.

### 5.7.2. *Key Approaches*

- The provision of sound information on which to base growth management policy is critical. It is important that the information used for growth management be kept up to date.
- Commitment to the establishment and on-going implementation of a Heretaunga Plains state of the environment monitoring approach by combining regional and territorial authority monitoring and reporting. This is to include social, economic, environment and cultural monitoring.
- There is regional consistency in monitoring and the integration of information.
- There is consistency of data used (particularly growth forecasts) across the partner councils.
- Key risks to strategy implementation are identified and managed effectively.
- Any change to the base data which has been used for strategy development and/or implementation is confirmed with HPUDESIC.
- There is continuous improvement in the understanding of the drivers of growth to ensure informed planning and decision-making occurs.
- Develop Heretaunga Plains Key Performance Indicator reporting processes to be identified as part of the implementation plans.
- Strategy Partners have determined that regular reviews of the Strategy are appropriate.
- Settlement and market trends and the impact upon the ageing population will continue to be monitored locally and nationally.

### 5.7.3. *Actions*

<b>1. Monitor growth management drivers and trends in demographics, growth and development, including:</b> - Uptake rates and land availability - Migration to determine its relationship to growth rates and growth impact in the area - Rural-residential sub-division, - Economic development implementation - and report on such monitoring on a regular basis to the HPUDES IC and Partner Councils.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	Published Report Monitoring	Annually

2. *The outcomes of detailed investigations, central and local government policy decisions and court decisions that may affect the assumptions underpinning the Strategy will be assessed on an annual basis and a decision made on the need for any amendment to the Strategy.*

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HPUDS IC, HDC, NCC and HBRC	Implementation Budget	Published Report Monitoring	Annually

3. *That the Strategy be reviewed every five years after the results of the national census are available. In addition if there is a substantial change affecting the assumptions that underlie the Strategy then a review of strategy actions will commence at the discretion of the strategy partners..*

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HPUDS IMG, HDC, NCC and HBRC	Implementation Budget	Published Report Monitoring	Ongoing

4. *Develop and implement regular reporting arrangements (including monitoring report format) on action implementation, strategy implementation risks and other relevant implementation matters for consideration by HPUDS Implementation Committee.*

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	Published Report Monitoring	Six monthly

5. *Identify the circumstances and develop a process for considering how significant changes to the growth levels assumed for the Strategy would be managed from a land needs and timing perspective for consideration and sign off by the HPUDS Implementation Committee.*

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget		Immediate



## 5.8. Implementation Management

### 5.8.1. Introduction

Governance and leadership on growth issues must be implemented through the management structures and systems of the partner agencies. Each organisation has its own way of working and organisation culture. The aim is to provide for efficient, effective joint delivery of outcomes while maintaining the strength that diversity brings.

### 5.8.2. Growth Issues

- Lack of resources.
- Lack of effective co-ordination.
- Unless implementation is sufficiently resourced, recommended actions will not be implemented.

### 5.8.3. Key Approaches

- Sufficient resources are directed to implementing strategy actions.
- Sufficient cross council resources exist to implement, monitor and review strategy outcomes.
- There is collaborative and timely implementation of agreed policy.
- Recognition that councils are only one component of implementation and that there is a need to maintain on-going links with other lead or support agencies.
- Recognition that the costs of HPUDS implementation will fall where they lie apart from the funding of collaborative implementation arrangements.
- Agreement is reached on a strategy implementation funding formula in respect of the implementation arrangements for HPUDS.

### 5.8.4. Actions

1. <i>Appoint an HPUDS Implementation Advisor (from the Partnership or an external resource).</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	Partner Council Chief Executives	Implementation Budget	Resolution of HPUDS IC	September 2010

2. <i>Identify the specific joint actions and operational budgets necessary to implement the strategy.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Implementation Budget	LTCCP's	December 2010

3. <i>Agree an implementation funding formula between the council partners for collaborative HPUDS implementation.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HDC, NCC and HBRC		LTCCP's	August 2010

4. Define and agree on the programme priorities, timings and resources to implement the strategy. Allocating adequate resources for successful implementation is fundamental to strategy implementation.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
HPUDS IMG, Partner Council Chief Executives	HDC, NCC and HBRC	Cost shared across the Partner Councils in accordance with the HPUDS funding formula	LTCCP's	March 2011 and then annually

5. Develop and agree on an annual basis the HPUDS Implementation Budget.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG, Partner Council Chief Executives	N/A	Cost shared across the Partner Councils in accordance with the HPUDS funding formula	Draft budgets for LTCCP's	Annually by November

## **5.9. Development and Integration of Plans and Policies**

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### **5.9.1. Introduction**

The Strategy provides the framework and processes to ensure that integration is treated as a high priority from the inception of policy formulation through to implementation.

Opportunities for joint action particularly by the partners need to be given serious consideration for any new policy initiatives.

The Strategy provides a single point of reference for the community to understand the approaches being taken to growth management in the Heretaunga Plains and how the strategy is being implemented by the partners and other agencies.

### **5.9.2. Growth Issues**

- Inconsistencies between planning documents. It is important that all planning documents are in alignment to provide both certainty and development direction.
- Compliance costs for councils. This can be controlled through avoidance of duplication and conflicting approaches to development management.
- Ensuring that all councils recognise that they have an obligation to align their strategies.
- Integrating council planning documents with iwi and hapū management plans. These need to be recognised and taken into account by the territorial and regional councils as useful planning tools.

### **5.9.3. Key Approaches**

- Common issues are addressed through joint plans, strategies or documentation alignment.
- Preparation, notification, hearing and decision-making in respect of changes and amendments to policy and planning instruments to align the Strategy are carried out jointly between the partner councils where there are issues of sub-regional significance that are identified in HPUDS and/or have been so identified by any of the HPUDS partners.
- Integration is sought between Long Term Council Community Plans, Regional Policy Statement, Asset Management Plans, Regional Land Transport Strategy, Regional Land Transport Programme, regional and district plans.
- For areas subject to intensification, regulation must provide developer certainty, create good urban design and generate minimal compliance costs in gaining resource consents.
- Development and integration of plans and policies.

## 5.9.4. Actions

1. <i>Integrate implementation policy instruments. This will include the development and implementation of a co-ordinated approach including an agreed protocol, across the partner councils in respect of the management, preparation and processing of plan changes, plans and policy initiatives, through the pooling of resources, co-ordination of time frames and processes, and any other associated actions.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, HDC, NCC	NZTA	Implementation	Protocols, District and Regional Plans	Immediate
2. <i>Prepare a change to the RPS which will provide specific guidance on where growth will occur and include the concept of urban limits. The change will determine the overall extent of HPUDS through setting urban limits and working towards specific rather than indicative lines on the map:</i>				
<ul style="list-style-type: none"> <li>- <i>Greenfield growth areas</i></li> <li>- <i>Rural residential – a list of criteria for assessing the location and form will be included</i></li> <li>- <i>Intensification areas</i></li> <li>- <i>Coastal Settlements – taking into account coastal hazard and areas of significant natural coastal character</i></li> <li>- <i>Other matters as agreed</i></li> <li>- <i>identification of the significant issues for the Heretaunga Plains such as large footprint retail/commercial/industrial land outside of the growth areas and the expansion of existing settlements.</i></li> <li>- <i>The RPS change is to assist in discouraging any proposed plan changes and resource consent applications for retail/industrial land that is outside of the agreed Heretaunga Plains settlement pattern.</i></li> </ul>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC and HDC, HPUDS IMG	Council Budget	RPS	2011
3. <i>Develop consistent approaches to policy and plan preparation, e.g. common review dates to facilitate alignment of LTCCP, RLTP and NZTA funding, cross boundary issues between Napier &amp; Hastings, develop and implement a process for aligning district plan provisions between HDC and NCC.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC, HBRC, NZTA	N/A	Partner Councils Budget	District and Regional Plans	Immediate
4. <i>When preparing or reviewing any strategy and planning document, consider alignment and consistency with the strategy and its implementation plan.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC and HBRC		Partner Councils Budget	Strategic Documents, district and regional plans.	Preparation/Review Period
5. <i>Changes or variations to district plans be undertaken in parallel with the RPS change.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Councils Budget	District Plans, RPS	2011
6. <i>HPUDS partners adopt a process for the collaborative consideration of private plan change applications and resource consents that any of the partners may have submitted to them.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, HDC, NCC		Partner Council Budgets	Internal Policy Document	Immediate
7. <i>Implement the existing individual growth strategies in line with HPUDS.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Council Budgets	Existing growth strategies, HPUDS	Ongoing
8. <i>Align the HPUDS RPS change with the full RPS review.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Council Budget	RPS & HPUDS	When full RPS Review undertaken

## 5.10. Strategy Adaptability

### 5.10.1. Introduction

The Strategy over time is working towards a more sustainable urban form with efficient use of resources.

Long-term growth management is susceptible to changing circumstances. It is important that this Strategy is adaptable when things change significantly. This includes changes in the growth rates, cataclysmic events and other global changes where it is hard to assess specific local effects e.g. peak oil and climate change. The Strategy needs to be kept current and relevant.

### 5.10.2. Growth Issues

- Data uncertainty, particularly when forecasting growth out 30 years to 2045.
- Infrastructure has a long life span but may not meet the changing needs of the area in the future.
- There are many unpredictable factors that could affect the strategy, such as climate change, instability of the global economy, security of energy supply and changes in the political environment.

### 5.10.3. Key Approaches

- Use the ‘precautionary principle’.
- Use risk assessments to identify the area’s vulnerability to change.
- Monitor and review strategy actions to account for change affecting the area.
- Ensure risk management strategies are in place.

### 5.10.4. Actions

1. Assess the area’s vulnerability to change factors.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	HDC, NCC	Implementation Budget	District Plans, LTCCP’s	Assess as part of annual monitoring

2. Undertake an annual risk assessment for the strategy. The assessment should cover mitigation, adaptation and resiliency where necessary.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HBRC, HDC, NCC	Implementation Budget	Annual Report Monitoring	Assess as part of annual monitoring

## **5.11. Funding**

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### **5.11.1. Introduction**

A crucial component of the success of HPUDS is identifying the costs of growth and determining the main sources of funding, especially for major community infrastructure such as roading, water, wastewater, stormwater, recreation and cultural facilities.

The ability to fund this infrastructure in a fair and timely manner will be one of the key challenges for implementation of HPUDS and ensuring its success.

If funding is not structured in a controlled and organised manner, there will be unintended growth impacts that will negate HPUDS objectives. Unwanted traffic congestion, reduced amenity values and lack of community resources are a few of the possible detrimental results.

An assumption has been made that the capital costs for on-going improvements to the water and waste-water systems arising from growth can be funded from development and financial contributions.

Costs pertaining to infrastructure are not limited to local government; rather there are financial implications for other infrastructure providers such as gas, energy, and communication companies that will benefit from the certainty of a formal growth strategy

### **5.11.2. Growth Issues**

- Being able to fund the required infrastructure in a fair and timely manner.

### **5.11.3. Key Approaches**

- Ensure all infrastructure, which underpins the location and timing of growth (such as transportation corridors), is funded in a fair and timely way.
- Accept that rating, financial, and development contributions will continue to be the main methods of funding the costs of growth, but that alternative methods also need to be pursued to meet expected shortfalls.
- Ensure development contributions are supported by adequate investment in growth forecasting and services planning and that there is consistency on the basis of development contributions policy across the area.
- Rating will continue to fund the maintenance of growth-related infrastructure enabled by an increasing rating base.
- Support central government legislative and policy initiatives which result in wider funding opportunities, especially for telecommunications network infrastructure.
- Use innovative funding and administrative methods to provide key infrastructure, such as areas of open space and community facilities.

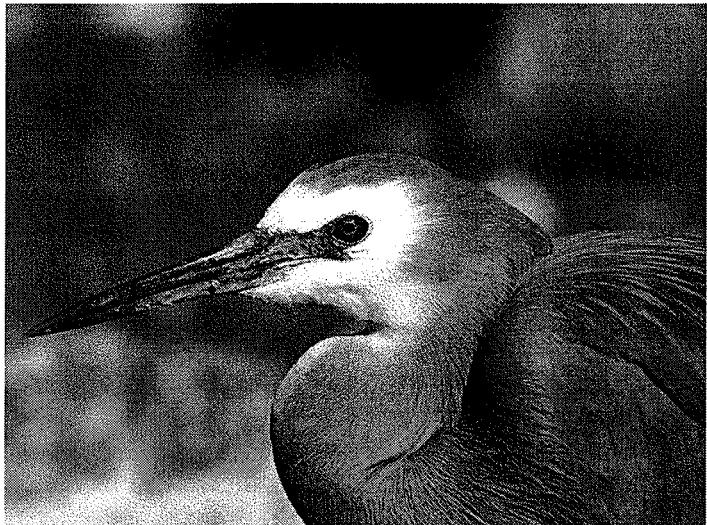
#### 5.11.4. Actions

<b>1. Establish the likely quantum of capital needed to support larger scale Heretaunga Plains area infrastructure.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	LTCCP's, RLTP	December 2011
<b>2. Identify the costs of growth, in particular the secondary network infrastructure costs arising from consolidation at the neighbourhood level.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IMG	HDC and NCC	Partner Council budgets	LTCCP's,	December 2011
<b>3. Implement a financial/development contribution policy for growth-related expenditure. This may also include a sub-regional development contribution policy for key infrastructure and also ensure alignment across the partner councils.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IMG	NCC, HDC, HBRC and NZTA	Partner Council budgets	Adopted Development Contribution and Financial Contribution policies	December 2011
<b>4. Development and consideration of a policy position in respect of a Heretaunga Plains approach to the funding of recreation, arts, and cultural facilities and open space.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IC	HDC, NCC and HBRC	Partner Council budgets	LTCCP's	December 2011
<b>5. Development and consideration of a policy position on the use of a targeted Heretaunga Plains "green rate" for the purchase and protection of land, such as open space, protection of ecological areas, and significant landscapes.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IC	HDC, NCC and HBRC	Partner Council budgets	LTCCP's	December 2011
<b>6. Develop through the RLTP funding plans for the development of strategic transport infrastructure in the Heretaunga Plains.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	RTC, HDC, NCC, NZTA	RLTP budget	RLTP	2011
<b>7. Include the Heretaunga Plains settlement pattern in LTCCP's and ensure that funding aligns with the direction of the settlement pattern. HPUDS should be a fundamental input into and provide base assumptions for future LTCCP's.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC, HDC, NCC,	IMG	RLTP budget	RLTP	2011

## 5.12. Natural Environment and Biodiversity

### 5.12.1. Introduction

Prior to human habitation, the lands of the Hawke's Bay comprised of dense native bush, wetlands and high country tussock. Nowadays, only ten percent of the original wetlands remain and it is therefore a priority to ensure that areas of native vegetation and habitat that do remain are actively preserved.



Coastal areas, such as those in the Hawke's Bay, are particularly vulnerable to pests and the habitat is susceptible to degradation. It is therefore critical that the regions remaining natural environment is protected from unsympathetic growth which could detrimentally affect those susceptible areas.

The natural environment and associated biodiversity contained within the Heretaunga Plains contributes to its appeal as a destination to live work and play. It also supports the Heretaunga Plains' agricultural, pastoral and viticulture industries and it is therefore essential to ensure the protection and enhancement of healthy green spaces for the benefit of the Heretaunga Plains.

The critical areas of importance to the Heretaunga Plains which are identified include:

- Protection of the aquifer, including its sources;
- Protection of the environment and indigenous biodiversity from any further degradation;
- The quality of the water resources in the Heretaunga Plains is monitored and improved over time.
- The protection and enhancement of the natural and cultural environment is recognised as a cornerstone of sustainable development. Significant emphasis has been placed on protection of significant natural and physical resources in the formulation of plans under the Resource Management Act since 1991. This provides a solid foundation for HPU DS.
- The community are actively engaged in protecting versatile soils for productive purposes.



### **5.12.2. Growth Issues**

- The life supporting capacity of the environment can be sustained by maintaining healthy and fully functioning ecosystems. Healthy systems are dependent on maintaining biodiversity and ecological processes.
- The effects of growth and development on ecosystems depend on where and how a particular land-use is carried out.
- Indications are that climate change will alter natural habitat conditions, some of which will be particularly important for rare and endangered species.
- Biodiversity and associated ecosystems are important but are often undervalued and misunderstood.
- There is a need to implement mechanisms which ascertain the best way to maintain water quality to support biodiversity.
- Lack of control of street and hard surface run-off eventually leads to a build up of contaminants in waterways that reduce biodiversity.
- Urban activities and development and rural land-use are causing a reduction in surface water quality and quantity.
- The importance of bio-diversity and associated ecosystems are often undervalued and misunderstood.
- Access to the coast and waterway margins is important to social and cultural well-being; however, there can be conflicts with ecological and recreational values that need to be protected.
- Ensuring indigenous flora and fauna are valued.

### **5.12.3. Key Approaches**

- Biodiversity is perceived as an expression of local character.
- Establish biodiversity corridors.
- Support the use of criteria for the identification of significant areas of indigenous biodiversity value.
- Encourage the promotion and enhancement of linkages between areas of indigenous vegetation.
- Biodiversity protection is holistically integrated across the area.
- Efforts by partner councils for biodiversity protection include recognition of biodiversity strategies and capital and operational works.
- Partnerships are formed to foster biodiversity.
- Surface water, public open space, and biodiversity initiatives are integrated and designed to maximise collective benefits
- Raise awareness of biodiversity issues and opportunities.
- Urban form is developed in a sympathetic and integrated way with natural landform, waterways and associated indigenous biodiversity remnants.

- Protection and enhancement of green infrastructure contributes to the overall ecosystem health biodiversity.
- Provisions within district plans are strengthened to ensure ecosystem-friendly green space is integral to urban development, and core habitats are protected.
- Ensure existing biodiversity is protected and enhanced.
- Multiple values of open space are recognised, planned for and managed.

#### 5.12.4. Actions

<b>1. Ensure the Regional Policy Statement adequately addresses regionally and nationally important indigenous and where appropriate exotic biodiversity including enhancement and retention of key habitat areas.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, DOC	Partner Council budgets	Regional Policy Statement	Ongoing
<b>2. Support the implementation of national and regional biodiversity strategies.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, DOC	Partner Council budgets	RPS, DP's, LTCCP's	Ongoing
<b>3. Promote provisions within the New Zealand Coastal Policy Statement to adequately address nationally and regionally important indigenous biodiversity, and key habitat areas.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, DOC	Partner Council budgets	Regional Policy Statement, Regional Plans, District Plans	Ongoing
<b>4. Include provisions in city and district plans for the promotion, protection and enhancement of indigenous biodiversity.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC	Within existing resources	District Plans	Ongoing when District Plans are reviewed
<b>5. Develop partnerships with mana whenua to explore sustainable use and enhancement of biodiversity</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC, DOC and Maori groups	HDC, NCC	Partner Council budgets	Regional Policy Statement, Regional Plans, District Plans, Structure Plans	When such plans are developed and reviewed, then ongoing
<b>6. Ensure sufficient vegetation within urban areas to improve environmental, cultural, and aesthetic outcomes, particularly in intensification growth areas.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HDC, NCC	HBRC	Partner Council budgets	District Plans, Structure Plans	Ongoing
<b>7. Through the RPS, regional plans, district plans, structure plans and any other methods, promote the concept of a positive biodiversity gain from all development projects.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HDC, NCC and HBRC	N/A	Partner Council budgets	Regional Policy Statement, Regional Plans, District Plans, Structure Plans and other material	When such plans are developed and reviewed, and then ongoing

<b>8. Consider the effectiveness of current initiatives that address the role of private landowners and existing property rights in the maintenance and enhancement of ecosystems.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, QEII Trust, New Zealand Landcare Trust, Conservation Management Trust, Federated Farmers, Hawke's Bay Fruit Growers Association	Partner Council budgets	Regional Policy Statement, District Plans	Ongoing

<b>9. Protect the natural heritage values of public conservation land.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
DOC, NCC, HDC	HBRC	Partner Council budgets	Regional Policy Statement, District Plans, RMP's, Conservation Management Strategy	Ongoing

<b>10. Develop and implement Environment Action Plans in partnership with Community Action Groups, and raise awareness and understanding of the importance of ecosystems through education and advocacy.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	Various	Partner Council budgets		Ongoing

<b>11. Identify, protect and create biodiversity sites that are part of growth areas via structure planning and sub-division processes.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC, DOC	Partner Council budgets	District Plans, LTCCP's, Structure Plans	Ongoing

<b>12. Identify future green linkages and biodiversity corridors</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, DOC	Partner Council budgets	Regional Policy Statement, District Plans, RMP's, Conservation Management Strategy	December 2012

## 5.13. Air

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### 5.13.1. Introduction



Air quality in Hawke's Bay is generally very good for most of the time. However, in winter, concentrations of fine smoke particles, or PM<sub>10</sub> (mostly from domestic wood burning) can build up, sometimes to unhealthy levels.

Other air quality issues are generally localised. Odour from various activities and agrichemical spray-drift can create problems for neighbours, if the sources are not well managed. Dust from agricultural activities can also be a problem, in the

drier seasons, and in spring when the equinoctial gales can coincide with ploughing which is common at that time of year to prepare soils for sowing summer crops.

### 5.13.2. Growth Issues

- Fine smoke particles (PM<sub>10</sub>) in urban areas, mostly from domestic heating fires on winter evenings, with smaller amounts from vehicles and some industrial sources
- Meeting National Environmental Standards for PM<sub>10</sub> in Hastings and Napier.
- Agricultural spray drift
- Odour from some farming, industry and waste management operations
- Visibility affected by smoke from open burning
- Dust and windblown dirt from cropping and industrial activities
- Boundaries between urban and rural areas, and between residential and industrial areas, where many of these issues are compounded because of different expectations about air quality.

### 5.13.3. Key Approaches

- Reduce the amount of heating needed by insulating homes.
- Maximise the use of the sun's natural heating when designing new homes or extensions.
- Promote clean and efficient operation of existing domestic heating fires, by using dry wood, starting the fire quickly, and maintaining a hot, clean-burning fire.
- Promote efficient, cleaner-burning appliances that meet National Environment Standards or better (pellet burners are very clean burning), or to alternatives such as gas or electric heating (especially efficient heat pumps)



- ▣ Ensure industrial discharges are managed according to resource consents and best practice.
- ▣ Ensure best practice procedures when agrichemical sprays are used.
- ▣ Urban design, land-use, infrastructure and transportation policies should promote fuel efficiency, energy efficiency and reduction in discharges.
- ▣ New activities are separated from existing activities where they are incompatible, including reverse sensitivity effects.
- ▣ Adverse effects from the discharge of contaminants to the air are avoided or mitigated.
- ▣ Ensure new major transport routes and industrial developments have appropriate buffer areas to protect residential areas and that residential developments do not encroach on transport corridors.
- ▣ Minimise heavy traffic in built-up areas. Promote low emission, energy-efficient vehicles including human powered (e.g. bicycles) and motor vehicles (e.g. hybrid cars).

#### 5.13.4. Actions

1. <i>Apply regulation to avoid or mitigate adverse effects of air discharges.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	RPS Change 2 and Variation 2	2010-2011

2. <i>Promote energy conservation and efficient use of energy to mitigate the greenhouse effect.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	RPS review	Ongoing

## **5.14. Landscape**

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### **5.14.1. Introduction**

The value placed on rural areas (particularly farmland) is changing and is not well understood. Where previously rural areas were looked to for their productive use, they are increasingly valued for purposes such as open space, landscape amenity, and locations for rural-residential lifestyle.

Rural areas are also increasingly seen as important for the ecosystem services they provide urban populations such as water supply, food production, flood mitigation, adaptation to climate change, biodiversity, and energy services.

The most attractive parts of the Heretaunga Plains are under increasing pressure for development. These include the hills surrounding the Plains which are considered to be an iconic part of the landscape. The degree to which residential development should be allowed to encroach on the hills is a landscape issue of significance. The coastal areas and margins of some rivers and lakes are also under development pressure. These are also areas that often have high cultural heritage values due to historic settlement.

Many urban areas have been developed with little thought to the quality of the urban landscape that is being created.

Coastal areas are often particularly vulnerable to development pressures. They are usually highly esteemed for their amenity, recreational, landscape, heritage, and cultural values. They often contain important historical and archaeological/cultural features in coastal areas. Through tourism and holiday facilities, they are important to the economy. As recreational areas, maintaining high coastal water quality is vital. Coastal land is often highly erodible and coastal vegetation can be sensitive to human activities. In general, therefore, coastal areas are particularly sensitive to effects from development.

### **5.14.2. Growth Issues**

- The most attractive parts of the Heretaunga Plains are under increasing pressure for development, particularly the much valued hills that are the backdrop to Havelock North and Taradale
- There are limited areas of the coast with high natural character values and these coastal areas are also under increasing development pressure.
- Urban and rural-residential development can reduce the attractiveness, naturalness, and openness of landscapes.
- Rural character can be compromised by rural-residential development.
- Some urban areas have in the past been developed without sufficient attention to the creation of an attractive urban landscape.
- The landscape and amenity values of some established urban neighbourhoods can be used as a basis intensification options.
- Infrastructure development, such as for high voltage power transmission and industrial development, can cause significant landscape impacts.

### 5.14.3. Key Approaches

- Landscape character is actively considered during development planning.
- There should be special consideration of landscape values along heavily travelled routes such as State Highways 2, 5 and 50 and 50a.
- Urban and rural-residential development should augment local area landscape character.
- Protect coastal areas with high natural character such as Ocean Beach from inappropriate siting and scale of development.
- Areas of high landscape character and highly visible landscapes, such as the upper contours of the Havelock Hills should be actively protected from inappropriate development.
- New rural-residential development should not occur in areas of open farmland where there is currently no urban or rural-residential development.
- As far as practicable, new infrastructure should be located in existing infrastructure corridors.
- Promote collaborative long-term strategic infrastructure planning by network utility managers.
- Ensure new industrial development such as Irongate and Tomoana is visually attractive and appropriately screened from adjoining rural activities.
- Ensure key view paths from marae are not compromised by development.
- Give special consideration to utilise the high amenity provided by established parks and reserves as the basis for identifying areas suited to intensification.

### 5.14.4. Actions

<b>1. Promote changes to the RPS, regional plans, and district plans to ensure:</b> <ul style="list-style-type: none"> <li>- Existing landscape values are identified and understood</li> <li>- The effect of development on landscape is appropriately managed</li> <li>- High value landscapes and key view paths are identified and protected</li> <li>- New urban development is consistent with the New Zealand Urban Design Protocol</li> <li>- Rural residential development is directed to locations where it will not detract from rural or natural character</li> <li>- New industrial and infrastructure development does not compromise landscape character</li> </ul>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC	MfE	Partner Council budgets	RPS, District Plans	Ongoing
<b>2. Develop guidelines for landscape and view path protection to apply in the Heretaunga Plains.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC, Hapu	Partner Council budgets	District Plans, Marae Development Plans	2015

## 5.15. Coastal Environment

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### 5.15.1. Introduction

The three main rivers which drain into the Heretaunga Plains are the Tukituki, Ngaruroro, and Tutaekuri. The mouth of the Tukituki River is between East Clive and Haumoana, and the Ngaruroro and Tutaekuri Rivers share a common mouth with the Clive River at Awatoto; an area known as the Waitangi Estuary.



The Ahuriri Estuary is a significant feature of the coastal environment, which is highly accessible and has high ecological and natural values. The maintenance and enhancement of the values of the estuary is an important community issue.

Cape Kidnappers and Ocean Beach are two examples of the coastal environment that are recognised and valued by the community for their high landscape and natural character values.

A wide range of user groups utilise the coastal resources of Hawke's Bay. Recreational activities include swimming, surfing, fishing, boating, diving, sight-seeing, walking and driving motor vehicles.

In addition to the fishing industry, there are several other industries which are located in or which use the natural and physical resources within the coastal marine area. These industries are important to the economic sustainability of the region and include the operation of ships, a port and network utility operations including the wastewater systems of both Hastings and Napier.

The recreational and industrial uses of the coastal marine area give rise to a number of activities including dredging and spoil disposal, reclamations, construction of structures, marine farming, operation of ships, as well as drainage of the foreshore and seabed.

There are a number of structures located in the coastal marine area throughout Hawke's Bay including a commercial port, wharves, marinas, jetties, moorings, and network utility structures, slipways, groynes, seawalls, outfall pipes, whitebait stands and Maimai.

### 5.15.2. Growth Issues

- There is increasing demand for residential land alongside the coast.
- Coastal hazard zone and management of erosion and future planning requirements
- Treatment and disposal of sewage and waste water for Napier and Hastings and the small coastal settlements
- Water quality at bathing beaches and in the ocean
- Oil spills and shipping hazards.



- Dune protection to reduce erosion and windblown sand nuisances.
- Tsunami, sea inundation, and storm hazards.
- The open coastal environment contributes to the unique identity of the Heretaunga Plains, providing natural, social, recreational, cultural and economic resources. It is major component to the desirability of the Heretaunga Plains, and a driver of growth.
- The desire to live in close proximity to the coast creates significant pressures on resources.
- The desire to live close to the coast is increasing. Coastal location is a strong determinant of market desirability.
- The coast contains significant ecosystems and landscape features that require protection in the face of growing population pressure.
- Recreation resources in the coasts are likely to be placed under increased pressure from growth with greater need for active management. There is limited opportunity to increase the overall capacity of coastal recreational resources.
- Protection of the natural character of the coast and providing public access are matters of national importance.
- Climate change and rising sea levels will increase coastal erosion and flooding risks.
- Increasing demand for access to the Coastal environment places pressure on natural ecosystems and equitable access
- Recognising the policies of the Hawke's Bay Regional Council and Hastings District Council in respect of coastal erosion at Te Awanga and Haumoana, which may include managed retreat.

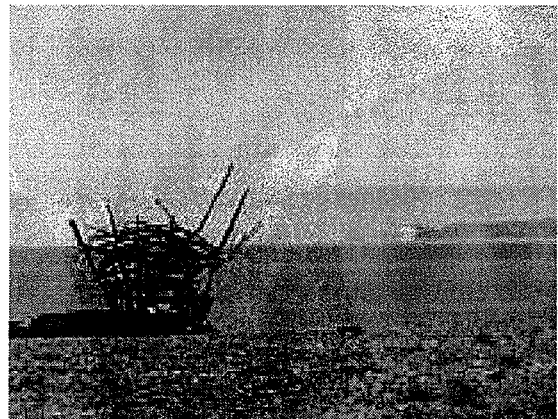
### **5.15.3. Key Approaches**

- Control polluting discharges into rivers that empty out into the coastal waters, and into the sea itself, and management of sewage at coastal communities
- Involve the community in planning through the Regional Coastal Plan.
- Cooperation between Councils in planning residential and commercial developments along the coast, and good cooperation with commercial enterprises in ongoing management of their coastal resources.
- Community coast care programmes to control dune erosion and movement.
- Maintain navigation and safety controls and an effective oil spill response.
- Better education of coastal residents about tsunami, oil spills and other sea hazards.
- The natural character of the coastal



environment is preserved.

- Significant indigenous habitats are protected.
- The physical integrity and visual quality of significant coastal landscape features is maintained.
- Resources or areas of special spiritual, historical or cultural significance to mana whenua are protected.
- Water quality in the coastal marine area is maintained and enhanced.
- Potential risk of pollution of the coastal area, such as oil spills and other human hazards, is recognised and actively managed.
- Public access for recreation and leisure is provided and maintained to and along the coastal marine area.
- The effects of active water sports on passive recreation and sensitive land uses and habitats are minimised.
- Mana Whenua throughout the Heretaunga Plains have maintained the customary and traditional practices and associations with their marine and coastal environments.
- All coastal management strategies and implementation plans are integrated to ensure long term sustainability of the coast and the harbour.



#### 5.15.4. Actions

1. Provide limited coastal development in the areas identified in the strategy already compromised by existing development and away from coastal hazard zones.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC	Partner Council budgets	District Plans	2015

2. Identify and protect significant coastal landscape features, and maintain significant public views and visual corridors associated with significant coastal landscape features through regulation in district and regional plans.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	HDC, NCC, DOC	Partner Council budgets	RPS, DP's	When such plans are reviewed, and then ongoing

3. Protect the ecological values of significant indigenous habitats through regional and district plan regulation, and land acquisition and management.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	HDC, NCC, DOC	Partner Council budgets	LTCCP, RPS, DP'S	When such plans are reviewed, and then ongoing

4. Consider the managed retreat of settlements affected by coastal erosion/inundation.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC	Partner Council budgets	District Plans	Ongoing

## **5.16. Residential Development**

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### **5.16.1. Introduction**

Over the period 2015-2045, the population of the strategy area is projected to increase by 6.3%, whilst total household numbers are projected to increase by 15.7%. This represents a continuation of the historical situation in the area which has seen, for example, the population increase since 1996 by 7% and the number of households by 12.1%. The trend for a considerably higher rate of household growth than population growth can be attributed primarily to the falling household occupancy ratio (from 2.70 persons per household in 1996 to 2.57 in 2009). This can be traced, in turn, to such factors as the ageing population, increasing life expectancy and changes in marital status. Over 2015-2045, the household occupancy ratio for the strategy area is projected to fall further from 2.55 to 2.35.

During 2016-2031, Statistics New Zealand is projecting the following changes in the Napier-Hastings housing profile: A 15% increase in the number of "couple without children" families 20% decrease in the number of two-parent families 4% increase in the number of single-parent families 2% increase in the number of family based households 29% increase in the number of single-person households.

All these changes reinforce the projected trend over the period of decreasing household size, and the associated need to provide residential accommodation that addresses this trend effectively.

Coupled with this are the socio economic characteristics of the region. The median household income of the Napier/Hastings population is well below the national average and there are areas high on the social deprivation index within the Strategy area.

Historically residential development on the Heretaunga Plains has been predominantly provided for by means of greenfields development. However the increasing pressure that greenfield development places on the natural resources (versatile soils and water) has resulted in the Strategy aiming to provide housing choice while also transitioning towards a more intensive settlement pattern in 2045. The type of development scenarios and their characteristics are outlined below.



#### ***Subdivide Existing Lots (Infill Behind Existing)***

- Single unit infill housing is prominent although becoming uneconomic due to property values, levies and tax risks.
- Subdivision rules promote infill development of an additional conventional detached unit on a typical lot. Development controls tend to be permissive, and plans offer little design control/guidance on best practice site and building design.
- Associated quality concerns. Development is often aimed at low-medium affordability ends of the market and consequently has reduced attention to materials, detailing, and integration with the local surroundings. Development may have compromised on-site amenity and privacy due to the "squeeze" to maximise building coverage.
- Provides opportunities for family flats and subdivision.

- ☐ Can offer affordability opportunities.
- ☐ Minimum land amalgamation and comprehensive development schemes requirements would result in better urban outcomes. If new rules are added this has cost and desirability implications i.e. is this the most sustainable and efficient use of land from a resource management perspective.

### ***Redevelop Existing Sites (Infill + Replace Old House)***

- ☐ Two units maximum per “parent” site is still the most likely deliverable.
- ☐ Cost issues reduce development feasibility unless the existing house is in a very poor condition.
- ☐ Units are likely to sell for high prices which does not resolve affordability concerns.
- ☐ This type of development will not achieve the intensification objectives sought by HPUDS which is to move over time to a situation where 60% of all new residential development will be intensified.

### ***‘Brownfield’ Development / Intensive Residential Development***

- ☐ The market for terraced (medium density) housing is gaining wider acceptance in the district although in general, intensification is proving difficult across New Zealand for financing and other reasons. Education of the community and development sector is needed to initiate a paradigm shift. The economics of such developments also need to be addressed. Design tests indicate that a minimum site size of 2000m<sup>2</sup> (2 1000m<sup>2</sup> residential lots) can deliver six narrow two level terraced houses with rear parking and deep backyards - densities up to 30 units per hectare.
- ☐ High quality intensification demonstrations could stimulate market interest.
- ☐ An efficient and effective approach to growth. Higher land values are balanced by the densities possible.
- ☐ It is clear that there is a challenge to achieve the intensification targets of the Strategy and that brownfield development would be the ideal tool. “Brownfield Development” is defined as the reuse of previously developed urban land for comprehensive residential development”.

### ***Greenfield Development***

- ☐ The areas scarce and critical soil resource should be safeguarded.
- ☐ Lifestyle blocks and detached unit development can result in unsustainable and inefficient land use, servicing and movement patterns that do not help the viability of public transport and social services.
- ☐ Rural-residential can provide greater housing diversity through lifestyle choice.
- ☐ Questions about the real productive capacity of lifestyle blocks.
- ☐ Can be located where they can be leveraged to deliver the most benefit to the existing community.

As part of HPUDS Phase 2, an assessment study was undertaken to determine brownfield possibilities within the Napier/Hastings urban environments. Urban design qualities identified in the New Zealand Urban Design Protocol provided a framework for developing principles and locational criteria for considering brownfield development in the area. Potential sites were determined through desktop assessment and via discussions with senior staff in both Hastings District Council and Napier City Council and consultants undertaking other Phase 2 assessment work and consultation.

High potential brownfields areas are Ahuriri, Napier Hospital and Hukarere School. Together, these sites make up 77% of the capacity of the assessed areas. Brownfield areas of moderate potential for development comprise areas that are currently used for accommodation and hospitality uses, and stockyards. Of this group, the Angus Hotel, and Hastings stockyard sites and motel sites at Westshore may provide the greatest potential as they offer good amenity and access to local services. Low potential brownfield sites comprise sites on reserve land and the Hastings racecourse which have some positive attributes but are likely to have low feasibility for development. For reserve areas there is the likelihood of strong community opposition and constraints under the Reserves Act. Overall the number of existing potential brownfield sites development is not significant and the challenge will be to provide incentives to intensify within the existing urban environments. Hastings District Council has already begun to address this issue with a specific intensification and design study.

#### **5.16.2. Growth Issues**

- Negative impacts of urban sprawl.
- The need to provide housing choice across the Heretaunga Plains.
- An ageing population leading to changing living requirements.
- Household size is decreasing generating greater housing choices.
- There is a need to raise interest in higher density living. The challenge will be to provide incentives to intensify within the existing urban environments. Hastings District has already begun to address this issue with a specific intensification and design study.
- Providing design inputs to achieve high levels of amenity for intensive residential environments.
- Need to use resources more sustainably and reduce the impacts of growth.
- Development proceeding ahead of planned provisions resulting in pressures on infrastructure and potential for ad hoc development.
- Central Government policies that impact on underlying housing affordability – Since the 1996 Census, the level of homeownership in Napier-Hastings has fallen from 71.3% (NZ 70.6%) to 68.2% (NZ 66.9%).

#### **5.16.3. Key Approaches**

- ▣ All development should follow the New Zealand Urban Design Protocol and maximise the potential to generate good urban design outcomes, including transportation considerations.
- ▣ Promote a range of residential living options.
- ▣ Identify key strategy management areas and timing for future greenfield and brownfield development (intensification) that will provide certainty and be more efficient from a servicing point of view.
- ▣ The market needs to be able to operate with a degree of flexibility. This helps to provide for diverse needs.
- ▣ Allow for more papakāinga housing.
- ▣ Intensified residential development should focus on areas in and around Napier and Hastings, transport hubs, suburban/town centres, and areas of high public amenity.
- ▣ Higher density development needs to be in suitable locations with good amenities.
- ▣ Capacity should be reached in existing settlements before new areas are developed.
- ▣ New areas need to be managed to avoid compromising future urban development patterns.
- ▣ Promote live, work and play principles.
- ▣ Promote low impact design and development.
- ▣ Napier and Hastings are retained as the primary residential intensification areas for the Heretaunga Plains. Consider pockets of higher densities in the structure planning for new greenfields development areas.

#### 5.16.4. Actions

1. <i>Develop an intensification transition plan (10-15 years) that has regard to the New Zealand Urban Design Protocol, the Hawke's Bay climate and context and contains measures to ensure intensification contributes positively to urban amenity.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC, NZTA	Partner Council budgets	LTCCP, District Plans	Immediate

2. <i>Develop an intensification toolkit including options such as CCO's and education programmes regarding the benefits and best practice methods.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC, NZTA	Partner Council budgets	District Plans, LTCCP	Immediate

3. <i>Detailed structure planning for all new developments which is to include urban design considerations, in particular transport (provision for public transport, walking and cycling connections) and regard to Low Impact Urban Design and Development principles. That the Hastings District Council and Napier City Council work together to facilitate best practice urban design allowing for greater control and consistency of rules and guidelines.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC, NZTA	Partner Council budgets	RLTS, Cycling Strategies, District Plans	Ongoing

4. <i>Ensure policy and planning methods require that average density targets are achieved by making this a requirement for new developments.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC		Partner Council budgets		

5. Undertake an assessment of the accommodation needs of the elderly, which recognises that such accommodation can include specialist developments in the form of sheltered or extra care housing, and retirement villages with associated support services.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	,HBDHB. Retirement Unit Providers	Partner Council budgets	District Plans	Immediate

6. Implement the additional residential land requirements set out in Table 1(a).				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Council budgets	RPS, District Plans, LTCCP's,	By Strategy adoption. June 2010.

7. Undertake further work on the settlement pattern in order to 'ground truth' the approach against infrastructure capacity, financial impact and funding sources. This may involve refinement of the settlement pattern and ongoing testing of infrastructure needs.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
IMG	NCC, HDC, HBRC, NZTA		RPS. District Plans, LTCCP's, RLTP	June 2010

8. Maintain the balance of land supply between Nupier and Hastings. This includes providing choice of both hill and flat land. There is also a need to avoid situations where choice is restricted and price is distorted because of developed land shortages.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Within existing budgets	RPS, District Plans, LTCCP's	Ongoing

9. Undertake further work on the intensification targets in order to 'ground truth' the capacity of the existing urban areas to accommodate the levels envisaged. This may involve some refinement of the settlement pattern and needs to occur before specific lines on a map are included in the Regional Policy Statement (see section 5.9.4)				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
NCC, HDC	HPUDS IMG	Partner Council Budgets		Immediate

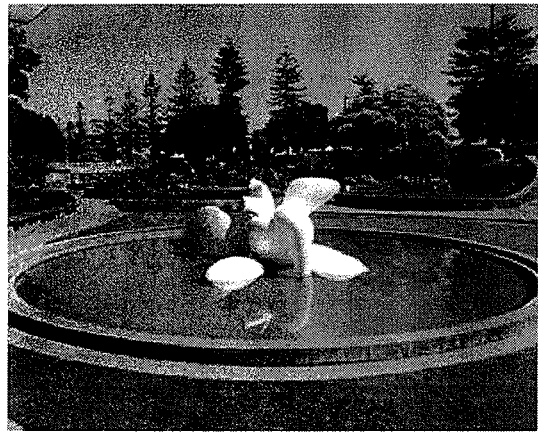
## **5.17. Open Space, Sport, Recreation and Leisure**

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### **5.17.1. Introduction**

The range of open space makes a major contribution to the quality of life of residents in the Heretaunga Plains area. It helps provide for social, cultural and environmental well-being and economic prosperity.

Open space includes civic squares and parks, formal and informal sports, active and passive recreation, natural heritage and nature conservation. It includes space and corridors for surface water and indigenous vegetation. It also provides access to the coast, rural areas, ranges, rivers and forests.



Community expectations about open space are changing. Social and demographic changes, such as an ageing population, changes in household composition, greater life expectancy, changing leisure patterns and increasingly sedentary lifestyles, are altering both the needs for and demands placed on open space.

The open space network and associated facilities therefore need to meet these changes in order to remain relevant and sustainable.

Open space is a key mechanism to ensure that there is separation between Napier and Hastings and adjacent settlements. It therefore assists in providing a break between urban areas to minimise the risks and impacts of urban sprawl and loss of identity of existing urban areas. The concept of using open space as a greenbelt to achieve this is promoted and supported.

### **5.17.2. Growth Issues**

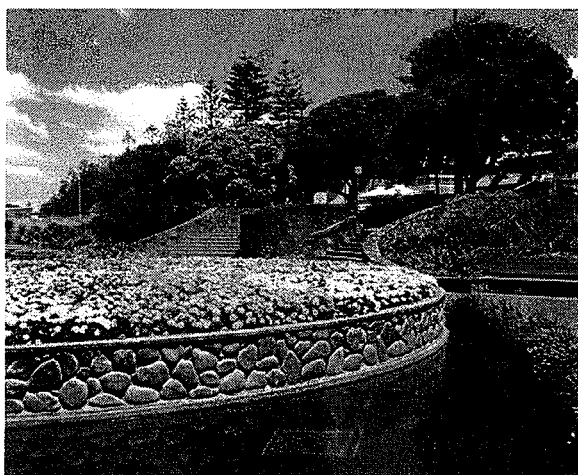
- Creation and maintenance of space between urban and rural areas for productive rural land, conservation and environmental values as well as to give a sense of identity to urban settlements.
- Use of open space to both manage urban growth and provide a multi-purpose urban edge including recreational, ecological, landscape, and surface water drainage opportunities.
- Use of open space to maintain greenbelts between urban areas.
- Protection and provision of strategic open-space networks.
- Community facilities that are adaptable and multi-purpose to meet the requirements of the future.
- Recognising and building on the identity of existing towns and neighbourhoods.
- Protection of outstanding natural features and landscapes and providing a wide range of recreational opportunities that builds on the features of the landscape.
- The need to provide appropriate levels of new open space as intensification occurs.



- ▣ Provision of leisure and recreational facilities that are sufficiently adaptable and multi-purpose to meet changing lifestyle patterns and expectations in the right location and at the right time.
- ▣ Retention of open space appropriate for intensification.

### 5.17.3. *Key Approaches*

- ▣ Plan substantial facilities (new and upgraded) to ensure the most effective use of resources and allow for the sharing of benefits across the Heretaunga Plains.
- ▣ Seek to support existing facilities in the Heretaunga Plains rather than building competing facilities.
- ▣ Provide a wide range of types of open space.
- ▣ Design and provide appropriate open space and walking and cycling linkages in intensification areas and new Greenfield developments.
- ▣ Implement a co-ordinated approach to the identification, planning and maintenance of a strategic open space network which integrates with and enhances ground and surface water and biodiversity resources.
- ▣ Promote the multi-functional use of large areas of open space.
- ▣ Use open space to provide green corridors between core habitats, which are designed to contain ecological and recreational values as well as providing walkways and cycleways.
- ▣ Use open space to assist in the provision of greenbelts between the city and other urban areas and between urban areas generally.
- ▣ Design parks, cycleways and walkways to encourage community use and to be safe.
- ▣ Encourage co-location of leisure and recreational facilities with other community facilities such as libraries, community halls and schools.
- ▣ Design future leisure and recreation facilities in ways that enable multiple uses and that allow them to meet changing demands.
- ▣ Use open space to reflect local ecological heritage.
- ▣ Carefully consider the location and timing of leisure and recreation facilities to meet current and future needs.
- ▣ Where practicable, acquire open space in advance of urban development.
- ▣ Design open space to reflect the heritage and cultural history of the area and create a sense of place and identity.
- ▣ Build on the existing open space network and ensure accessibility for all residents.



- Linking habitat between natural areas.

#### 5.17.4. Actions

<b>1. Investigate potential for a co-ordinated approach to the identification, planning, provision, use and maintenance of regional open space, including the development and implementation of a regional/sub-regional park network, and recreation and sports networks.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HDC, NCC and HBRC	Partner Council budgets	LTCCP's	December 2011
<b>2. Provide additional open space, active and passive recreational facilities and leisure facilities to meet the urban growth needs of the Heretaunga Plains.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	LTCCP's, HCC Urban Design Strategy	December 2011
<b>3. Develop and implement a policy in respect of the definition and application of greenbelts as a method to ensure there is appropriate separation between distinctive urban areas.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	LTCCP's	December 2011
<b>4. Develop and implement a Reserves Acquisition Strategy which takes account of the shortage of reserve space in central Hastings.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Council budgets	LTCCP's	December 2011

## **5.18. Affordable Housing**

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### **5.18.1. Introduction**

Home ownership is regarded as an important part of New Zealand's national identity. However, there is a growing disparity between incomes and housing affordability. This is a complex issue with a range of contributory factors which include the availability of land supply for new residential development, growth in wages compared to the increase in house prices, availability of credit, impact of growth in buy-to-let investors, and issues around low housing densities through large section developments.

The affordability of housing is in a state of flux given a reduction in house and section prices over 2008 and 2009 coupled with lower interest rates. This should assist in improving affordability, particularly for first time buyers. Intervening in the market to provide lower than market value housing and sections would require careful assessment of housing affordability and partnerships with central government and various agencies.

The Hawke's Bay Healthy Housing Coalition report of July 2008, entitled "Hawke's Bay Healthy Housing Profile" states that it now takes 71.2% of one median income to pay the mortgage on a median priced house, compared with 37.8% five years ago. Any more than 30% is generally cited as the affordability threshold-affecting one in four New Zealanders.

Leadership and political commitment are fundamental to effective local government involvement in housing. It requires joint understanding and action from both central and local government, with collaborative approaches being required. Housing affordability will remain a key challenge for implementation of HPUDS. Many household incomes are low and development costs are significant. Unless land and house packages can be delivered in an affordable manner, settlement pattern targets will not be met.

As noted in the Phase 2 reports, it is projected that the Heretaunga Plains will have an increase of approximately 8014 (16%) household numbers over the strategy period. Falling household occupancy ratio propels household growth significantly in advance of population growth. Continued changes in the housing profile-15% increase in couples without children families, 20% fall in two parent families, a 29% increase in sole person households by 2031. It is likely that these trends will continue through to 2045. As an example it is projected that there will be a 37% increase in the number of couples without children by this date.

### **5.18.2. Growth Issues**

- The influence of employment, wage rates and transport costs on housing affordability.
- A shortage of zoned and serviced land potentially affects the affordability of housing, although this is only one aspect of the complex issue of affordability.
- Land banking by developers can prevent residential land from coming on to the market.
- Lack of subsidies or other tools means councils and developers must bear the full cost of providing infrastructure.

- The market does not provide a range of housing types, including smaller homes and apartments.
- Compliance and development contribution costs for developers.

### 5.18.3. Key Approaches

- Encourage the provision of wider housing choice by developing smaller homes and/or apartments.
- Actively promote the least expensive sites as well as encouraging a variety of different land sizes
- Engage with central government to secure investment in the redevelopment of and renewal of public housing.

### 5.18.4. Actions

1. Advocate to Central Government and other agencies the need for affordable housing provision in the Heretaunga Plains.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IC	HPUDS IMG	Partner Council budgets	LTCCP's	Annual as part of strategy monitoring, in particular levels of home ownership and house prices relative to wage rates.

2. Consider the re-development potential of the Housing New Zealand Corporation land holdings				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HCNZ, HDC, NCC and HBRC	Partner Council budgets	Adopted HCNZ re-development programme	December 2011

3. Collaborate with existing developers to improve housing affordability				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	Developers	Partner Council budgets	Development examples where costs have been reduced through smaller site sizes, flexibility of financial and development payment contributions, regulatory efficiency	Ongoing but outcomes to be monitored annually.

4. Promote marae based development as a solution to affordable housing				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
Mana Whenua	HCNZ, HDC, NCC	Partner Council budgets	Marae based Strategic Plans	Ongoing

## **5.19. Business**

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### **5.19.1. Introduction**

Despite the increasingly negative impacts in the region of the more recent major world financial sector upheaval and associated economic downturn, Hawke's Bay still recorded significant overall growth in population, housing development, economic activity, business activity and public/private investment over 2000-2008. Assisted by the long-term period of favourable economic and business conditions prevailing since 2000, economic development and business agencies in Hawke's Bay have been proactive in facilitating economic growth in the region, as well as new business establishment, increased investment and increased business sector uptake of Government assistance programmes.

The key industries for the area include primary production and processing, commercial business services (including the visitor industry) and wholesale/retail trade. These activities plus construction, education and health services should continue to be the leading employing industries.

Total employment is forecast to grow by some 18%, compared to 36% over the 2000-2015 period.

The main role that HPUDES has to play in terms of business is in the provision of a sufficient amount of land, in the right locations and with appropriate staging. This provision of land needs to be flexible enough to meet any changes in circumstances.

The projections for industrial land made in this Strategy are based on a variety of factors including labour force, demand, investment and employment densities.

### **5.19.2. Growth Issues**

- Strong demand for business and industrial land.
- Conflict between industry and residential land-uses.
- People travelling long distances for employment.
- Appropriate transport connections.
- Industrial uses wishing to locate in rural areas when there are sites either within or adjacent to existing urban areas.

### **5.19.3. Key Approaches**

- Focus on Napier and Hastings as the commercial and business hearts of the Heretaunga Plains.
- Ensure commercial and industrial developments are not located in areas that undermine the areas of influence of Napier and Hastings including the extensive development of retail/mall shopping.

- Strongly support the growth of defined rural towns and villages to provide adequate capacity for a good range of day-to-day services and activities.
- Commercial activities should aim to maximise the use of existing areas and facilities.
- Business land will be provided for on an uptake basis, only in the areas defined in HPUDS.
- Business land should be developed with multi-modal transport systems, in accordance with the Strategy.
- The amount of business land has to be sufficient to meet the Heretaunga Plains needs and it also needs to support ‘live, work, play’ principles.
- Locating future industrial land in suitable areas to avoid sensitivity issues and maximise efficient use of existing and planned infrastructure.
- Infrastructure and services are in place, or will be provided as part of planned extensions or upgrades, to support business land but only in accord with HPUDS.

#### 5.19.4. Actions

<i>1. Implement the staging plan for industrial land set out in Section 4.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HPUDS IMG	Partner Council budgets	RPS, DP's, RLTS	2010-2011

<i>2. Investigate appropriate locations and means of delivering sites for future agricultural, horticultural and viticultural processing.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	RPS, DP's,	February 2011

## 5.20. Urban Centres

### 5.20.1. Introduction

Napier and Hastings along with the Heretaunga Plains town centres, perform a vital role as commercial, employment, cultural, education, social, and entertainment hubs of the Heretaunga Plains. This has been reflected over time in considerable investment in public infrastructure, redevelopment of CBD's, public transport, footpaths, cycleways, open space, and community facilities.

### 5.20.2. Growth Issues

- Extensive development of large format retail shopping in out of centre locations has the potential to undermine the retail pattern and strengths of the two major existing urban centres.
- Extensive development of office space in out-of-centre locations can compete to the detriment of the existing CBD's.

### 5.20.3. Key Approaches

- The prominent role of Napier and Hastings in the provision of economic, cultural, and social activities in the heart of the Heretaunga Plains is recognised and promoted.
- Napier and Hastings are recognised as the economic, arts, and social centre of the Heretaunga Plains.
- Discourage the development of large format retail outside of CBD's.
- The improvement of the quality of urban design is a primary goal, ensuring that developments have good relationships to the street, adaptable built form and attractive public spaces and street frontages and include design principles that decrease crime while improving safety and social interaction.
- The design of public spaces receives a high priority in any development.

### 5.20.4. Actions

1. Continue to promote CBD redevelopment in Hastings and Napier, which includes privately owned land and public spaces.				
Lead Agency	Support Agencies	Cost Implications	Implementation/Tools	Timing/ Priority
HDC, NCC	N/A	Partner Council budgets	LTCCP's	Ongoing

2. Ensure intensification of existing areas incorporates public transport routes.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets and RLTP budget	HBRC Public Passenger Transport Plan, RLTP	2012

### 5.21. Mana Whenua

#### 5.21.1. Introduction

The term “Mana Whenua” when used in regard to people denotes those whānau and hapū who have primacy and authority over place. The use of the term mana in this context also refers to te manawa o te whenua, or the heartbeat of the land. Mana Whenua as a description of authority also denotes the mana held over whenua by the Mana Whenua, that is to say Mana Whenua not only describes a people, it also describes authority over place which is not affected by legal title. This mana comes through whakapapa, which is a genealogical and ancestral connection with place that has been maintained through inter-generational occupation, and has not been usurped through warfare or complete dissipation through migration. More broadly Māori can be considered Tangata Whenua, people of the land, but “Mana Whenua” is a place specific denotation of authority, rights and responsibilities. A focus on Mana Whenua does not exclude or preclude a focus on Tangata Whenua, nor mataa waka (other peoples) - in fact part of the responsibility of the Mana Whenua is mana-a-ki-tanga, the extension of that mana to others through hospitality to manu-hiri (visitors) and responsibility for their well-being while they are guests on the whenua. Acknowledging the Mana Whenua places both authority and responsibility on them.

The Heretaunga Plains Maori population is projected to increase by 25% over the strategy period out to 2045. This equates to an additional 7,500 people of Maori descent and will result in an increase of Maori as a percentage of the overall population from 23% to 27%.

The projected increase will lead to growing aspirations to develop Papakāinga that provide for many of the housing, economic, cultural and social needs and aspirations of mana whenua. Papakāinga development is seen as one of the highest priorities in the strategy area.



Papakāinga could be generally described as intentional Māori communities. The term Papakāinga has layered meanings that both refer to connection with Papatuanuku, the earth mother, the life cycle of parent and child, as well as ka, or fire, as a source of life and warmth. Papakāinga development is viewed as a priority for cultural and economic reasons

A growing youth and aging population means there will be an increasing need to provide low cost housing solutions through a mixture of Papakāinga development as well as flexible approaches to urban intensification through house extensions, construction of secondary dwellings/kaumatua flats and increasing permanent use of temporary accommodation such as garages, caravans and sheds. There will also be an increase in rental housing demand due to inaccessibility of home ownership.

There is a desire by Māori to see communities rejuvenated in suburban centres like Camberley, Flaxmere and Mahora. In addition there is an increasing desire to unlock the untapped potential of Māori freehold land in terms of primary production.



There are two pending treaty settlements in the Heretaunga Plains area. This means by 2015 Mana Whenua will have a stronger role and influence in the local economy and political structures. Mana whenua are seeking to be treated as decision making “partners”, rather than “stakeholders” to be consulted with.

### **5.21.2. Growth Issues**

- An emerging youth population.
- With peak Māori birth rates in 1994 there will be an emerging need for low cost rental accommodation in the HPUDS period from 2015.
- An ageing population with an estimated doubling of the aged population by 2050 and an increase in demand to house kaumatua.
- Housing affordability issues are making it increasingly difficult for first home buyers.
- There is evidence that connection to culture improves Māori well-being. It is important to ensure that Māori have both an easy means of connecting and moving between peri-urban Māori communities, such as Tangoio, Omahu, Bridge Pa, Pakipaki etc and urban communities, such as west Hastings, Flaxmere and Maraenui. It is also important that “suburbs” maintain vital community infrastructure to provide opportunities for community connection and revitalisation.
- Whilst “urban intensification” is not a Māori concept, increasing need to accommodate the elderly and youth may generate a trend towards intensification through low cost accommodation alternatives.

### **5.21.3. Key Approaches**

- Provide for Papakāinga development as part of the settlement pattern that includes provision for residential, employment, recreation, cultural and social needs.
- Provide for mana whenua as a partner in HPUDS implementation.
- The provision of community infrastructure to support the increasing Maori population and Papakāinga development
- To ensure development initiatives align with existing and proposed Papakāinga development.
- Sufficient forward planning and consideration given to investment in infrastructure associated with marae neighbourhoods
- The need to recognise the primary importance of the water resource including the aquifer to Maori.
- Where practicable, development should allow for economic development as well as residential activity in the marae settlements.
- The need for continuing dialogue with mana whenua.

#### 5.21.4. Actions

<b>1. That a meeting of submitters and the three Council's Maori Committees with Runanga is convened to discuss further the implications of the Strategy for Marae Based land and Papakainga, and effective mechanisms for ongoing engagement.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC, HBRC,	Ngati Kahungunu Iwi . Hapu	Partner Council Budgets		Immediate

<b>2. Establish a joint technical working party to improve collaboration and consistency of approach to infrastructure options for the marae settlements.</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
HDC, NCC, HBRC,	Marae, Te Puni Kokiri. Maori Land Court	Implementation	LTCCP, Essential Services Development Plans, Structure Plans, District and Regional Plans	Immediate

<b>3. Investigate provisions that would allow for an appropriate level of economic activity associated with the marae settlements</b>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
HDC, NCC, HBRC,	Ngati Kahungunu Iwi , Hapu	Partner Council Budgets	Structure Plans, District and Regional Plans	2011

<b>4. Papakāinga</b>				
<ul style="list-style-type: none"> <li>- Create a programme for successful Papakāinga development including the effective maintenance of existing papakāinga and marae, as well as facilitating the development of multiple owned Māori land.</li> <li>- Identify potential areas for new papakāinga and further development of existing papakāinga.</li> <li>- Ensure other development initiatives align with existing and proposed papakāinga development.</li> </ul>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
HPUDS IMG mana whenua, HDC, Te Puni Kokiri, Maori Land Court	HDC, NCC and HBRC	Partner Council budgets	RPS, LTCCP's, District Plans, Environmental Plans etc, papakainga development guide	June 2011

<ul style="list-style-type: none"> <li>- Settlements under Te Tiriti o Waitangi</li> <li>- It is recognised that Treaty of Waitangi Settlements are likely to involve claimants in degrees of co-management or co-governance and that this may have implications for future reviews of the Strategy.</li> </ul>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
HPUDS IMG mana whenua	HDC, NCC and HBRC	Partner Council budgets	RPS, LTCCP's, District Plans, Environmental Plans etc.	June 2011, and then ongoing

## **5.22. Land and Soils**

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### **5.22.1. Introduction**

Soil is essential for the extensive cropping and farming enterprises that are the core of the Hawke's Bay economy. The land is also home to many native plants and animals and it is therefore essential that careful conservation of natural bush is maintained. The flat plains have been formed by thousands of years of erosion of mountains and hills, and then floods have washed the soil down to form the plains. Repeated flooding means that soil is a renewable resource, but it takes a long time to get it back once it's lost. Much of the hill country in Hawke's Bay has shallow, highly erodible soils.

The Heretaunga Plains comprise a combination of diverse soils, ranging from heavy clays to gravels, from shallow to deep, and from waterlogged to excessively drained. The Twyford and Hastings loams are synonymous with fruit and vegetable production, while the bony Omahu gravels of Gimblett Road, once viewed as among the poorest soils in the country, are now highly prized for viticulture. Continuous cultivation and compaction from machinery means many paddocks have not maintained their original structure or natural fertility. Careful management is essential for the land to sustain high levels of production.

There are strong community values that support the protection of productive land because of their significant contribution to the Heretaunga Plains economic base. Beyond their exceptional production potential and economic value, soils on productive land contribute to the health of the ecosystem. They play a major role in the:

- Availability of water
- Retention and release of nutrients
- Absorption or degradation of toxins and pathogens
- Modification of water quality
- As a source of biodiversity.

The region (and the nation) will suffer permanent loss if the use of productive land is not planned and undertaken with a long-term sustainable view. Although it is sometimes possible to modify land of moderate and low versatility to match the capability of productive land, the huge capital inputs required usually prohibit such remedies.

Land rated as having only slight constraints for urban development is generally the same land that is highly versatile for agriculture.

Good land management practices protect and maintain the productive characteristics of soil and enable land to achieve its sustainable productive capacities. The loss of productive land is actively minimised.

### **5.22.2. Growth Issues**

- Erosion, by wind and rain

- Cultivation and maintaining fertility on versatile and productive soils.
- Riparian management for water quality
- Loss of habitat for native plants and animals.
- Urban and rural-residential expansion can result in the loss of land available for primary production.
- Increased demand for water for productive purposes.
- Water quality may deteriorate as a result of related discharges.
- Demand for increased productivity may result in some environmental impacts on soil health and erosion.
- Horticulture's response to increasing market demands.
- Increased Biosecurity incursion threats to the region.
- Capability for the industry to continue to feed the nation.

### 5.22.3. *Key Approaches*

- The loss of versatile land is actively minimised by increasing the density of urban development to reduce the need for greenfield sites.
- Support for maintaining highly productive land for food production purposes.
- Engagement with the horticultural industry and related product groups to develop and enhance good agricultural practice.
- Provision for Greenfield buffers where any new development features a boundary adjoining Plains zoned land.

### 5.22.4. *Actions*

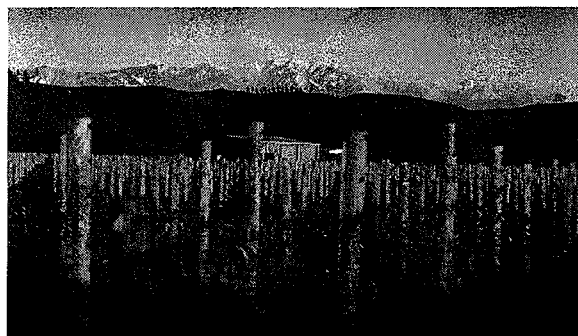
1. <i>Promote land management practices which minimise the loss of versatile soils for productive purposes</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, HDC, NCC	N/A	Partner Council budgets	RPS, District Plans	March 2011

## 5.23. Viticulture and Horticulture

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### 5.23.1. Introduction

Horticulture and viticulture are significant industries in the Heretaunga Plains, with nearly 20,500 hectares dedicated to these industries, making the region the largest horticulture and viticulture areas in New Zealand. There are over 70 vineyards in the Hawke's Bay region, supported by a number of associated restaurants and associated establishments. The region is New Zealand's leading producers of red wine, boasting over 65% of New Zealand's wine producing hectares.



Viticulture is an important industry in the Heretaunga Plains region from both a production perspective and also the associated benefits such as tourism and hospitality.

Hawke's Bay also has the largest area of land engaged in horticultural business activities in



New Zealand, with around 18,000 hectares, mostly on the flat and fertile Heretaunga Plains. Horticulture not only contributes to the economic significance of the Heretaunga Plains, but also to the social and environmental aspects of the region. Horticulture is one of the driving industries in the Heretaunga Plains. Horticulture continues to grow at a rate of up to 5% per year, which includes 13 specific product groups like pipfruit, summer fruit, squash, vegetables and olives. More than half of

New Zealand's apples are produced in the Hawke's Bay, as well as around 40% of the nation's summerfruit. This production supports around 20,000 positions per year at its peak. Market led demands driving horticulture are producing initiatives that see the industry focussing on efficient and good agricultural practice that is being applied to the natural resources harnessed by horticulture.

Pastoral farming is not a significant issue on the Heretaunga Plains since the predominant rural land uses are cropping, orchards and viticulture. Pastoral farming is a feature of the hills surrounding the Plains but there are no major issues related to urban growth.

While the strategy guiding principles and concepts may have some broad relevance to rural development outside of the settlement pattern, they are not intended to override existing parts of District and Regional Plans relating to non-urban zones or landuses, except where they refer explicitly to rural residential and lifestyle lot development. Even then formal changes to those District and Regional Plans will first be required.

### 5.23.2. Growth Issues

- ▣ Reverse sensitivity of existing land use as urban sprawl encroaches.
- ▣ Subdivision potential in the rural-residential areas as opposed to continued horticultural activity.
- ▣ The effects of climate change and changes to horticultural practices and crops on the Heretaunga Plains.
- ▣ Not compromising with urban development the poorer quality soils in Hawke's Bay, which can represent some of the very highest agricultural land values in Hawke's Bay.
- ▣ Limiting urban development to protect the soil resource for horticultural production.
- ▣ Locating future urban growth in areas which will not compromise the operation of vineyards and horticultural activities from a reverse sensitivity perspective.
- ▣ Planning authorities having an awareness of future vineyard development locations and investment patterns.
- ▣ Having an awareness of the contribution of the wine industry to the Heretaunga Plains economy which also includes short-term visitors and long-term residents.

### 5.23.3. *Key Approaches*

- ▣ Containment of urban development through urban limits.
- ▣ Location of processing plants in areas where there are adequate water and sewer facilities.
- ▣ Recognising the contribution of the horticultural industry to the Heretaunga Plains economy which includes attracting domestic visitors and offshore workers, and direct spending made by the industry.
- ▣ Having an awareness of the contribution of the wine industry to the Heretaunga Plains economy which also includes short-term visitors and long-term residents.
- ▣ Industry growth will be export led.
- ▣ Encouraging all sectors to collaborate in order to create suitable scale to enable investment for establishing a science platform, improving quality, production efficiencies and security of supply, and reducing the competition between New Zealand companies in target markets.
- ▣ As far as possible, support the viticulture and horticulture industry's growth aspirations.
- ▣ Planning authorities having an awareness of future vineyard development locations and investment patterns.

### 5.23.4. *Actions*

1. <i>Investigate and determine the most suitable locations for future horticultural and viticultural processing taking into account the vertical integration requests from the industry associations.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	NCC, HDC, HBRC	Partner Council budgets	RPS, DP's	March 2011

<b>2. Take into account the Regional Economic Development Strategy when developing regional plan and district plan provisions.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC, HDC, NCC		Partner Council budgets	RPS, DP's	Ongoing

## 5.24. Freshwater

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### 5.24.1. Introduction

Water is the lifeblood of the Heretaunga Plains. The generally dry, sunny climate is interspersed with periods of drought and high rainfall meaning managing water efficiently and effectively is a critical priority issue for the area.



There is a significant groundwater resource under the Heretaunga Plains and the aquifer is the main source of water for irrigation, industrial processing, and domestic supplies.

Surface water is used as a source of water by a range of rural activities.

Freshwater resources include groundwater, springs, waterways, wetlands, and ponding areas. The intrinsic value of freshwater and aquatic habitats requires protection to ensure water resources continue to provide natural functions and support habitats.

Water quality and quantity are key indicators of ecosystem health. Where water quality is high the natural values are also likely to be high.

### 5.24.2. Growth Issues

- The aquifer has capacity to cope with additional demands from urban growth however the long term sustainable allocation from the aquifer is yet to be determined.
- The quality of the groundwater supply does vary by location but treatment is not required.
- Groundwater takes can impact on surface water resources and are being subject to restrictions such as minimum flows.
- HBRC have identified a number of water short areas which could limit ability for growth.
- Demand for water is likely to increase. Water availability therefore needs to be carefully managed in order to manage the tension between economic development and the values of the water resources.
- Recognise climate change may decrease the availability of water due to expected decreasing rainfall and increasing droughts in the Heretaunga Plains.
- Urban streams are frequently degraded by urban development which increases peak flood flows (causing scouring of banks and habitat) and decreases low flows (decreasing quality and quantity of stream habitat).



- ☐ In general water quality of rivers, lakes and streams is continuing to decline in the Heretaunga Plains. This is mainly due to diffuse contaminant sources rather than point.
- ☐ Lack of riparian vegetation can increase stream temperature and reduce organic material in streams needed for food and habitat for aquatic organisms.
- ☐ Ensuring the waterways are recognised for providing benefits such as landscape, ecological enhancement and recreational use and not just for stormwater disposal.
- ☐ The people and the economy of the Heretaunga Plains are reliant on the ongoing recharge of good quality water from the Ngaruroro River into the aquifer system and therefore the impacts of land uses in the Ngaruroro Catchment, while beyond the area of this Strategy, are integral to the outcomes of this Strategy.

### 5.24.3. Key Approaches

- ☐ Ensure septic tank systems are kept in good working order
- ☐ Encourage and promote healthy riparian margins on waterways.
- ☐ Valuing waterways and wetlands for their unique recreational, aesthetic, cultural, and environmental health values.
- ☐ Preserve existing topographic and natural features, including watercourses and wetlands.
- ☐ Improve the community knowledge and understanding of water conservation and water management issues.
- ☐ Give special consideration to estuaries or waterways that are susceptible to increasing sediment loads.
- ☐ Ensure buffer zones and riparian planting is encouraged between development areas and water bodies through appropriate changes to the RPS, regional plans, district plans, development manuals and consent processes.
- ☐ Ensure adequate processes are developed with respect to water to actively protect mana whenua environmental, cultural, social, and economic well-being.



### 5.24.4. Actions

1. Consider the preparation of Integrated Catchment Management Plans to assist with co-ordinated decision-making in relation to surface and groundwater management.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	Catchment Management Plans	Ongoing

**2. Promote guidelines for controlled discharge of sediment to water, through controls on earthworks, vegetation disturbance, stream crossings, construction and provision of adequate riparian margins.**

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	Air, land and water plans	Ongoing

**3. Promote the naturalisation of waterways and the connection of riparian and terrestrial habitats.**

Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	Published guidelines	Ongoing

**4. Educate and inform the community and the private sector about good land management practices to improve natural waterways and ultimately estuary health.**

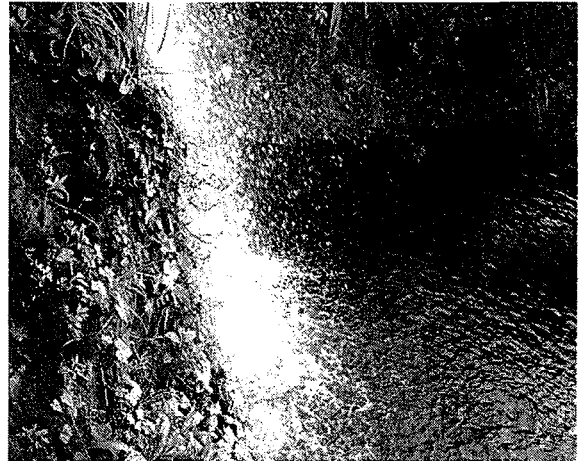
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Partner Council budgets	Published guidelines	Ongoing

## 5.25. Water Supply

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### 5.25.1. Introduction

The supply of water for the existing and future population of the Heretaunga Plains is an important local government role. An increasing demand for water by both urban and rural uses places pressure on the allocation of the resource. There is also a need to ensure that the quality of water supply sources is maintained and, in some situations, improved.



### 5.25.2. Growth Issues

- The HBRC has a policy that groundwater take within 400 metres of a surface water body should be considered a surface water take. In some situations, this can apply beyond 400 metres. This is a constraint as the majority of the surface water bodies on the Heretaunga Plains are fully allocated.
- The water short areas show potential water supply constraints to future growth.
- There are some temporary flow and pressure constraints in Hastings and Havelock North. The solution to these is expected to be at least 15 - 20 years away.
- The current water supply for Havelock North is currently constrained; a new source is being sought and must be in place by 2017.
- There are network constraints in the Arataki Area of Havelock North for water supply once Council retracts from the existing Brookvale bore water source.
- The Mission Heights development area in Napier has a water supply capacity for 900 lots; water could be a constraint in this area if a higher density of development is proposed which could result in up to 900 lots in the area. This could be compounded if additional growth is identified in the vicinity of this development. Additional capacity could be built into the system but does not currently exist.
- Balancing water supply and demand.
- Increasing demand on water resources from ongoing urban development and need for sufficient water to support ongoing demand, particularly for urban growth, agriculture and horticulture.
- Increasing water supply standards.
- Increasing demand for the water resource from ongoing urban growth along with increased demand on systems for the treatment and disposal of wastewater. A sustainable water supply requires a long-term balance between the supply of water and the demand of users. Both reduction in water supply and potential increases in demand can affect this balance.

### 5.25.3. Key Approaches

- An integrated, sustainable approach to the three urban waters (water supply, wastewater and stormwater) so that the use or discharge of one does not impact negatively on the other.
- Water, wastewater, and stormwater management is developed with protection of ecological values a key outcome. Integrated systems should ensure that natural environment can assimilate waste without negative impact.
- Monitoring progress on agreed targets and performance standards.
- Increasing emphasis on water conservation methods and efficient use of the water resource.
- Sufficient drinking water supply planning and investment to support intensified growth in a planned, rather than reactive, manner.
- Undertake a collaborative approach to the identification and use of alternative water supplies in the Heretaunga Plains.
- Emphasis on sustainable development aimed to give better effect to Government's strategies for action on water resources.
- Public information and education to increase awareness of issues and strategies.
- Take into account water values and the strategic water programme.

### 5.25.4. Actions

1. <i>Develop a Water Supply Strategy across the Heretaunga Plains.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	An agreed strategy	December 2011

2. <i>Develop Terms of Reference for a technical group involving the partner councils and mana whenua that:</i>				
<ul style="list-style-type: none"> <li>- <i>Comprises officers from each council</i></li> <li>- <i>Includes shared funding of joint projects</i></li> </ul> <p><i>Has a shared funding regime where appropriate and cost effective to provide joint infrastructure to consider Heretaunga Plains water supply matters, including the consideration of alternative supplies, joint infrastructure provision and other water supply matters.</i></p>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	An agreed strategy	December 2011

3. <i>Resolve Havelock North water supply issues</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC	HBRC	Partner Council budgets	Completed Strategic Asset Management Plan	December 2011

4. <i>Promote, collaborate, educate and encourage low-impact urban design to provide for efficient water use/re-use and land use that is appropriate to the surrounding natural values.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Council budgets	RPS, DP's, Resource Consent conditions	Ongoing

5. <i>Investigate the provision of incentives and mechanisms for effective water use</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC, HBRC, mana whenua advisors	Partner Council budgets	Council financial instruments	December 2011

## Urban Centres of Napier & Hastings Have Distinct Identities & Provide Complementary Working, Living and Learning Opportunities

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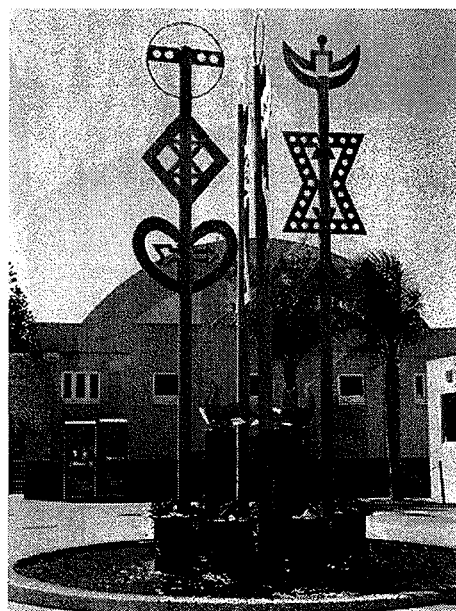
### 5.26. Cultural Heritage

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#### 5.26.1. Introduction

An understanding of and commitment to the protection and enhancement of cultural heritage is an important element of a thriving community. The Heretaunga Plains has significant cultural heritage facilities and sites including those of significance to Maori.

Extensive rebuilding as a result of the 1931 earthquake has resulted in a multitude of art deco buildings in the Heretaunga Plains.



#### 5.26.2. Growth Issues

- The value of Napier and Hastings heritage is recognised through their respective district plans which require retention of features, sites, and character areas which are of significance to Maori and others.
- Heritage values in urban and rural areas can be under threat as more intensive land use or changes occur.
- A lack of awareness and understanding of cultural heritage values undermines appreciation of heritage and support for its protection. Promotion and protection of heritage places is important in promoting a strong identity and a sense of place.
- The loss of archaeological heritage can occur particularly in greenfield growth areas.

#### 5.26.3. Key Approaches

- Promote working partnerships, particularly amongst mana whenua, the Historic Places Trust, HBRC, territorial authorities and the local community, to draw together resources and focus conservation efforts.
- Outstanding or significant heritage places, which have already been identified, are protected through district plan policies and rules.
- The provisions of the Historic Places Act 1993 (HPA) relating to archaeological sites are given due regard when planning new developments in areas likely to contain archaeological remains.
- The process of identification, consultation and engagement of mana whenua in identifying Māori/mana whenua heritage that has a cultural and traditional significance.

- Commit to, and promote, accessibility to heritage, whilst ensuring that access does not jeopardise its integrity.
- Develop the use of information and communications technologies to better manage and communicate heritage values across the Heretaunga Plains.
- Encourage voluntary protection options for heritage buildings, to supplement statutory protection mechanisms.
- Give consideration to the appropriate balance between retaining heritage buildings and seismic and fire safety standards.
- Encourage the use of regional and district plans, and heritage protection orders to protect identified places and conservation areas.
- Establish, maintain and support partnerships with other agencies involved in heritage.
- Continue to support and maintain partnerships between agencies (including the Hawke's Bay Cultural Trust, Ngati Kahungunu, Art Deco Trust, Landmarks Trust, Historic Places Trust) involved in heritage protection.
- Establish partnerships with other communities to develop strategies which enable their heritage values to be shared in an appropriate manner. Continue to value and recognise the unique and diverse heritage quality of urban centres in the Heretaunga Plains and in particular the values of Maori through protection, preservation and conservation, education, promotion and appropriate development.

#### 5.26.4. Actions

1. <i>Establish a cultural heritage technical working party to improve collaboration and consistency of approach to heritage management.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC	NZHPT, HB Cultural Trust, Art Deco Trust, Ngati Kahungunu Iwi Inc DOC, Landmarks Trust	Internal Council Cost	Annual Plans, District Plans, various Council Strategies such as the Commercial Strategy, Code of Subdivision & Land Development	2011

2. <i>Develop guidelines to better manage the Heretaunga Plains heritage on a day-to-day basis, including:</i> - <i>Heritage significance assessments</i> - <i>Resource consent assessment of effects.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC, HBRC	NZHPT, HB Cultural Trust, Art Deco Trust, Ngati Kahungunu Iwi Inc, DOC	Partner Council Budgets	District Plan, Regional Resource Management Plan.	2011 onwards

3. <i>Develop an integrated Heretaunga Plains heritage database and GIS system that identifies and provides information on all heritage places and archaeological sites.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC,	NZHPT, Ngati Kahungunu Iwi Inc, DOC, Hapu	Partner Council Budgets	District Plans, Regional Resource Management Plan	2011 onwards

4. <i>Use the RPS, Regional and District Plans, Conservation and Reserve Management Plans, Covenants, heritage protection orders,</i>				
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<i>financial and other incentives and establishment of heritage trust funds to protect outstanding or significant sites.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC	DOC, NZHPT,	Establish Fund to protect heritage	RPS, District Plans, Legislation	Ongoing

<i>5. Conduct cultural heritage and archaeological surveys of areas identify unrecorded sites of significance and confirm the details and extent of sites in the planned growth area.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	NZHPT, DOC, Ngati Kahungunu Iwi Inc, Hapu	Partner Council Budgets	District Plans	Prior to 2015

<i>6. Promote awareness and appreciation of heritage across the Heretaunga Plains through online resources providing information on heritage places and guidance for owners of heritage properties.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC	NZHPT, DOC, Ngati Kahungunu Iwi Inc, Hapu, Art Deco Trust	Partner Council Budgets	Web Sites, Education Opportunities, Leaflets	Ongoing

## 5.27. Community Development

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### 5.27.1. Introduction



Community development involves both the provision of recreational, leisure, social, community, arts and cultural facilities and activities, and the ability for people to participate, collaborate and feel part of a safe, strong, caring, and connected community.

Community facilities contribute significantly to the community's quality of life.

The comprehensive improvement of the Heretaunga Plains' social well-being will not be achieved by the actions of any one sector. Nor will a single layer of government action suffice. Collaboration and effective relationships are critical success factors.

The territorial authorities within the Heretaunga Plains are involved in social well-being and building community capacity to varying degrees. Growth in the Heretaunga Plains brings with it a number of challenges for community development. The implementation of good urban design principles and practices in growth areas, and planning for appropriate community facilities and services, can help to ensure positive community outcomes.

### 5.27.2. Growth Issues

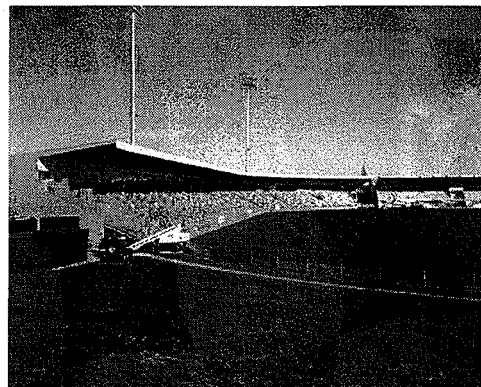
- Changes in the level of growth and demographics lead to altered community needs over time.
- The pace of development may mean that community facilities and structures may not develop at the same rate, leading to a lack of facilities to meet need.
- A lack of community facilities to support the population.
- Community development agencies may have limited capacity to cope with growth pressures.
- Territorial Local Authorities need to work closely with central government agencies to ensure that social services target the unique needs of their areas.
- Increased dependency on the volunteer sector and volunteer contributions of time and money.
- Community facilities are needed in new and intensified growth areas, but pressures for development can restrict the availability of suitable land.

### 5.27.3. Key Approaches

- Research and monitor demographic and social changes.



- ▣ Ensure collaboration between local authorities and other key social development agencies and build effective partnerships.
- ▣ Ensure equitable access to resources, services and programmes through the provision of funding, facilities and infrastructure.
- ▣ Ensure opportunities for the establishment of community services and facilities in new growth areas.
- ▣ Integrate facilities through collaborative projects with partner councils and key stakeholders.
- ▣ Involve the community in key decisions to avoid community displacement and severance.
- ▣ Research, monitor and review strategies that promote social well-being and community development to ensure they meet the changing needs of the community.
- ▣ Consider how community support services can meet the needs of growing and changing communities.
- ▣ Encourage civic participation.
- ▣ Foster a sense of place and local identity in new growth areas through the implementation of good urban design principles and provision of public spaces.
- ▣ Encourage and provide for a range of housing types that reflect and promote community diversity.
- ▣ Promote transport choice, including public transport and walking/cycling facilities, to improve connectivity.
- ▣ Ensure communication strategies are continually monitored, reviewed and developed.
- ▣ Work with local communities to ensure they are prepared for civil defence emergencies.
- ▣ Ensure Crime Prevention through Environmental Design (CPTED) principles are embraced in developments and re-developments in order to provide safe places and spaces.



#### 5.27.4. Actions

1. Identify the role which HPUDS has in terms of each of the areas of community development, social well-being and social infrastructure.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC, HBRC, relevant central government departments and the Positive Ageing Forum	Partner Council budgets	Community Development plan	December 2012

## 5.28. Health and Education

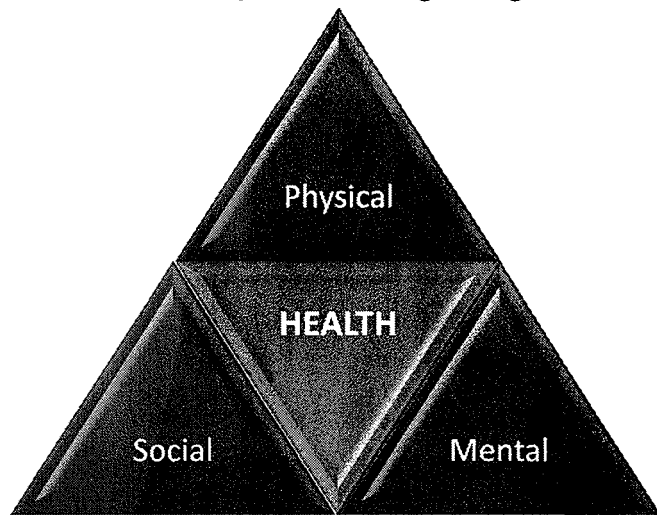
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### 5.28.1. Introduction

The provision of appropriate health and education facilities is essential both for the existing and future population of the Heretaunga Plains. The settings in which people live, work and play have a direct relationship to the health and well-being of the population.

Public health issues such as income, housing, education and employment are often beyond the control of the health sector and policy decisions made by local and regional government can have public health implications. Sustainable development highlights the importance of taking into account economic, environmental, social and cultural aspects when making policy decisions.

In respect of education facilities, including pre-school, primary, secondary, and tertiary institutions, they are a key part of a thriving community. Therefore, there is a need to recognise in the planning of existing and new growth areas that appropriate provision is made for both education and health facilities.



An increase in the ageing population will have an impact on the planning and provision of both health and education services.

The main provider of tertiary education is the Eastern Institute of Technology in Taradale, Napier.

### 5.28.2. Growth Issues

- Changing demographics over time can put pressure on education and health providers to recognise and adapt to such changes.
- Need to understand the nature of population changes so education and health providers can plan for the provision of new or changed facilities and services.
- Tertiary education should be recognised as a key part of the Heretaunga Plains' identity and also act as an economic driver through enhanced provision.
- Urban form can influence the health status of the community through providing opportunities to work, live and play.
- Provision of infrastructure such as water and wastewater services are important methods for maintaining public health.

### 5.28.3. Key Approaches

- Facilitate opportunities for the provision of education and health facilities through appropriate mechanisms including district plans, structure plans and effective government engagement.
- Ensure planning for schools in new developments is undertaken to keep pace with population changes.
- Build relationships with the Ministry of Education to ensure that the planning for capacity of existing schools is linked with population drivers and changes.
- Education providers build relationships with one another, employers and learners to provide relevant and quality education.
- Promote active communities, particularly walking and cycling, for greater health and well-being.

### 5.28.4. Actions

1. Structure Plans for all growth areas should recognise the need for education and health facilities.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBDHB, MOE	Partner Council budgets	Agreed structure plan	Ongoing

2. Consider local and regional government policies for their potential impacts on health outcomes through a health impact assessment of the Strategy.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
Hawke's Bay DHB	HDC, NCC and HBRC	DHB funding	Actions arising from completed Health Impact Assessment	March 2011

## 5.29. Hazards

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### 5.29.1. Introduction

A range of potential hazards exist in the Heretaunga Plains, including the risk of earthquake, flooding, local tsunami and coastal erosion. It is important that hazards are recognised as part of strategy development and implementation.

Hawke's Bay is one of the most earthquake prone regions in New Zealand, with 22 known active faults and folds that are capable of producing strong earthquakes.



Previously flooding has caused significant community disruption and economic loss. Both Hastings and Napier and other areas within the Heretaunga Plains are protected by flood control schemes. Most flood control schemes on the region's major rivers are designed to cope with a 100-year return period flood.

### 5.29.2. Growth Issues

- The potential for increasing extreme events, e.g. coastal storm surges, storm flooding, drought.
- Anticipated impacts of climate change, e.g. sea level rise and more extreme events.
- Awareness of the need for access to a sufficient flow and volume of water for fire fighting purposes.
- Resilience of the built environment to natural hazards, e.g. earthquakes and liquefaction.

### 5.29.3. Key Approaches

- Ensure hazard risks are appropriately assessed before development decisions are made.
- Ensure new development is in keeping with the natural hydrological fluctuations of the location.
- Proactively identify, avoid and mitigate natural hazards and establish systems and procedures of response.
- Educate the community about natural hazards and how to respond to them to increase community resilience.
- Use national legislation, standards and codes of practice for appropriate design, construction and land development.

- Where possible, avoid new development in areas subject to high likelihood of natural hazards.

**5.29.4. Actions**

<b>1. Provide sufficient buffer zones to allow for natural coastal processes and inland migration of coastal ecosystems</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC	Partner Council budgets	RPS, Regional Coastal Erosion Plan	Ongoing

<b>2. Promote the RPS, regional plans, district plans, and development manuals to ensure new development proposals are subject to a hazard risk assessment.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	RPS, regional plans, DP'S, development manuals	Ongoing

## 5.30. Climate Change

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### 5.30.1. Introduction

The full effects of climate change will not be felt within the existing timeframe and planning horizon of HPUDS. The long term effects (on a 50 to 150 year time frame) will nevertheless be potentially significant and have a bearing on all land use planning decisions made in the present day.

Climate change issues must be considered in the context of the existing physical characteristics of the strategy area. The area includes, numerous coastal settlements, a flat alluvial plain with a number of large river systems that have catchments in the ranges, and existing urban areas that are located on land that was, prior to the 1931 earthquake, tidal in nature. Seventy five percent of all of Napier's urban stormwater is pumped requiring ongoing energy use and there are capacity issues with the Karamu catchment which services large areas of Hastings and Havelock North.

In this context the following issues associated with climate change have been considered in arriving at the preferred settlement pattern for growth on the Heretaunga Plains over the period 2015-2045 -

- In respect of flood risk, global warming is expected to result in an increased frequency and severity of major storms. Predictions from NIWA suggest that the risk of what is currently considered to be a 50 or 100 year storm and flood event will be 7% more likely in the year 2040 than now, and 16% to 17% more likely by the year 2090.
- The risk of inundation from coastal storms is not expected to increase appreciably over the next 50 years. Sea level rise over this period will not be enough, on its own, to exceed natural ground levels, and although there is likely to be an increase in the frequency and severity of coastal storm events, the height of the beach-crest should naturally self-adjust. However, the precautionary principle should be applied.
- Existing coastal erosion trends are likely to continue. Areas at risk from further retreat of the shoreline are identified in the Hawke's Bay Regional Coastal Environment Plan. Those predictions are valid for the next 90 years, and are inclusive of predicted effects of climate change.
- With sea level rise, and continued pumping of low-lying areas, it is anticipated that there will be salination of shallow groundwater in some areas. Although a nuisance, it should not have any major bearing on future urban planning decisions for the Heretaunga Plains. There will be no effect on the main Heretaunga Plains aquifer.
- It is projected that future rainfall will be more intermittent – with longer periods of drought, and with rainfall tending to be more torrential when it comes. This prediction highlights the potential value of water harvesting. Urban water supply will continue to be sourced from the Heretaunga Plains aquifer and there will be considerable pressure for allocation issues between urban and rural users.

- The greatest scope for reducing greenhouse gas emissions from existing industry, through the urban planning process, is through the development of a fuel-efficient transportation system and more sustainable settlement patterns.

### **5.30.2. Growth Issues**

- Without substantial improvements being made to existing flood protection works, the community living on the flood plain will, over time, have to accept an increasing level of risk as the risk of flooding will be further exacerbated by sea level rise.
- The areas of inundation risk that are already identified are not predicted to increase.
- Long term (150 – 200 year) predictions for sea level rise do, however, indicate that parts of the Heretaunga Plains, in the coastal fringe areas, will eventually be below sea level and protected only by the coastal berm, river stop-banks and continual pump drainage.
- Coastal erosion predictions have been mapped by the HBRC and are shown in the Regional Coastal Environment Plan. The predictions take account of existing erosion trends and future sea level rise through to the year 2100.
- The at-risk areas for coastal erosion are typically within about a 75 metre band, measured landward of mean high water springs. Climate change is expected to have an effect on coastal erosion trends as a result of rising sea level and increased frequency and intensity of coastal storms. This may cause a ‘roll-back’ of the beach crest – with the position of the shoreline, including the beach crest, adjusting to a new equilibrium point further inland, but higher in elevation.
- Rising sea level will mean an increasing likelihood of saltwater intrusion and salination of shallow groundwater in areas that are pump drained. The extent and degree of pump drainage required, especially in Napier, will increase over time as sea level rises.
- An increasing frequency of drought can be expected in the whole of the East Coast, including Hawke’s Bay, as a result of future climate change.
- Reducing emissions can be considered by improving the efficiency of transportation in the region by promoting the use of more fuel-efficient modes of travel and through the physical placement of industry and housing, so that travel distances are minimised for regularly made trips.

### **5.30.3. Key Approaches**

- Future growth areas will need to be mindful of the need for flood detention areas to be provided.
- Urban development will need to take seriously the potential for increased flooding and ensure that sites are chosen where the risk of flooding is relatively low, or can be effectively managed.
- An increase in the amount of sediment, including gravel, washed down the rivers as a result of a predicted increase in the frequency and intensity of rain storms may help to counter-act some of the trend toward erosion along the shore.

- To cope with the expected shift in rainfall patterns (as well as agricultural water shortages that are already being experienced) the HBRC is leading an investigation into the construction of water storage reservoirs whereby water can be stored during times of high river flow for use in dryer periods This would relieve pressure on the aquifer system.
- Consideration of the placement of industry to reduce travel distances.

#### 5.30.4. Actions

<b>1. Develop an agreed scenario for the Heretaunga Plains of the scale, timing and effects of climate change as a basis for planning policy development.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	Agreed climate change strategy	December 2012



## 5.31. Transport

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### 5.31.1. Introduction

There is a strong link between the HPUDS settlement pattern and transport. This Strategy attempts to focus development in and around existing urban areas that are already catered for in terms of transport. The more compact urban form proposed by this Strategy ties in with aims for encouraging a shift to more sustainable transport modes and creating live, work and play opportunities.

Formal public satisfaction surveys indicate a relatively high level of community satisfaction with the overall quality of the transportation system in the Hawke's Bay. Patronage of urban public transport in the region has increased significantly and more transport options are being provided for the community. Transport and roading network developments and improvements in the region during the past decade have been primarily aimed



at improving both resident and commercial related transport effectiveness and efficiency in the area. This is particularly important in relation to the increasingly important regional economic role of the Port of Napier.

HPUDS puts in place the settlement pattern which enables integration with transport projects in a sustainable and co-ordinated manner.

Transport planning is governed by the Land Transport Management Act 2003 (“LTMA”) and strongly influenced by the New Zealand Transport Strategy 2008, and the Government Policy Statement on Policy Funding (“GPS”). The purpose of the LTMA 2003 is to contribute to the aim of achieving an affordable, integrated, safe, responsive and sustainable transport system.

The guiding objectives are:

- Assisting economic development
- Assisting safety and personal security
- Improving access and mobility
- Protecting and promoting public health
- Ensuring environmental sustainability

The GPS sets out the government’s desired outcomes and funding priorities for transport. The 2009/10 statement points to a strong focus on making better use of existing transport capacity, obtaining better access to markets and employment areas and having a secure and resilient transport network. The GPS also indicates that factors such as achieving value for money, encouraging integrated planning, making best use of existing networks and

infrastructure and implementing and fostering a co-ordinated approach are also high priorities.

HPUDS attempts to align its direction with the thinking in national, regional and local transport documents.

The overarching strategic direction for transport in the Hawke's Bay region comes from the regional land transport strategy ("RLTS"). The vision of the strategy is for:

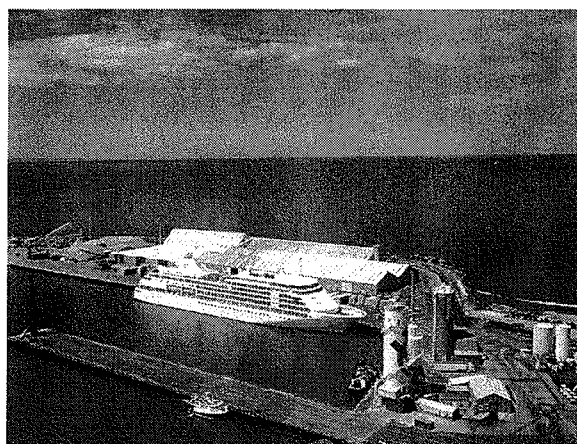
*"an integrated, safe and affordable land transport system that contributes to the current and future economic, social, environmental and cultural well-being of Hawke's Bay"*

The RLTS identifies the following transport issues for the region:

- The movement of freight
- Passenger transport
- Conflict over the use of Marine Parade
- Provision of walking and cycling facilities
- Traffic demand management
- Wider sustainability implications
- Dealing appropriately with growth and land use changes
- Improvements to key land transport routes to improve efficiency and route security

The key action areas for the RLTS revolve around:

- Travel Demand Management
- Roothing Improvements
- Improved Land Transport Planning and Design
- Improved Communication and Integration
- Rail Improvements
- Facilitation of Alternatives to Private Passenger Transport



The actions that are of most relevance for HPUDS are those relating to land use and transport integration, including through better alignment of documents, provision of passenger transport in the urban areas of Napier and Hastings and the implementation of walking and cycling strategies.

The Heretaunga Plains land use pattern will help to inform the requirements of section 77(d) of the LTMA 2003 which states that an RLTS must contain a statement of any relevant regional economic or land use considerations, and the likely funding of any land transport infrastructure associated with those considerations.

This is required over a 30 year period. It will also assist in terms of section 76(g) which requires that a regional transport committee take into account the region council's function under section 30(1)(gb) of the RMA – the strategic integration of infrastructure with land use.

### 5.31.2. *Growth Issues*

- ▣ Ribbon and unplanned development puts pressure on the land transport network.
- ▣ Dispersal of growth increases travel distances and the cost of transport infrastructure and services.
- ▣ Reverse sensitivity issues where development is located in close proximity to transport hubs or routes (e.g. the airport, Port of Napier and key transport corridors)
- ▣ Changing demographics influence demand and the type of transport needed.
- ▣ Affordability concerns and the need for equitable funding.
- ▣ The increasing number of road crashes and casualties in the region.
- ▣ The impact of volatile fuel prices.
- ▣ Changes to industrial developments (e.g. expansion of industrial areas) which puts pressure on the land transport network.
- ▣ Protecting key routes (both road and rail) for the future.
- ▣ Community severance.
- ▣ Adverse environmental and public health effects from transport.
- ▣ Poor urban design which can lead to sub-standard transport outcomes.



### 5.31.3. *Key Approaches*

- ▣ Making best use of the existing transport network.
- ▣ Protecting key intra and inter regional routes (road and rail).
- ▣ Supporting economic development in the region by integrating transport with industry and business requirements. These need to be anticipated in a timely manner and planned for in an integrated way.
- ▣ Ensuring that development does not compromise key transport hubs or routes and that opportunities for future expansion are not foreclosed (for example at the Port of Napier).
- ▣ Implementing the Airport Fans and Airport Noise boundaries.
- ▣ Encouraging public transport, walking and cycling in urban areas.
- ▣ Promoting live, work and play in order to reduce travel demand.
- ▣ Ensuring that suburban areas should have well planned and connected transport networks, including provision for walking and cycling.

- Integrating different modes of transport.
- Recognising the positive relationship between increased residential densities and greater use of public transport, walking and cycling.
- Looking towards innovative funding solutions for transport needs that consider all methods available.
- Achieving consistency with the NZ Urban Design Protocol.
- Continuing to develop the transport network as identified in the Regional Land Transport Programme.

#### 5.31.4. Actions

1. <i>Align HPUDS and the RLTS, RLTP and RPS.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC / RTC and HPUDS IC	NCC, HDC, NZTA	Existing budgets	RLTS, RLTP, RPS	2011
2. <i>Incorporate aspects of HPUDS into the review of the RLTS. In particular, the settlement pattern for the Heretaunga Plains needs to be outlined in the RLTS. Both strategies should have mutually supportive approaches.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC / RTC and HPUDS IC	NCC, HDC, NZTA	Existing budgets	RLTS	2011
3. <i>Review the Regional Public Transport Plan to align it with HPUDS (i.e. what level of public transport is needed to support the Heretaunga Plains growth areas).</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC, NZTA	Existing budgets	RLTP, LTCCP's	Ongoing
4. <i>Complete the Heretaunga Plains transportation model update</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC, NZTA	Partner Council budgets	RLTS	2010
5. <i>Undertake further work on household type and location in order to refine the trip generation impact for the traffic model. In particular, consideration needs to be given to changing demographics and high trip generators.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC, NZTA	Partner Council budgets	RLTS	2011
6. <i>Complete the review of the Heretaunga Plains Transportation Study. This review is intended to develop a long-term sustainable transport strategy for moving people and goods within the Heretaunga Plains that is integrated with HPUDS.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC, NZTA	Existing budgets	RLTS, RLTP, LTCCP's	2011
7. <i>Develop multi-modal transport packages which support the growth areas identified by HPUDS.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC, NZTA		Partner Council budgets	RLTP, LTCCP's	December 2011
8. <i>Early protection of regionally significant transport corridors (road and rail).</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC, NCC, HDC, NZTA	ONTRACK, KiwiRail	Partner Council budgets and NZTA / ONTRACK budgets as appropriate	District Plans	Ongoing

<b>9. Ensure that appropriate levels of development contributions are in place for all transport infrastructure.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC, NZTA	Existing budgets	LTCCP's	March 2012

<b>10. Consider issues of connectivity between the key settlements (both residential and business areas)</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC, NZTA	Partner Council budgets	RLTS, RLTP, LTCCP's	December 2011 and ongoing

<b>11. Investigate potential funding mechanisms to ensure that transport projects are completed on time, including: - National Land Transport Fund, government grants, development contributions, rates and other council revenue, and tolling.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HPUDS IC	HBRC, NCC, HDC, NZTA	Partner Council budgets	RLTP, LTCCP's	March 2012

<b>12. Develop criteria for new subdivisions to ensure that they incorporate transport requirements (e.g. provision for public transport, walking and cycling routes)</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	NZTA, HBRC	Partner Council budgets	District Plans	2011

<b>13. Review the existing Cycling Strategies to recognize national cycling initiatives and the proposed settlement pattern</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HDC, NCC	HBRC, NZTA	Partner Council Budgets	Reviewed Cycle Strategy	2011

<b>14. Maintain a joint working group to pursue the opportunities associated with the New Zealand Cycle Trail Fund</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC, Rotary Trust, NZTA, Venture Hawke's Bay	Partner Council Budgets, Access to National Fund if successful	Extension of the cycleway trail within HB	Ongoing

<b>15. Investigate the changes that the ageing population will have on the needs of cyclists</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HDC, NCC	HBRC, NZTA	Partner Council Budgets	Reviewed Cycle Strategy	2011

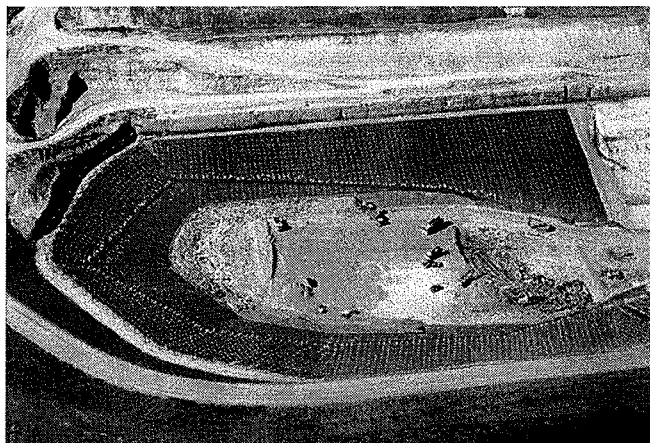
## 5.32. Utilities and Infrastructure Delivery

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### 5.32.1. Introduction

Infrastructure such as electricity, telecommunications (voice and data), water, wastewater, stormwater, and transport are crucial elements of a thriving community.

In addition to these physical infrastructure elements, the consideration of future growth must also recognise the social infrastructure requirements of the community. These include the provision of new schools and the need to ensure that housing is affordable to the community in which it is to be provided.



One of the significant issues for utilities and infrastructure is being able to supply these services in the most efficient manner. The efficiency considerations must also include the effect of new growth on the efficiency of existing infrastructure. An example is the transport system that services the Heretaunga Plains. Transport corridors are measured by the level of service that they provide, which is the ability for vehicles to get from origin to destination in an unimpeded manner. Currently the level of service on the majority of the Heretaunga Plains network is high and the effects of planned growth on the level of service must be an important element of growth options.

The level of risk to the community and property needs to be defined, especially in relation to stormwater and flooding considerations. The level of service to be provided to the community over the study period will affect the actual opportunities and constraints from the existing and required infrastructure. Also the level of service expected from the community into the future could result in alternative outcomes. The goal to reduce the level of expansion of the urban footprint through increasing the level of intensification has considerable implications for existing infrastructure. Existing infrastructure does not provide the capacity needed for intensification in all areas.

However there is existing infrastructure capacity in many of main urban areas. While in many places this is most easily provided for close to the main trunk services and arterials it can be provided for in most locations if investment is made. The main constraint for the larger urban areas is stormwater. The stormwater from Hastings, Flaxmere and Havelock North is limited by the capacity in the Karamu catchment. Future stormwater solutions for these communities will need to balance the onsite and reticulated stormwater options to ensure that the stormwater development level does not exceed that planned for in the 2005 HUDs study. Stormwater disposal in Napier, Taradale and Greenmeadows is already reliant on pumping with 75% of the urban areas having pumped stormwater. Intensification of development is likely to increase the stormwater runoff rate. This combined with sea level rise and the potential for an increase in groundwater level could limit residential development in some of these areas in the next 100 years. While it is unlikely to have an unresolvable impact in this study period consideration should be given to the longer term outcome.

The smaller rural and coastal communities are largely un-serviced and therefore limited in their ability to expand until further investment is made in infrastructure. The Phase 2 analysis undertaken as part of HPUDES indicates that intensification can be accommodated as long as there is adequate forward planning. The partner Council's must ensure that infrastructure delivery is undertaken in a planned, integrated, and collaborative manner.

Monitoring of the Strategy should also include consideration of changes in new technology, particularly in the telecommunications field and how this may affect people living and working on the Heretaunga Plains.

### **5.32.2. Growth Issues**

- ▣ Development can affect the ability to operate, maintain or expand infrastructure.
- ▣ Rural residential development results in demands for new infrastructure in new locations.
- ▣ Some infrastructure, such as stormwater pipes, culverts and sea defences, may become inadequate for the task they were designed for due to climate change impacts.
- ▣ Increasing value of land due to development makes establishing new infrastructure in these areas more expensive.
- ▣ Growth in population correlates directly with the need to expand and extend network infrastructure.
- ▣ Network infrastructure can have adverse environmental effects.
- ▣ Reverse sensitivity issues where development is located in close proximity to transport hubs or routes (eg the airport, Port of Napier and key transport corridors) and other essential infrastructure.

### **5.32.3. Key Approaches**

- ▣ Encourage and promote compact forms of development that lead to more efficient infrastructure utilisation and investment, recognising that in some situations there will be additional costs.
- ▣ As far as practicable, ensure new infrastructure development takes into account potential future climate change effects.
- ▣ Ensure the settlement pattern and development decisions allow for expansion and upgrading of infrastructure.
- ▣ Advocate for long-term strategic infrastructure planning by network utility managers.
- ▣ New urban development should aim to maximise the use of existing infrastructure where this is an efficient and viable approach.
- ▣ The security, safety, affordability and reliability of infrastructure are accorded priority in the assessment of development.

### 5.32.4. Actions

1. Review codes of practice for sub-division and development to accommodate changes as a result of the adoption of HPUDS to ensure an integrated and consistent approach across the Heretaunga Plains is undertaken				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC	Partner Council budgets	Integrated code of practice	December 2012

2. Provide for the effective sharing of information on growth and development trends with network utility providers on a regular basis.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	Network Utility operators	Partner Council budgets	Information sharing	Ongoing

3. Ensure there are appropriate rules in district plans to enable the development of utility services, whilst ensuring any adverse effects are mitigated.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	Network Utility operators	Partner Council budgets	DP's	December 2012

4. Ensure the settlement pattern and development decisions allow for expansion and upgrading of infrastructure.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	Network Utility operators	Partner Council budgets	District Plans	ongoing

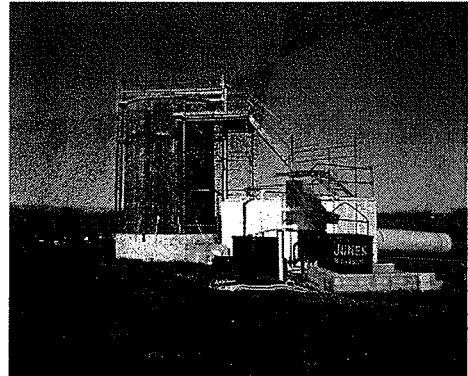
5. Ensure appropriate provisions are included in the RPS to facilitate long-term planning, development and use of regionally significant infrastructure.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	HDC, NCC, Network Utility Operators	Partner Council budgets	RPS	December 2012



## 5.33. Wastewater

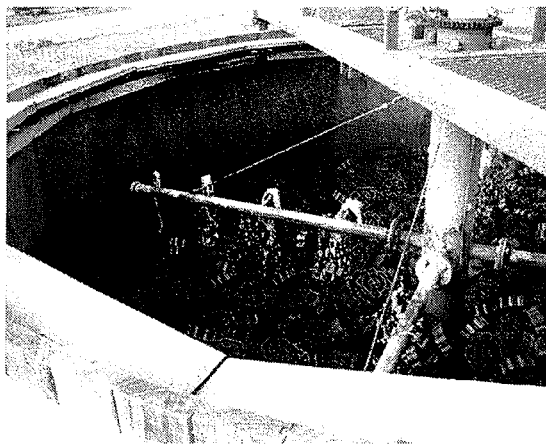
### 5.33.1. Introduction

Napier and Hastings have independent wastewater systems. The Hastings District Council has consent to discharge milliscreened sewage effluent and industrial wastewater generated in the Hastings District into Hawke Bay via a 2750 metre marine outfall at East Clive. The sewage is treated in a biological trickling filter (“BTF”) which achieves cultural betterment to Tangata Whenua in achieving the significant removal of kuparu (human waste) The other advantages of the BTF system is that there is less adverse effects on land with no primary sludge to handle and significantly less energy requirements and lower operating costs to ratepayers.



Napier has consent for an advanced primary treatment system to be added to its milliscreen process at Awatoto. However for the same reasons that Hastings built such as system it is also applying for consent to construct a BTF plant. If approval is obtained the consent for the APT system will then be relinquished.

A much discussed issue is the potential for both cities to have a combined wastewater system. This has been the subject of two separate studies. In 1991 both Council’s formed a Joint Sewage Treatment Working Party to undertake a study into options for regional wastewater management in Hawkes Bay. The outcome of this study was that a single regional scheme is



marginally cheaper in terms of total cost but the two smaller plants may be cheaper to construct. The estimated costs are so close as to be within the limits of estimation error or accuracy. In 2004 a joint working party of Council’s was again formed in recognition that the timeframes for wastewater upgrading were similar and that each Council was going down the path of separation of major trade wastes from the domestic waste stream and disposal of sludge. The outcome from this joint initiative was that the Council’s should retain flexibility in their planning for Stage 2 upgrading.

The outlying settlements such as Bay View, Maraekakaho, Bridge Pa, Te Awanga and Waimarama currently have no reticulated sewerage system and rely on septic tank disposal. This is an issue in the vicinity of the unconfined aquifer and also where water tables are high.

### 5.33.2. Growth Issues

- Shared treatment plants have been assessed but were not considered to be an option.
- Hastings City, Flaxmere, Havelock North, Napier and Taradale all have reticulated wastewater systems. There is also a wastewater system at Waipatiki.

Intensification of existing settlements outside of Hastings, Flaxmere, Havelock North, Napier and Taradale is limited by the need for disposal field space on lots.

The existing trunk mains have remaining capacity.

The smaller communities are currently constrained by wastewater.

Wastewater systems in the reticulated urban areas of the Heretaunga Plains are generally designed on the basis of 12 lots per hectare. Any denser infill development would need to be planned for so that the appropriate services could be provided.

Pre-treatment of wastewater is needed if the source is a long way from the main network; an example is the Irongate Industrial development which is close to the limit of distance from the network prior to pre-treatment.

The Hastings District Council treatment plant has capacity for growth over the next 50 year period based on 2% growth per year, plus an additional 10% for a factor of error.

There is spare capacity in the Hastings trunk mains, creating an opportunity for development close to these (see map provided for locations).

The Havelock North pumping main is to be extended to the south side of Havelock North before 2015, creating an opportunity for development.

The Hastings Racecourse site is well placed to be serviced.

Increased densification west of the proposed mission heights development could be possible.

All wastewater on the western side of Hastings needs to be pumped to the eastern side and ultimately the wastewater treatment plant. The pump is in the general location of Omahu Road and Heretaunga Street. Gravity sewers are a preference.

Potential for leaching from onsite wastewater systems exist at Ocean Beach and Haumoana, (Glasson Potts Fowler Stage 1 & 2 Report)

Napier has some constraints around wet weather infiltration, however they have an extensive wet weather programme in place over the long term, providing this is carried out the infiltration will not constrain development.

Napier City's western pumping main has available capacity.

### **5.33.3. Key Approaches**

Sufficient forward planning and investment in reticulated waste water systems to support intensified growth areas and to ensure adequate maintenance of existing wastewater infrastructure.

A reduction in wastewater volumes by adopting a water conservation approach, reduction in wastewater contaminant loads, and integrated sustainable urban water approaches.

All future growth areas meet acceptable health, safety and environmental standards for wastewater treatment and disposal.

- Where treated wastewater discharges are to surface water, the water quality is maintained.
- Where practicable, development should be located to make the best use of existing wastewater infrastructure.
- Ensure development does not get ahead of wastewater infrastructure needed to service it.
- Emphasis on sustainable development aimed to give better effect to Government's strategies for action on wastewater.
- Public information and education to increase awareness of issues and strategies.

#### 5.33.4. Actions

1. <i>Ensure through the LTCCP's of territorial authorities that adequate budgets are available for wastewater infrastructure upgrades, maintenance and expansion.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC	Implementation	LTCCP, Essential Services Development Plans, Structure Plans	Immediate

2. <i>Ensure through structure planning and other development planning processes that wastewater servicing keeps pace with expanding populations.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC	HBRC	Partner Council Budgets	Structure Plans, District Plans, Code of Subdivision and Land Development	2013

3. <i>Work closely with mana whenua in the development of proposals for wastewater, treatment servicing and disposal.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HDC, NCC, HBRC	Ngati Kahungunu Iwi Inc, Hapu	Partner Council Budgets	LTCCP, Structure Plans, District Plans, Regional Resource Management Plans	Post Treaty Settlement

4. <i>Consider the development of a Heretaunga Plains wastewater strategy</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HBRC	NCC, HDC	Council Budget	Regional Wastewater Strategy	2015

## 5.34. Stormwater

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### 5.34.1. Introduction

Urban development has the potential to significantly increase the volume of stormwater runoff and can increase the intensity and volume of peak flows in water courses.

Where land-use changes from rural to urban the amount of impervious surfaces, such as roofs, sealed roads and paths, increases. This can then result in higher intensity flow events and increased risk of flooding.

Due to its predominantly flat topography, Napier relies on open drains and pumping for the disposal of stormwater runoff, with 75% of the city area relying on stormwater disposal by pumping.

The capacity of stormwater systems was reviewed as part of the Phase 2 HPUDS research work, with the following matters being noted:

- The estuary stop banks in Napier have been designed for both sea level rise and storm surge events, and are up to standard on the southern side.
- Many of the urban areas have the space for onsite disposal, creating an opportunity for onsite solutions.
- Climate Change may constrain Napier's ability to cope with stormwater. It is understood that in 50 to 80 years Napier City Council development may need to be concentrated on the hills.
- The estuary stop banks are not up to standard on the northern side, so the airport/Landcorp are still vulnerable.
- 75% of all of Napier's urban stormwater is pumped requiring ongoing energy use. The Taipo Stream is the only stream which is not pumped and it already has some capacity problems.
- The proposed Business Park (Technical Park) to the north of Napier will need to address stormwater issues onsite.
- Onsite stormwater in Hastings and Flaxmere is generally not constrained; the exception is dirty stormwater discharges over the unconfined aquifer.
- Future growth of the industrial areas at Awatoto has been identified by Napier City Council; however stormwater disposal is difficult in this area. A large pump station would be required to pump stormwater into the Waitangi Estuary. The Waitangi Estuary has been identified as a priority wetland by HBRC.
- All of the stormwater from Hastings, Flaxmere and much of Havelock North flows into the Karamu Stream catchment. This catchment has been designed to cope with the stormwater from the existing urban area as well as those urban areas planned for in the 2005 Hastings Urban Development Strategy. Growth in excess of these areas will need to address stormwater onsite, as there is no additional capacity in the Karamu system.

- Stormwater is not seen as a constraint to intensification in Hastings as long as developments are planned with onsite solutions.
- Sea level rise could result in groundwater rising by up to the same margin, if this becomes an issue it would be expected to only affect areas close to the shore line.
- HBRC noted that the natural detention areas need to be protected (e.g. Paki Paki).
- Napier has identified greenfield development areas, and it is noted that there is poor drainage in areas such as Jervoistown, South Pirimai and Meeanee.

#### 5.34.2. *Growth Issues*

- There is no more capacity available in the Karamu system, beyond that planned in HUDs 2005.
- Stormwater is not seen as a constraint to intensification in Hastings as long as developments are planned with onsite solutions.
- Seventy five percent of Napier's stormwater is pumped. Intensification of development will increase the level of pumping.
- Intensification of development may lead to accelerated stormwater run-off.
- Catchment management plans are a key component of stormwater treatment and disposal.
- Stormwater assets can provide other benefits, such as landscape, ecological enhancement and recreational use.
- The discharge of stormwater onto the highway network.

#### 5.34.3. *Key Approaches*

- Support developers to implement innovative and effective stormwater management approaches.
- Continue the upgrading of existing systems.
- Using low impact technology for stormwater treatment and disposal.
- Stormwater is viewed as a resource, rather than something just to be disposed of, and is treated to protect the environment.
- Forward planning and implementation of a stormwater system with sufficient capacity to support intensified urban development.
- Pollution of waterways is actively avoided.
- Flood protection meets or exceeds regulatory requirements.

#### 5.34.4. *Actions*

1. <i>Ensure stormwater catchment management plans are developed before greenfield development is authorised.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
NCC, HDC	HBRC	Partner Council budgets	LTCCP's, RP's, DP's	Ongoing

<b>2. Review development manuals to ensure they provide for and encourage low-impact stormwater design methods.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC	Partner Council budgets	Development Manuals	December 2011

<b>3. Through Comprehensive Stormwater Consent processes and LTCCP's, ensure:</b>				
<ul style="list-style-type: none"> <li>- At risk facilities are regularly inspected to guard against discharge of contaminants to reticulated stormwater systems</li> <li>- All community stormwater systems are managed via a Community Stormwater Management Plan</li> <li>- Budgets are appropriate for maintenance and upgrading of stormwater systems.</li> </ul>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC	Partner Council budgets	Resource Consent, LTCCP's, Regional Plans, District Plans, Management Plans	Ongoing

<b>4. Develop and promote guidelines for low-impact stormwater design for new developments.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC, HBRC		Existing resources	Resource Consent, LTCCP's, Regional Plans, District Plans, Management Plans	December 2011

<b>5. Ensure structure plans clearly identify how stormwater for new developments will be managed.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC	Existing resources	Resource Consent, LTCCP's, Regional Plans, District Plans, Management Plans	Ongoing

<b>6. Promote rainwater collection for non-potable water supply through a range of techniques and methods.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
NCC, HDC	HBRC	Existing resources	LTCCP's, Regional Plans, District Plans	Ongoing

<b>7. Investigate appropriate levels of service for the Karamu drainage system which takes account of future urban development patterns</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC	Existing resources	Catchment Management Plan agreed by HPUDS partners	December 2012

## 5.35. Waste Minimisation

### 5.35.1. Introduction

With any growth development, there is a corresponding increase in waste generation and the need to carefully manage the waste stream. Currently the vast majority of resources extracted from the environment end up as solid, liquid, or gaseous waste.

Waste generation is closely linked to population growth and economic activity. Wastefulness can result in environmental degradation and impact on future generations.

There is another 60 years of life at the Omarunui Landfill site which receives refuse from all of the serviced areas within the Heretaunga Plains. No major constraints were identified within the timeframe of this study.

### 5.35.2. Growth Issues

- Demand management initiatives being implemented to reduce the waste stream to the landfill
- What future infrastructure may be required given the proposed land use pattern in HDC and NCC urban areas?

### 5.35.3. Key Approaches

- The preliminary step in managing waste is to promote waste reduction, followed by waste re-use, recycling and recovery.
- All actions will support central government policy and agreed waste targets.
- All communities have access to solid waste removal facilities that meet or exceed environmental standards.

### 5.35.4. Actions

1. All partner councils establish effective waste minimisation strategies to reduce waste disposal to landfill.				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	Maintaining and reviewing existing Heretaunga Plains solid waste management strategies	Ongoing

## 5.36. Energy Resources

### 5.36.1. Introduction

Secure and reliable energy supplies are essential for the ongoing development and growth of the Heretaunga Plains. Affordable and sustainable energy solutions are required to meet future energy needs and address potential climate change issues.

HPUDS recognises that growth and development will increase the demand for energy, and has identified several principles to encourage energy efficiency. These include promoting responsible land-use practices, urban design, and infrastructure and transportation policies to make the best use of existing energy resources. Co-operation with energy providers is desirable.

However, despite the necessity for energy resources, consideration should also be given to matters such as global warming, peak oil and their potential effects on climate change and the environment.

### 5.36.2. Growth Issues

- Securing reliable long-term energy supplies.
- The strong relationship between urban form and energy consumption
- The potential decrease in accessibility to fossil fuels may be increasing the need for renewable energy production
- Growth and development will increase demand for energy
- The rising cost of energy is increasing the cost of transport and energy use in homes and businesses
- Use of fossil fuels is a major cause of global warming

### 5.36.3. Key Approaches

- Land use and transport planning that maximises energy efficiency
- Emphasis on sustainable development aimed at giving better effect to central government strategies for action on energy.
- Use of urban design principles in sub-division layouts and housing construction in ways that achieve and/or increase energy efficiency.

### 5.36.4. Actions

1. <i>Ensure the location and form of future urban and rural-residential development in the Heretaunga Plains area promotes efficient transport energy use, such as by supporting compact design, public transport, walking and cycling.</i>				
Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Timing/ Priority
HPUDS IMG	HDC, NCC and HBRC	Partner Council budgets	RPS, DP's, LTCCP's, Structure Plans	Ongoing



<b>2. Ensure that regional transport planning contributes to an energy efficient transport system in the Heretaunga Plains.</b>				
<b>Lead Agency</b>	<b>Support Agencies</b>	<b>Cost Implications</b>	<b>Implementation Tools</b>	<b>Timing/ Priority</b>
HBRC	NCC, HDC	Partner Council budgets	RLTS, RLTP, Public Passenger Transport Plan	Ongoing

## **6. Process between Adoption of Strategy and Implementation**

It is acknowledged by HPUDS that the current growth strategies of both Napier and Hastings will provide for growth management through to 2015 and beyond. The assumption is that these strategies will be fully implemented as part of the transition to the implementation of HPUDS.

It is also noted that the partners have confirmed that none of the current strategy implementation actions for which they have responsibility will compromise HPUDS outcomes.

In order to ensure an effective transition between the current strategies and HPUDS, many of the HPUDS actions will be given effect to between now and 2015. This is part of Phase 1 of HPUDS implementation. Phase 2 will be the implementation of the HPUDS settlement pattern from 2015 to 2045, although implementation of a range of strategy actions occurs from 2010. The Strategy gives a strong steer regarding what the partners should do now.

Phase 1 includes a range of actions that the partners are required to complete as part of setting the foundation for implementation of the settlement pattern. It is important to maintain the momentum that is being generated through the strategy development process and to give the community confidence that the council partners are committed to timely and effective strategy implementation.

The implementation arrangements are regarded as essential to anchoring the current collaborative approach.

## **7. Strategy Implementation and Mechanisms**

### **7.1. Introduction**

There are a range of mechanisms that will be utilised to implement the Strategy. These include tools underpinned by legislation, non-statutory agreements and local and central government initiatives. The key mechanisms are outlined as follows:

### **7.2. Legislative Mechanisms**

#### **7.2.1. Long-Term Council Community Plans**

The LTCCP's can provide a useful framework for integrated sub-regional growth management provided there is a high degree of cooperation and agreement between partner councils on the outcomes being sought and the actions to be taken. The LGA provides the scope for raising revenue for growth related infrastructure and all the partner councils (with the exception of HBRC which does not currently have the legal mandate) have developed a Development Contributions Policy. Key issues are the appropriate allocation of costs between new and existing communities.

### **7.2.2. Resource Management Plans**

The area is subject to a range of regional and district plans, and regional strategies intended to promote sustainable management of natural and physical resources.

The key principles of a sub-regional growth strategy and spatial frameworks are matters that require cross boundary consistency and cooperation. The Regional Policy Statement is an appropriate umbrella document for seeking this consistency.

A reasonable expectation can be formed that the intended outcomes of the Strategy will be achieved through such a planning process.

Plans under the RMA have a crucial role in defining important factors that underpin the calculation of development contributions including the location and type of development, yields, and levels of service and identification of benefits. The scope of a draft change to the Regional Policy Statement is outlined in Appendix 8.7, and will include:

- Sub-regional growth directions and limits.
- Infrastructure integration.
- Land use and transportation corridors.
- Sub-regional open space framework.
- Key strategy elements and guiding principles.
- Environmental limitations.
- Methods of implementation, and
- Anticipated environmental results.

### **7.2.3. Regional Land Transport Strategy (RLTS) and Regional Land Transport Programme (RLTP)**

The Land Transport Management Act 2003 (LTMA) requires each region to have a Regional Land Transport Strategy. The LTMA also addresses funding and integration between spheres of government engaged in the planning and funding of transport. Land transport outcomes must be identified as part of the Strategy to help achieve an affordable, integrated, safe, responsive and sustainable land transport system. HPU DS is also important for informing the Regional Land Transport Programme.

### **7.3. Non-statutory Mechanisms**

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Such mechanisms could include:

- Economic instruments such as road pricing or private public partnerships to promote specific development outcomes.
- Urban Design Protocol
- Practice and design guidelines.
- Accords and Heads of Agreement.
- Joint ventures.

- Demonstration projects, and
- Education and advocacy.

**8.1. Memorandum of Agreement: Heretaunga Plains Urban Development Strategy Implementation**

**A G R E E M E N T**

This Agreement establishes the principles and approach of the parties in respect of the implementation of the Heretaunga Plains Urban Development Strategy.

**B E T W E E N**

**HASTINGS DISTRICT COUNCIL,  
NAPIER CITY COUNCIL,  
HAWKE'S BAY REGIONAL COUNCIL,  
M A N A W H E N U A**

**1. Objective**

The objective of this Agreement is to:

- ESTABLISH the principles and approach to implementation, monitoring and review between the parties in order to facilitate co-operation, collaboration and co-ordination of growth management responsibilities in the Heretaunga Plains area.

**2. General Principles**

The parties to this Agreement:

- SUPPORT the aim of Heretaunga Plains Urban Development Strategy to provide a comprehensive sub-regional framework for growth management to address a wide range of key regional issues relative to economic, social, cultural, environmental and developmental objectives for the Heretaunga Plains.
- RECOGNISE AND SUPPORT the established voluntary, co-operative and co-ordinated approach to growth management in the Heretaunga Plains and that such an approach between regional and local government and relevant community sector groups must be continued and fostered.
- ENDORSE the continued use of the Heretaunga Plains Urban Development Strategy as the primary sustainable strategy for the Heretaunga Plains and to be used by regional and local government and community sectors to collaboratively manage growth.
- RECOGNISE that the Heretaunga Plains Urban Development Strategy provides a policy and planning framework which will guide growth management in the Heretaunga Plains out to 2045.
- COMMIT to the implementation of sub-regional approaches to the funding of growth related infrastructure that will use a number of funding mechanisms, including regional public wealth throughout the Heretaunga Plains area on an equitable basis together with appropriate Heretaunga Plains area and district funding mechanisms.

The parties to the Agreement also acknowledge:

- The benefits of growth management planning and the need to share responsibility for such planning between the parties in consultation with key sector groups and in consultation with the sub-regional community.
- The Heretaunga Plains Urban Development Strategy Implementation Committee has been established to ensure that the approved recommendations and associated actions are taken up by each party both on an individual and collective basis as defined by the Strategy.
- The Heretaunga Plains Urban Development Strategy provides for more effective strategic planning on a regional and sub-regional basis and will facilitate co-ordination between the parties in terms of infrastructure and service provision, public works, policy development, environmental management and general planning activities.

### **3. Heretaunga Plains Urban Development Strategy Approach**

The parties to this Agreement will continue to support the implementation, monitoring and review of the Heretaunga Plains Urban Development Strategy. All parties have a responsibility both collectively and individually to:

- Acknowledge the agreed outcomes of the Heretaunga Plains Urban Development Strategy process in the development and application of policy and programmes as they affect the Heretaunga Plains region and commit to the implementation of outcomes as appropriate through statutory planning instruments and policy processes as well as capital works and service delivery programmes.
- Have regard to the objectives and principles contained in Heretaunga Plains Urban Development Strategy in undertaking programmes and activities.
- Nominate representatives to participate in Heretaunga Plains Urban Development Strategy Implementation Committee activities on the basis of providing a co-ordinated response from each party.
- Undertake co-operative and co-ordinated delivery of programmes
- Act in accordance with the co-operative spirit of the Heretaunga Plains Urban Development Strategy Implementation Committee and contributing to the implementation of agreed Heretaunga Plains Urban Development Strategy outcomes.
- Promote a co-ordinated approach to Heretaunga Plains development consistent with the agreed outcomes of Heretaunga Plains Urban Development Strategy.
- Integrate social, economic, cultural and environmental management of their areas within a sub-regional context.
- Develop a sub-regional decision-making process amongst the parties to deal with matters of sub-regional significance which affect local communities.
- Consider private plan changes in a collaborative manner when they have potential to impact on strategy implementation.

#### **4. Implementation, Monitoring and Review**

The parties to this agreement have:

- Endorsed the Heretaunga Plains Urban Development Strategy as the primary growth management strategy for the Heretaunga Plains and each agency will have regard to in its planning, budgetary, and programme activities, and infrastructure provision.
- Endorsed Heretaunga Plains Urban Development Strategy as the basis for co-operative management of growth in the Heretaunga Plains by all local government in the sub-region, mana whenua, relevant community sector groups and government agencies.
- Committed to participate in implementation, monitoring and review of Heretaunga Plains Urban Development Strategy in accordance with the arrangements outlined in the approved Heretaunga Plains Urban Development Strategy.
- Initiated action to enable the implementation of the agreed principles and priority actions contained in the Heretaunga Plains strategies and associated implementation plan.
- Commitment to timely implementation as it is significant to the establishment of the statutory policy framework.
- Committed to not adopting policies or actions which are inconsistent with the outcomes sought by the Heretaunga Plains Urban Development Strategy, without them being negotiated with the other partners.

#### **5. Interpretation**

- Local government means the Hastings District Council, Napier City Council and Hawke's Bay Regional Council.
- Heretaunga Plains Urban Development Strategy means the Heretaunga Plains Urban Development Strategy as approved by the partner councils and supported by mana whenua.
- Heretaunga Plains Urban Development Strategy Implementation Committee is the committee tasked with overseeing the implementation of the approved strategy. It comprises of two representatives of each council and two mana whenua representatives.
- Heretaunga Plains means all of the land within the administrative areas of Hastings District, Napier City, and includes that part of the administrative area of Hawke's Bay Regional Council as it relates to the two territorial local authorities.

Any questions of interpretation are to be raised with the parties to the agreement and collectively resolved. The parties agree to act in good faith in respect of implementing this agreement.

This agreement takes effect on the date it is signed by all parties and will continue until changed or modified by the partners on the recommendation of the Heretaunga Plains Urban Development Strategy Implementation Committee.

**Hastings District Council**

Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Executive: \_\_\_\_\_ Date: \_\_\_\_\_

**Napier City Council**

Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Executive: \_\_\_\_\_ Date: \_\_\_\_\_

**Hawke's Bay Regional Council**

Chair: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Executive: \_\_\_\_\_ Date: \_\_\_\_\_

**Mana Whenua**

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_



## 8.2. Terms of Reference: Implementation Arrangements

### 8.2.1. Heretaunga Plains Urban Development Strategy Implementation Committee

Terms of Reference	Membership
<p>An Implementation Committee of the Hastings District, Napier City, and Hawke's Bay Regional Council (and Mana Whenua) be established to overview the implementation of HPUDS.</p>	<ul style="list-style-type: none"> <li>▪ Two elected members from each partner council.</li> <li>▪ Two representatives of Mana Whenua.</li> <li>▪ That the standing membership be limited to 8 members.</li> </ul>
<p>The HPUDS IC be delegated authority to implement the Strategy in accordance with the following functions:</p>	<p><b>Meeting Frequency</b></p> <ul style="list-style-type: none"> <li>▪ Bi-monthly</li> </ul>
<ul style="list-style-type: none"> <li>▪ Growth management leadership</li> <li>▪ Overseeing implementation of the Strategy</li> <li>▪ Ensuring organisation systems and resources support the strategy implementation</li> <li>▪ Taking responsibility for progressing those actions specifically allocated to the HPUDS IC</li> <li>▪ Monitoring and reporting progress against milestones</li> <li>▪ Overseeing management of the risks identified in implementation</li> <li>▪ Reviewing and recommending adjustments to the Strategy</li> <li>▪ Identifying and resolving any consultation inconsistencies between the Strategy and subsequent public consultation processes of the partner councils</li> <li>▪ Facilitating consultation with the community</li> <li>▪ Establishing the Strategic Partners Forum</li> <li>▪ Implementing a Memorandum of Agreement as adopted by the Committee to provide a basis for developing working relationships and the resolution of any conflict</li> </ul>	<p><b>Timeframe for Committee</b></p> <ul style="list-style-type: none"> <li>▪ It is proposed that the HPUDS IC would be in place for an initial six year period through to June 2016.</li> </ul>

Heretaunga Plains Urban Development Strategy Strategic Partners Forum

Terms of Reference	Membership
<ul style="list-style-type: none"> <li>▪ Provision of information and input to the HPUDS IC to enable sound decision-making.</li> <li>▪ Work collaboratively with HPUDS IC to utilise respective agency skills and knowledge to identify solutions to issues related to HPUDS implementation.</li> <li>▪ Monitor, by acting in a community audit role in respect of the implementation of HPUDS, against milestones.</li> <li>▪ Raise issues for discussion within the Strategic Partners Forum meetings to be taken to the HPUDS IC</li> <li>▪ Provide feedback and/or recommend actions to the HPUDS IC.</li> </ul>	<ul style="list-style-type: none"> <li>▪ To be determined</li> </ul>
	Meeting Frequency

**8.2.2. Heretaunga Plains Urban Development Strategy Implementation Advisory Arrangements**

Terms of Reference	Terms of Reference	
<ul style="list-style-type: none"> <li>▪ Leading and planning the implementation of the Strategy and managing the resources that are employed to achieve the agreed objectives.</li> <li>▪ Day to day project management, including planning, organising and control of the physical and financial resources provided by the council partners for the implementation of the Strategy.</li> <li>▪ Convene meetings of the Heretaunga Plains Urban Development Strategy Implementation Committee.</li> <li>▪ Manage the budget for collaborative strategy implementation.</li> <li>▪ Report to the Heretaunga Plains Urban Development Strategy Implementation Committee on key issues arising from actions and on the risk profile.</li> <li>▪ Provide input in to the community engagement Strategy.</li> <li>▪ Liaise between Strategy Partners Forum, the HPUDES IC and the Heretaunga Plains Urban Development Strategy Implementation Management Group.</li> <li>▪ Provide support to the Strategic Partners Forum.</li> <li>▪ Liaise as and when necessary with the Chairperson and members of the Heretaunga Plains Urban Development Strategy Implementation Committee.</li> <li>▪ Brief partner councils, Strategic Partner Forum and other agencies on implementation progress on at least an annual basis.</li> <li>▪ Facilitate forums and encourage community participation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Promote the aims of this study within the context of sustainable development outcomes.</li> <li>▪ Establish and maintain administrative and information support systems and resources.</li> <li>▪ Make submissions on central and local government and other agencies policies and plans to promote alignment with the Heretaunga Plains Urban Development Strategy.</li> <li>▪ Manage the communication plan and lead communication on issues as they arise.</li> </ul>	
	<b>Purpose</b>	<ul style="list-style-type: none"> <li>▪ To co-ordinate and support the activities and objectives of the Strategy, assist in the management of and overseeing Strategy implementation and ensuring it becomes anchored in the partner organisations.</li> </ul>
	<b>Skills and Attributes</b>	<ul style="list-style-type: none"> <li>▪ Have an understanding of the nature and processes of growth management.</li> <li>▪ Have effective communication and relationship building skills, including ability to present confidently to audiences. Need to engage with a range of groups and individuals.</li> <li>▪ Show sound judgement and have excellent operational and administrative skills.</li> <li>▪ Have strong planning and organisational skills.</li> </ul>

### 8.2.3. Heretaunga Plains Urban Development Strategy Implementation Management Group

Terms of Reference	Membership
<ul style="list-style-type: none"> <li>▪ Oversee the Implementation Plan in particular the action milestones with the HPUDS IC.</li> <li>▪ Provide regular reports on implementation to HPUDS IC and Partner Council Chief Executives.</li> <li>▪ Undertake and report on action monitoring and risk management issues via the HPUDS IC.</li> <li>▪ Maintain close links between HPUDS and any other related strategies for implementation to help achieve a broadly based sustainable development outcome.</li> <li>▪ Review all action outputs prior to HPUDS consideration.</li> <li>▪ Ensure that systems and resources are functioning effectively.</li> <li>▪ Ensure that any related studies and investigations are drawn to the attention of the HPUDS IC in order to avoid duplication of effort.</li> <li>▪ Promote the Strategy within the culture of each of their organisations.</li> <li>▪ Assess the impact on their organisations of requests for internal resources.</li> <li>▪ Support the setting aside of sufficient funding to complete the Strategy.</li> <li>▪ Review achievement of action milestones.</li> <li>▪ Focus on inter-organisation process and document alignment.</li> <li>▪ Assist with effective and consistent internal communication.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Two Partner council representatives nominated by the Chief Executive from each partner council</li> <li>▪ Two representatives (Mana Whenua)</li> <li>▪ Two representatives from NZTA</li> <li>▪ Others as co-opted from time to time by the HPUDS IMG.</li> <li>▪ Chief Executives on an as and when required basis.</li> <li>▪ HPUDS Implementation Advisor</li> </ul>
	Meeting Frequency
	<ul style="list-style-type: none"> <li>▪ Monthly</li> </ul>

### 8.3. Statutory Compliance

Resource Management Act 1991	Local Government Act 2002	Land Transport Management Act 2003
<b>Outcomes and Planning</b>		
<p><b>Section 5:</b> The purpose of this Act is to promote the sustainable management of natural and physical resources.</p> <p><b>Section 6:</b> Matters of National Importance</p> <p><b>Section 7:</b> Other Matters</p> <p><b>Section 8:</b> Treaty of Waitangi</p> <p><b>Section 30(1)(a):</b> Every regional council shall have the function of giving effect to the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the natural and physical resources of the region.</p> <p><b>Section 30(1) (gb):</b> Every regional council shall have the function of giving effect to the strategic integration of infrastructure with land-use through objectives, policies and methods.</p> <p><b>Section 31(a):</b> Every territorial authority shall have the function of establishing, implementing, and reviewing 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 for the purpose of giving effect to the RMA in its district.</p>	<p><b>Section 4:</b> Treaty of Waitangi</p> <p><b>Section 10:</b> purpose of local government...enabling democratic decision making... promoting social, economic, environmental and economic well-being of communities in the present and for the future</p> <p><b>Section 15:</b> Triennial Agreement</p> <p><b>Section 91(2):</b> process for identifying community outcomes, "...allow communities to discuss the relative importance and priorities of identified outcomes to the present and future social, economic, environmental and cultural well-being of the community..."</p> <p><b>Section 91(3):</b> Identify other organisations and groups and if practicable, secure their agreement to the process</p> <p><b>Section 93:</b> Long-term Council Community Plan</p>	<p><b>Section 3(1):</b> Purpose "...to contribute to the aim of achieving an affordable, integrated, safe, responsive and sustainable land transport system".</p> <p><b>Section 4:</b> Treaty of Waitangi</p> <p><b>Section 12:</b> Regional land transport programmes need to include all activities (including local activities and State highways), objectives to be achieved by each activity, a statement of priorities over 6 years, activities in order of priority over the first 3 years, indication of costs, proposed starting date and duration for all activities, other sources of funding, and a 10 year financial forecast.</p> <p><b>Section 73(1):</b> A regional land transport strategy must be prepared every 6 years and cover a period of at least 30 financial years to enable a regional council to provide guidance on the land transport outcomes sought by the region.</p> <p><b>Section 77(d):</b> A regional land transport strategy must contain a statement of any relevant regional economic or land-use considerations and the likely funding of any land transport infrastructure associated with those considerations. The timeframe for the land-use consideration is 30 years.</p>
<b>Decision-Making &amp; Community Views</b>		
<p><b>Section 32:</b> Duties to consider alternatives assess benefits and costs</p>	<p><b>Section 14(1)(h):</b> Principles relating to local authorities: sustainable development – take into account social, economic and cultural well-being; quality of the environment and the foreseeable needs of future generations</p> <p><b>Section 77(1)(b)(i):</b> Benefits and costs of each option in relation to a decision</p> <p><b>Section 81(1),(a) (b) and (c):</b> Contributions to decision making by Māori</p> <p><b>Section 82(1):</b> Principles of consultation</p> <p><b>Section 83:</b> Special consultative procedure</p>	<p><b>Section 18:</b> When preparing a regional land transport programme, a regional transport committee must consult every affected regional, territorial authority and approved public organisation. They must also consult the New Zealand Transport Agency, affected district health boards, Māori of the region, and the public in the region.</p> <p><b>Section 78:</b> When preparing a regional land transport strategy, a regional transport committee must consult, adjoining regional councils and territorial authorities, approved organisations in the region, the New Zealand Transport Agency, affected communities, Māori of the region,</p>

		and the public of the region.
<b>Implementation</b>		
<p><b>Section 31:</b> Duty to gather information, and monitor and keep records</p> <p><b>Section 79:</b> Review of policy statements and plans, not later than ten years after the statement or plan becomes operative.</p>	<p><b>Section 91(1):</b> Identify community outcomes every six years.</p> <p><b>Section 92:</b> Obligation to report against community outcomes</p> <p><b>Section 93:</b> Review of long-term council community plan</p>	<p><b>Section 14:</b> Core requirements of regional land transport programmes.</p> <p><b>Section 75:</b> Core requirements for regional land transport strategies.</p>

## 8.4. Glossary of Terms<sup>4</sup>

Term	Description
<b>Amenity</b>	As defined in the Resource Management Act 1991
<b>Biophysical</b>	Means all physical, landscape and plant resources of the Heretaunga Plains
<b>Business Land</b>	Land used for commercial or industrial activities
<b>Commercial</b>	Land that is predominantly used for office, retail and services
<b>Greenfield</b>	Sub-division and/or housing development of previously undeveloped rural land
<b>Growth management</b>	A detailed analysis of all of the physical and environmental factors together with those economic and social factors which directly impact on the physical environment
<b>Hapū</b>	Sub-tribe, usually containing a number of whānau with a common ancestor
<b>Hapū/iwi management plan</b>	A plan relating to the development and protection of resources of significance to a hapū or iwi
<b>Industrial Land</b>	Land that is predominantly used for manufacturing, servicing and distribution activities
<b>Infrastructure</b>	All permanent installations of the Heretaunga Plains and includes pipe, cable/wire, roading, electricity generation, waste management, open space and community facilities contributed to and accessible to the community
<b>Intensification</b>	An increase in the density (of dwellings, activity units, population, employment etc) over the current density of a given area and includes infill
<b>Iwi</b>	This term refers to a Māori tribe. Iwi usually contain a number of hapū with a common ancestor
<b>Kaitiakitanga</b>	Means the exercise of guardianship by the responsibility of mana whenua of an area to ensure that the mauri, or vital life essence, of their taonga is healthy and strong, in accordance with their tikanga (traditional sustainable management practices) in relation to natural and physical resources; and includes the ethic of stewardship
<b>“live, work, play and invest”</b>	“Live, work, play and invest” is a concept that encourages the provision of housing, business, investment, community activities and recreation within a local area
<b>Papakāinga</b>	Means mana whenua communities, places where mana whenua live primarily clustered around marae and other places of significance. Also means contemporary or ancient marae sites with or without accompanying residences or buildings. The extent of individual papakāinga should be determined in consultation with mana whenua and is not necessarily confined to multiple owned Māori land. The definition may also extend to include taura here communities who establish modern/urban ‘papakāinga’.

<sup>4</sup> Maori terms and concepts used in this Glossary of Terms are a guide only. How these concepts are given effect to at local level are matters for further discussion with the appropriate mana whenua group(s).

<b>Private public partnership</b>	Partnership to provide public services jointly by the public and private sector
<b>Social</b>	Includes all community development processes
<b>Social housing</b>	Housing provided by public and private agencies for those unable to afford market based rentals
<b>Strategic transport corridors</b>	Significant road, rail and/or passenger transport routes
<b>Sustainable development</b>	A series of sub-regional outcomes, which are the result of a process that takes account of all necessary environmental, ecological, economic cultural and community factors: and which uses this information to provide a sustainable future for the Heretaunga Plains and its people
<b>Mana whenua</b>	Māori and their whānau, marae, hapū and iwi that whakapapa, or have genealogical connections, back to the land by virtue of first or primary occupation of the land by ancestor(s) through a variety of mechanisms such as maintaining ahi kā roa (long-term occupation) or conquest
<b>Taura here</b>	Māori individuals and whānau who live within the Heretaunga Plains but are mana whenua to other areas
<b>Tikānga</b>	Describes practices followed by mana whenua based upon customary values
<b>Transport demand management</b>	Operates at the transport system level and seeks to achieve modal shift from the private car to more sustainable transport modes (e.g. public transport, cycling). It focuses on all transport modes and therefore takes a systems approach
<b>Wāhi tapu</b>	<p>Are described as sacred sites/resources with cultural or spiritual importance for Māori and in particular the kaitiaki over the area. There are those sites that are important not just for their historical value but because they serve as reference points for direction and growth and ensure a stable cultural development</p> <p>The removal, destruction, inappropriate development, modification and damage of wāhi tapu causes great concern for Iwi/Hapū and threatens the integrity of the tribal/hapū identity, mana and growth and therefore the relationship of Māori with their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga</p>
<b>Wāhi whakahirahira</b>	A site of significance that may or may not be a wāhi tapu
<b>Vision</b>	A statement defining the qualities of an area in the future. An indication of values



## 8.5. Abbreviations

Abbreviation	Description
AMP	Asset management plan
ASCH	Area sensitive to coastal hazards
CBD	Central Business District
DP	District Plan
DOC	Department of Conservation
HPUDS IC	Heretaunga Plains Urban Development Strategy Implementation Committee
GPS	Government Policy Statement on Transport Funding
HBRC	Hawke's Bay Regional Council
HDC	Hastings District Council
HPT	Historic Places Trust
HPUDS IMG	Heretaunga Plains Urban Development Strategy Implementation Management Group
LGA	Local Government Act 2002
LTCCP	Long Term Council Community Plan
LTMA	Land Transport Management Act 2003
MfE	Ministry of the Environment
NCC	Napier City Council
NLTP	National Land Transport Programme
NPS	National Policy Statement
NZTS	New Zealand Transport Strategy
RCEP	Regional Coastal Environment Plan
RLTP	Regional Land Transport Programme
RLTS	Regional Land Transport Strategy
RMA	Resource Management Act 1991
RP	Regional Plan
RPS	Regional Policy Statement

## **8.6. Participants: Heretaunga Plains Urban Development Strategy Development**

### **8.6.1. Heretaunga Plains Urban Development Strategy Governance Group/Joint Committee**

<b>Napier City Council</b>
▪ Mayor Barbara Arnott (Chair) ▪ Cr Mark Herbert
<b>Hastings District Council</b>
▪ Mayor Lawrence Yule (Deputy Chair) ▪ Cr Norm Speers
<b>Hawke's Bay Regional Council</b>
▪ Chairman Cr Alan Dick ▪ Cr Eileen von Dadelszen
<b>Ngati to Kahungunu Iwi Incorporated (NKII)</b>
▪ Ngahiwi Tomoana

### **8.6.2. Partner Council Chief Executives**

<b>Chief Executives</b>
▪ Neil Taylor – Napier City Council ▪ Andrew Newman – Hawke's Bay Regional Council ▪ Ross McLeod – Hastings District Council

### **8.6.3. Technical Advisory Group**

<b>Hastings District Council</b>
▪ Raoul Oosterkamp (Project Manager) ▪ Mark Clews ▪ Jag Panu
▪ Dennis Morgan ▪ John O'Shaughnessy ▪ Philip McKay
<b>Napier City Council</b>
▪ Alastair Thompson ▪ Antoinette Campbell ▪ Bill McWatt
<b>Hawke's Bay Regional Council</b>
▪ Helen Codlin ▪ Gary Clode ▪ Murray Buchanan (HBRC Consultant)
<b>Mauri Protection Agency</b>
▪ Morry Black

### **New Zealand Transport Agency**

- Mark Owen
- Oliver Postings
- Rob Bramley
- Mark Kinvig

#### **8.6.4. Consultants**

### **Consultants**

- Bill Wasley – Wasley Knell Consultants Limited (Project Manager)
- Ken Tremaine – Ken Tremaine Consulting Limited
- Rowan Wallis – Rowan Wallis Consulting
- Craig Thew – MWH NZ Ltd

#### **8.6.5. Reference Stakeholders Group**

### **Representatives**

- |   |   |
|---|---|
| ▪ Colin Stone<br>Sport Hawke's Bay                  | ▪ Mark Morice<br>Valuers Institute of NZ            |
| ▪ Ana Apatu<br>Hawke's Bay District Health Board    | ▪ Murray Keane<br>Real Estate Institute of NZ       |
| ▪ Rob Bramley<br>New Zealand Transport Agency       | ▪ Ru Collins<br>Commercial Landusers Group          |
| ▪ Helen Walker<br>Housing New Zealand               | ▪ Alayna Watene<br>Taiwhenua/Iwi                    |
| ▪ Janet Takarangi<br>Venture Hawke's Bay            | ▪ Claire Hague<br>Eastern Institute of Technology   |
| ▪ Marian Thompson<br>Sustaining Hawke's Bay Trust   | ▪ Tom Belford<br>Baywatch                           |
| ▪ Murray Douglas<br>Hawke's Bay Chamber of Commerce | ▪ Joanne Lawrence<br>Ministry of Social Development |
| ▪ Paul Hurthouse<br>Eastern Institute of Technology | ▪ Christine Teariki<br>Te Taiwhenua o Heretaunga    |
| ▪ Oliver Posting<br>New Zealand Transport Agency    | ▪ Alec Olsen<br>Federated Farmers                   |
| ▪ Andrew Short<br>Property Institute of New Zealand |   |

## **8.7. Scope: Hawke's Bay Regional Policy Statement: Proposed Change**

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### **8.7.1. Introduction**

The intention of this Appendix is to illustrate the scope, direction and purpose of how the Hawke's Bay Regional Policy Statement (RPS) could be amended to implement HPUDS.

The proposed RPS change will be designed to put in place the overall settlement pattern for the HPUDS area, and to establish urban limits. It will sit within the existing generic policies of the RPS so as to provide a more detailed and directive geographic-based set of policies for the urban development of the Heretaunga Plains.

The process for any change to the RPS will be in accordance with the statutory requirements of the RMA which includes formal submissions, further submissions, hearing and appeal processes. Following the adoption of HPUDS, a proposed change to the RPS is likely to be notified for submissions around February 2011.

### **8.7.2. Objectives and Policies**

The aim of the objectives and policies would be to give effect to the HPUDS settlement pattern.

The proposed RPS change would have a significant focus on the HPUDS settlement pattern of integrating long-term land-use and infrastructure. The protection of strategic infrastructure corridors will also be an important consideration.

A change to the RPS in order to implement HPUDS is likely to include:

- Urban limits for growth areas which will be mapped
- Average density targets
- Policies relating to reverse sensitivity
- Areas for protection (where development should not locate)

Provision would be made for the policies relating to HPUDS to be reviewed where population or land-use change has occurred beyond the assumptions on which the maps and sequencing were based. It is envisaged that the existing provisions of the RPS would continue to apply to the Heretaunga Plains but only insofar as they did not conflict with the objectives and policies of the RPS change. In the instance of a conflict, the new provisions should prevail.

While the proposed RPS change will refer to transport and the key networks, the RLTS is the key implementation mechanism for transport. The provision of infrastructure by local authorities will be provided for in the respective councils' LTCCP's.

## **8.8. Assessment of Growth Option Sites**

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The preliminary growth scenarios were identified largely from sites that had been previously identified in strategic studies undertaken by the Council's such as the Hastings Coastal Strategy and Low Density Strategy or which have been put forward through the HPUDS submission process.

The scenarios were assessed having regard to a number of factors:

- The impact on versatile soils for productive purposes.
- The ability to establish a defined urban edge.
- Engineering infrastructural issues including flooding.
- Land use compatibility.
- Impacts on landscape quality.
- Impact on heritage sites.
- The ability to meet compact settlement objectives.
- The impact on the road network and energy efficiency.
- The ability to provide for balanced growth across the Plains.

Where there are recommendations for no growth, this is based on the premise that activities that are permitted by the district plans will continue.

### **8.8.1. Coastal Settlements**

#### **▪ Waipatiki Beach**

Waipatiki Beach is located approximately 45 minutes travelling distance north of Napier City and is a popular beach for day trippers and campers. The Hastings Coastal Strategy identifies it as a bach settlement and provides for modest growth in recognition of its high levels of natural amenity. This growth has largely been undertaken and no additional growth should be undertaken in the period 2015-2045 in recognition of its relatively remote location and to protect the scale and natural character of the settlement.

#### **▪ Tangoio Beach**

Tangoio Beach previously housed a number of original baches located on the foreshore reserve. These have recently been removed. The area is also in a flood hazard zone of the Te Ngaru Stream and in an area of high landscape and natural character values. An area of land capable of containing 30-40 new baches was rezoned in 2008 as a result of a private plan change. District Plan rules relating to the new zoning require flood mitigation, an effluent treatment system and tight building and design controls to protect a coastal bach settlement character. Due to the aforementioned development constraints there is no additional growth outside of the newly rezoned land proposed over the strategy timeframe.

#### ▪ **Whirinaki Beach**

Whirinaki Beach is located approximately 5 km north of Bay View. It is an established coastal settlement located between State Highway 2 and the coast and is adjacent to the Pan Pac Pulp Mill site. There are limited services (water) provided at Whirinaki. There is no capacity for further expansion of this settlement.

#### ▪ **Haumoana**

Haumoana is a popular coastal settlement located approximately 9km east of Hastings. The settlement is low lying and parts of it have been subject to flooding coastal inundation, and coastal erosion. Infrastructure limitations and topographical considerations generally make the settlement unsuitable for further growth. There is however a small area of land located off the southern side of East Road and contiguous to the existing Coastal Residential Zone and close to the Suburban Commercial Zone off Clifton Road, that is free of flooding and coastal hazard constraints and suitable for residential growth.

#### ▪ **Te Awanga**

Te Awanga is situated approximately 2 km to the south of Haumoana. For the most part it is not as low lying as Haumoana and as such is better suited as a growth option to provide for that segment of the market seeking a coastal location. There are however a number of issues that point to any growth being limited in this area. This includes land use compatibility with the area being a valued viticulture area. The landscape in this area also has special qualities. Any future growth must be away from coast in recognition of climate change and the potential for coastal erosion.

#### ▪ **Clifton**

Clifton is the gateway to Cape Kidnappers and settlement is limited to the long established camp ground at the site. The area is severely affected by coastal erosion and no development should be permitted in recognition of the coastal hazard and natural character issues.

#### ▪ **Ocean Beach**

Ocean Beach is recognised by the wider community as a natural coastal environment of significance. Previous development proposals at Ocean Beach were met with considerable resistance from the community as result of the effect on the landscape quality of the area. There are also considerable infrastructure issues for any development at this location. Notwithstanding the Resource Management Act merits or otherwise of urban development at Ocean Beach, the Hastings District Council's preference is that there be no subdivision and development for residential or other significant development activities on the Haupouri Flats, including around and north of the Haupouri Woolshed area. Accordingly it is not proposed to encourage or facilitate further housing development at Ocean Beach beyond the existing Waipuka settlement and consideration should be given to appropriate mechanisms for retaining this value for future generations. Accordingly no allocation of projected demand has been made for Ocean Beach.

#### ▪ **Waimarama**

The Hastings Coastal Environment Strategy recommended that provision be made for future growth at Waimarama. The natural coastal character of Waimarama has already been impacted on by the existing level of development.

It is recommended that in order to provide for a range of living environments low level growth be provided for at Waimarama. This is contingent on planning for infrastructure as the water supply is already fully committed and the surface waters in the area are sensitive to any development. The settlement may also provide an opportunity for further holiday home development once servicing constraints are overcome and depending upon demand this should be considered in the planning for Waimarama.

### **8.8.2. Rural Settlements**

#### **▪ Bay View**

Bay View is located approximately 10km north of Napier City and has been a popular alternative to suburban living. Bay View is characterised by large sites and this is due to the area not previously being serviced. Since becoming part of Napier City in 1989 a water supply has been provided but this has placed additional strain on the onsite wastewater systems upon which the community relies. There is a proposal for a serviced wastewater system with cost implications for residents. In order to provide residential choice growth of the area is recommended at a low level to recognise the infrastructure limitations which include development adjacent to the State Highway. This growth must be sequenced to occur when the servicing issues are resolved.

#### **▪ Puketapu**

Puketapu was identified in the Hastings Low Density Strategy as a potential growth option. While the area is located in relatively close proximity to both Napier and Hastings there are parts of the settlement that are susceptible to flooding and servicing in the long term would be problematic. It is recommended that no further growth be provided for due to the natural character of the area and servicing issues.

#### **▪ Clive**

The Clive Development Strategy which was undertaken in 2002 looked at the servicing aspects of future growth to ascertain the potential for future growth. Stormwater is the major issue for Clive and a number of sites were identified for future growth that were outside the potential flood hazard areas. Since that time these sites have largely been developed. There has been no stormwater upgrading and therefore it is recommended that no growth be provided for in Clive due to stormwater servicing issues

#### **▪ Maraekakaho Settlement**

In considering the future of the Maraekakaho Settlement consideration was given to a number of factors. It has an existing level of settlement and established social infrastructure including a school. The area is popular in the market but this must be balanced against the energy efficiency principles with the settlement located some distance from the main employment opportunities in Hastings. Previous flood hazards have been mitigated. However constraints around access to water are recognised and will need to be resolved. Maori have reservations about development west of Bridge Pa due to potential effect on the aquifer.

Overall it is recommended that low level growth be provided at Maraekakaho to ensure that there is rural settlement choice for Hastings.

### **8.8.3. Residential Greenfield Sites**

#### **▪ Taradale Hills**

This area is the area of land that immediately adjoins the Mission Plan Change Puketitiri Road. This area can be readily serviced, and is beyond the Taradale Hills backdrop to the City so there are no landscape issues. The area is close proximity to established residential area for energy efficiency considerations. It is an appropriate location for future greenfield expansion area 2015-2045.

#### **▪ Jervoistown**

Jervoistown is zoned rural but is largely residential in character with smaller lots dating back to the establishment of the early settlement pattern of the Taradale area. The area is not serviced and has a high water table. If the servicing issues are overcome it is a logical extension of the residential zone but development would be more intensification rather than greenfields development. There should be a clear boundary on the Napier Rd properties to demarcate residential from Rural. No further growth should be provided beyond this point to protect versatile soils for productive purposes. It is recommended that Jervoistown not form part of the Strategy unless the servicing issues are overcome.

#### **▪ Wall Road**

This is an area of approximately 40 ha lying between Wall Road and the Upper Southland Drain. This area therefore has a strong long term physical boundary with some urbanization and lifestyle lot development at the Southland Road end. The soils are silt/clay loam with imperfect drainage like the Murdoch Road West site and the majority of the site is in cropping and some orchard use. It has not therefore been included under the current growth assumptions as other sites are available which are more compromised for production and it is not considered as being necessary within the planning period.

#### **▪ Te Aute Road/Middle Road**

There were two areas of land considered in this area. The first is a 5.5ha strip of land between Te Aute Road and the Karamu Stream and the second a block between Te Aute Road and Middle Road which is approximately 55 ha in area. The smaller area of land was previously considered as a plan change request and rejected on the basis of it being a finger of residential development into the Plains Zone and consequently should not be considered alone as it would not be an efficient use of the land and would not create a defined urban boundary in the south-eastern sector of Havelock North.

The soils in this area are in three bands running parallel with the Karamu Stream. Closest to the stream they are classified as Hastings clay loam on silt loam with imperfect drainage, then Te Awa clay loam on Taupo pumice sand with imperfect drainage and then Poporangi ashy sandy loam on sandy(loes) on pan over gravel with poor drainage. The area has traditionally been cropped and there are a few smaller producing orchards and grazed lifestyle lots. There are a number of producing orchards to the south west on similar Hastings and Te Awa soils.



The land was considered unsuited for greenfield development for a number of reasons. Firstly it is Plains zoned land that has been used productively and it would set a new direction for the development to the south of Havelock North. It is also such a large area of land it would provide for greenfield land well in excess of what is needed for the area in the time period and could reduce the incentive to intensify within the Havelock North area which under the strategy assumptions, is not necessary at the present time. Finally, the Arataki area is a better alternative providing a smaller area of land and creating a defined urban edge.

▪       **Kaiapo Road**

This area of land was identified in the Hastings Low Density Strategy as an area suitable for large lot residential and was identified in the draft strategy as an area which may be required beyond the planning period. The relaxation of the intensification target timeline has meant more greenfield areas will be required within the 2015-2045 planning period. Kaiapo Road has been identified as a site to be included. The site consists of a series of small holdings located on Plains zone land which backs onto the suburb of Camberley. There is therefore an incompatibility between rural use of the land and the adjoining residential activities. The soils are silt/clay loam with imperfect drainage and held in small titles with dwellings and therefore mainly in rural lifestyle use. It is appropriate to mitigate the incompatibility of those land uses and use the opportunity to square up the urban boundary and create a clearly defined urban edge by means of a reserve held in the ownership of the Council. There is a potential natural boundary to the south west in the form of the Southland Drain and to the northwest in the form of the Southern Expressway.

▪       **Havelock North Hills (Lower)**

This area of land is located between Breadalbane Ave, Lane Road and Endsleigh Road Middle Road/Te Aute Road Block. It has a number of locational advantages being close to existing development for services, not impacting on versatile soils for productive purposes, not conflicting with adjacent land uses, not impacting on landscape qualities and not impacting of transport infrastructure. It may be marginally more expensive to develop due to the rolling nature of the topography. It is recommended as a greenfield expansion area for the period 2015-2045.

▪       **Brookvale/ Thompson Road**

This area of land is located on the western side of Brookvale Road opposite the existing Arataki subdivision. The availability of services to the site would not be an issue for growth considerations. There may be issues with compatibility with adjacent land uses and this growth would not form a natural urban edge to further development, although a partial low river terrace could be reinforced by a wide planted greenbelt and buffer in public ownership. This site is located on land zoned Plains and although the soils are identified as having some limitations a large portion has been and is in productive uses. Development of this area under the strategy assumptions and principles could undermine public confidence in terms of promoting the protection of versatile soils for productive purposes, intensification and compact urban footprint and is not considered necessary within the planning period.

### ▪ **Arataki Extension**

The Arataki extension is located on the eastern side of Arataki Road running from the Arataki Honey property to Brookvale Road. It covers an area of 16 hectares. The site is a terrace that sits above the orchard and vineyards to the east. As such it would form a natural boundary for the eastern urban edge of Havelock North. The infrastructure for future development is immediately adjacent and this includes the intention to build a new school on the former Arataki Camp Ground immediately opposite. Constraints include the value of the soils and the potential conflict with the Mushroom Farm that is sited immediately below the terrace. The market for land in Havelock North particularly for the retirement sector and the ability to form a definitive urban edge lead to a recommendation for this land to be form part of the greenfield growth requirements in the period 2015-2045.

### ▪ **Akina Extensions**

There are a number of smaller landholdings on the southern side of Copeland Road in Akina that back onto the Southland Drain and on Murdoch Road East comprising an a total land area of approximately 13.5 ha. These sites are principally lifestyle properties that have not been used for productive purposes. The land is zoned Plains but the soils have been identified as having drainage limitations. There is also a Christian School that occupies part of the subject area. The land is suited to residential development as it could be readily serviced and the Southland Drain would form a natural urban edge that would act as a definitive boundary for urban development and provide a natural buffer between urban and rural use. The Murdoch Road site would create a logical southern boundary but in order to ensure that no further extension could be achieved reserves should be created on the boundaries that interface with the rural boundaries.

### ▪ **Murdoch Road West**

This small area of land of approximately 1 ha bridges a gap between existing residential development on this section of Murdoch Road . It would create a natural boundary for any development and infrastructure would be readily available. The soils are silt/clay loam with imperfect drainage. An extension of this area to the Upper Southland Drain and Railway Road was considered, which would also form a sensible round off with strong boundaries and encompassed a further 10ha. It has not been included under the current growth assumptions as it has an existing producing orchard and grazing land and is not considered as being necessary within the planning period.

### ▪ **Howard Street**

The site in Howard Street is a 14ha area of land which is immediately adjacent to the Parkvale School and surrounded by existing urban development on three sides. There is therefore an incompatibility between rural use of the land and the adjoining school. The soils are silt/clay loam with imperfect drainage and held in small titles with dwellings and therefore mainly in rural lifestyle use. It is appropriate to mitigate the incompatibility of those land uses and use the opportunity to square up the urban boundary and create a clearly defined urban edge by means of a reserve held in the ownership of Council. There is a potential natural boundary further to the east in the form of the Awahou Stream , but a less distinct boundary to the north if development were to encroach that far.

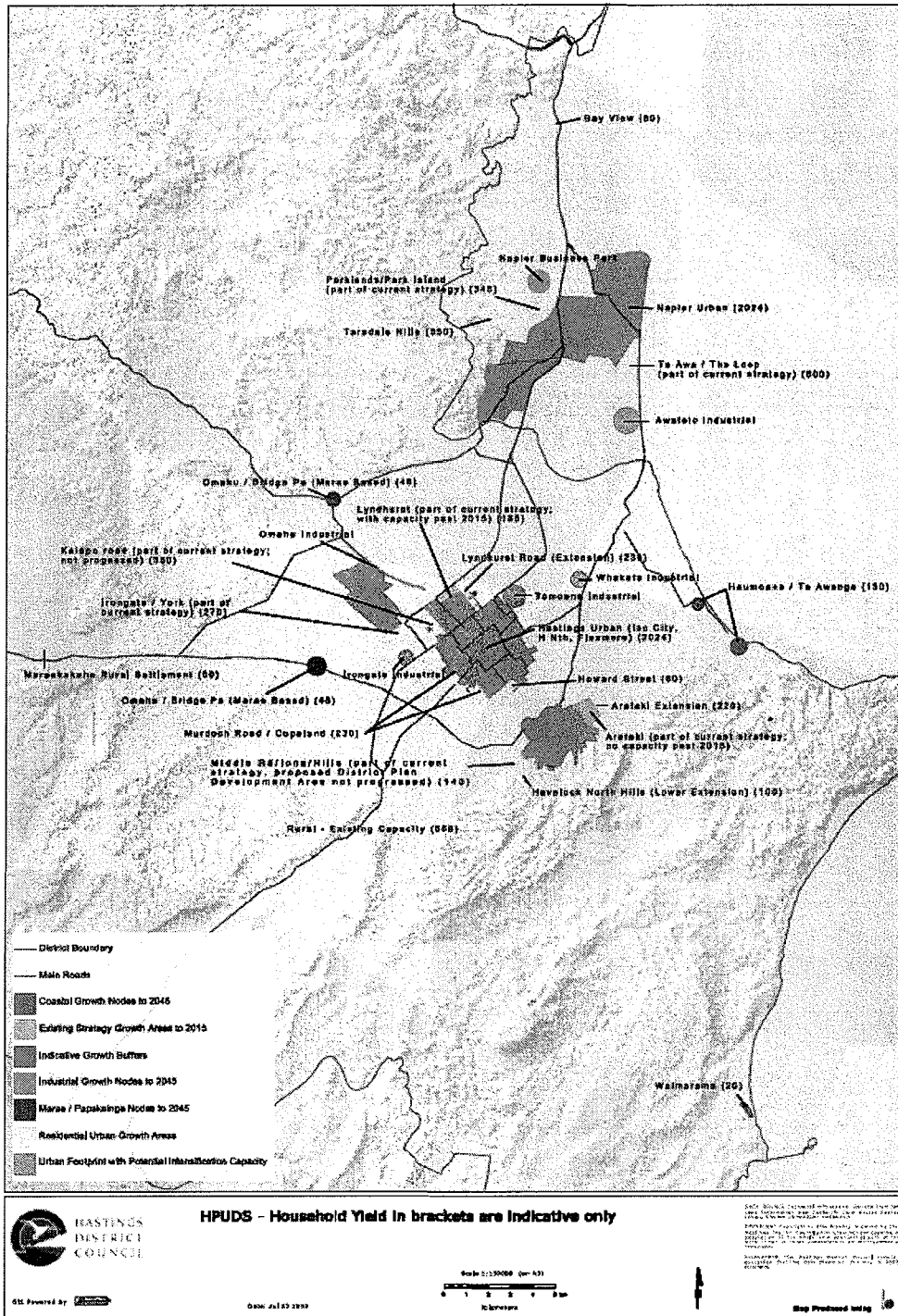
Development as far as the stream under the strategy assumptions and principles could undermine public confidence in terms of promoting the protection of versatile soils for productive purposes, intensification and compact urban footprint, and is not considered necessary within the planning period.

#### ▪ **Lyndhurst Road**

The area of land is located on the northern side of Lyndhurst Road, running from the Gracelands Retirement Village through to the expressway and comprises approximately 20 hectares in total. The land is compromised by a large number of lifestyle properties, land owned by Lindisfarne College and could be considered for future sports use, and also the Christian School at the western end of the road. It is acknowledged that the soils are some of the most versatile on the Plains but their future use is largely compromised by the existing land uses. Servicing of the land is readily achievable. There is the need for a clearly established urban edge to prevent future 'creep' of the urban environment into the versatile soils. This would require the establishment of a greenbelt buffer zone to run the full length of the proposed growth area's north eastern boundary, which will be in public ownership and provide a clearly defined boundary. Ideally it should extend from Pakowhai Road to Percival Road.

## 8.9. Heretaunga Plains Maps

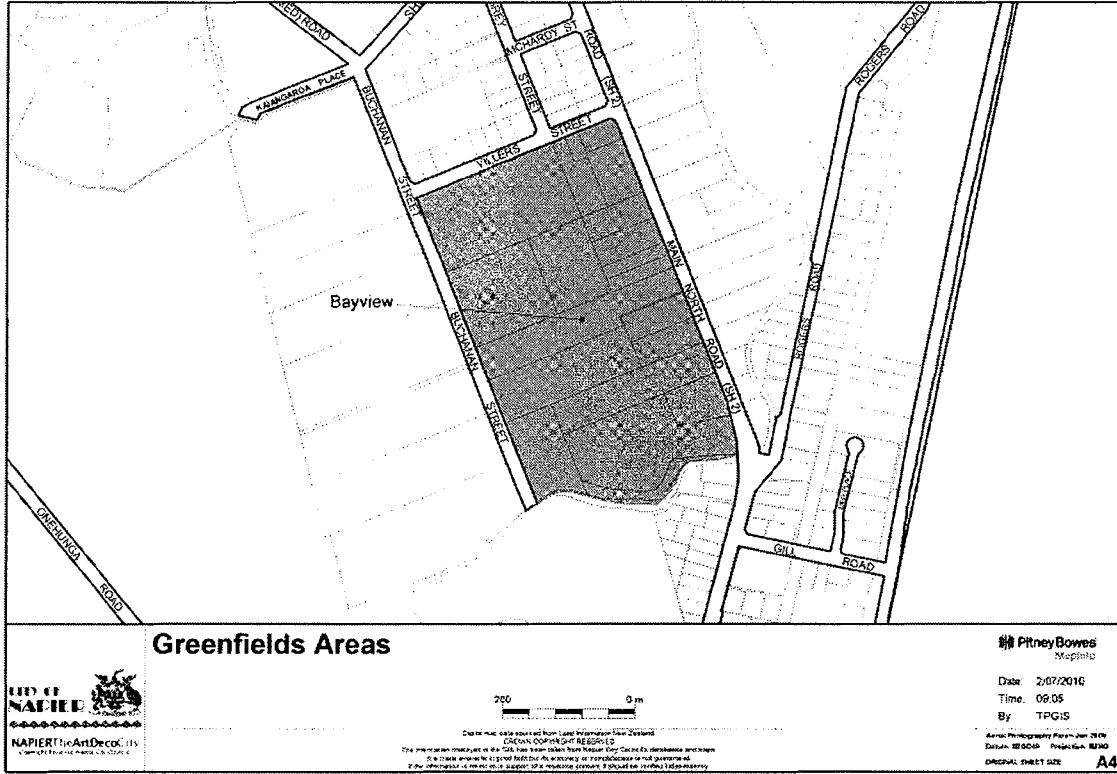
Map 3: Heretaunga Plains Settlement Pattern



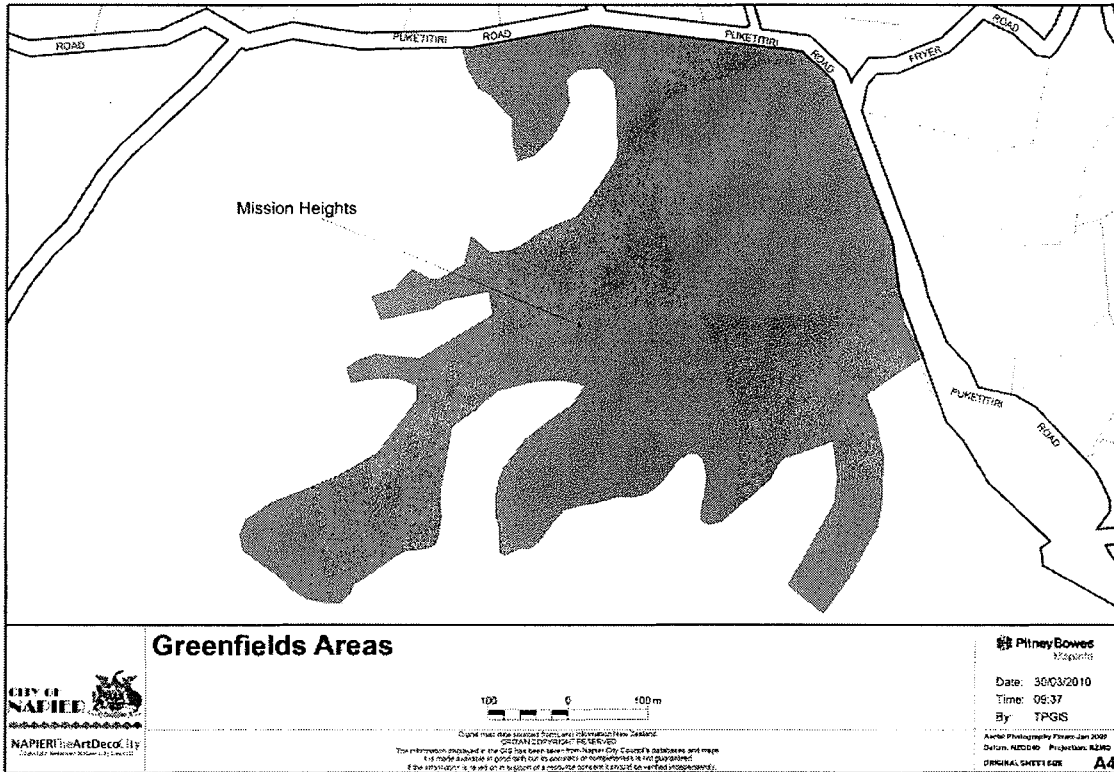
**Maps 4 - 30: Settlement Pattern – Specific Growth Area Locations**

All spatial areas are indicative only, unless formalised via plan change.

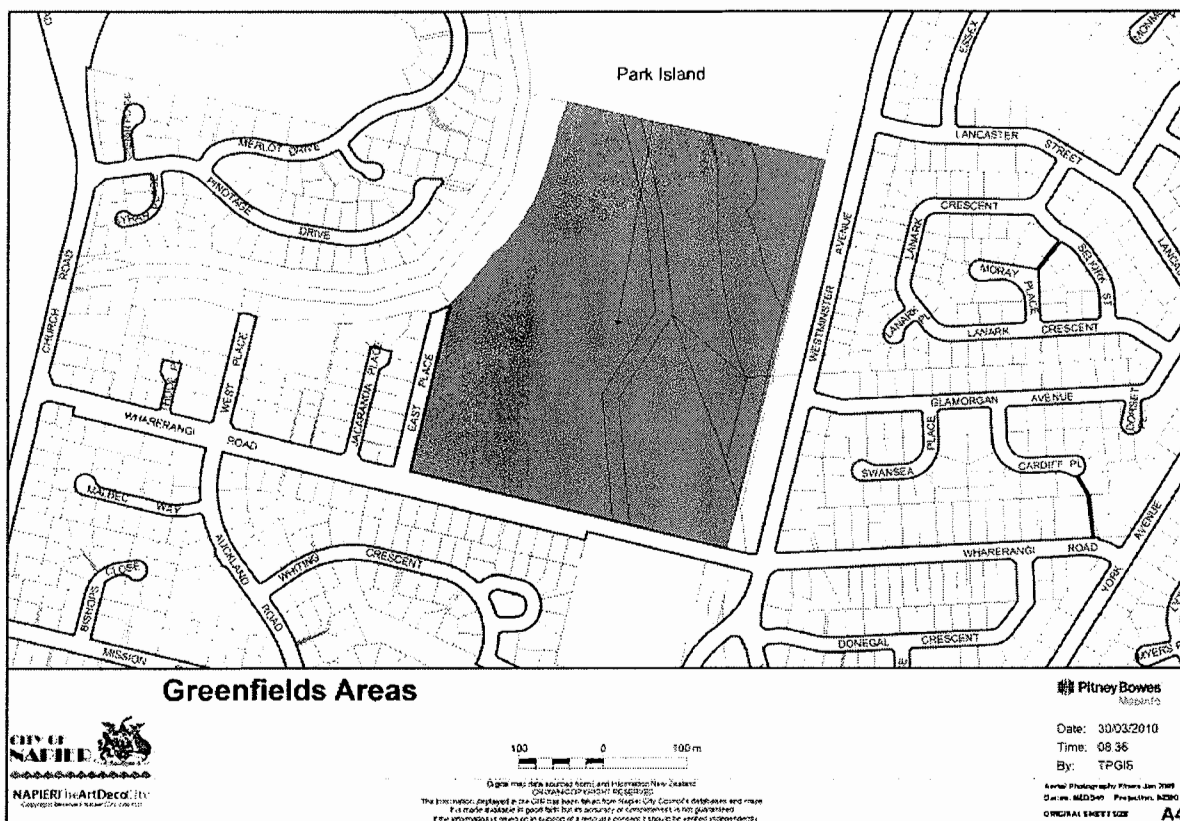
**Map 4 - Bay View**



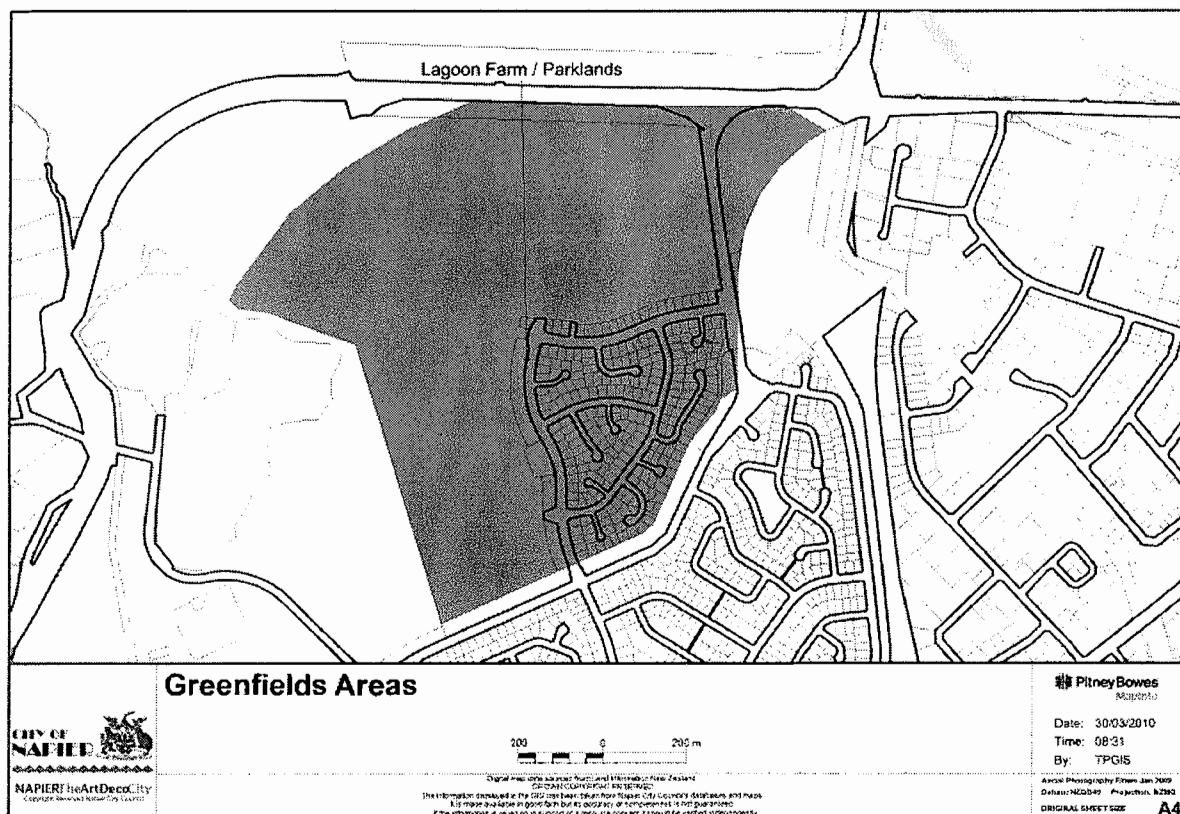
**Map 5 – Taradale Hills**



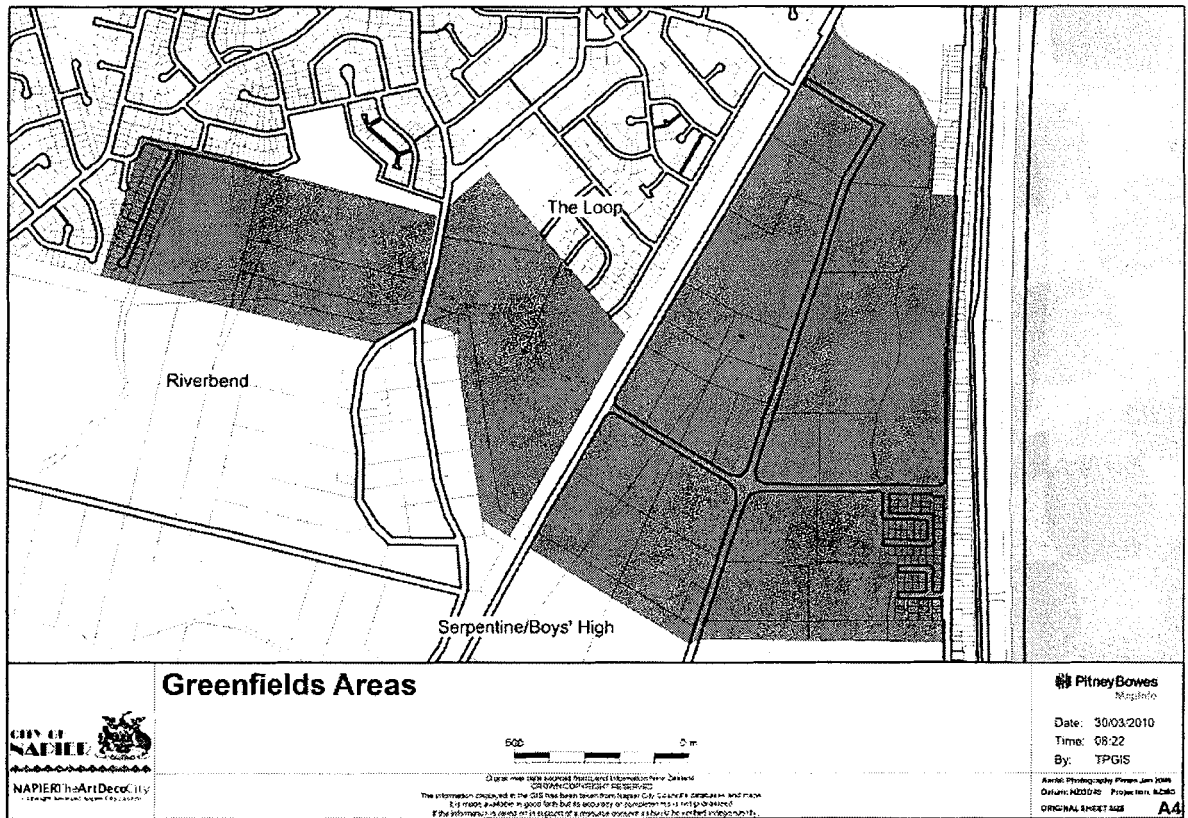
Map 6 – Park Island



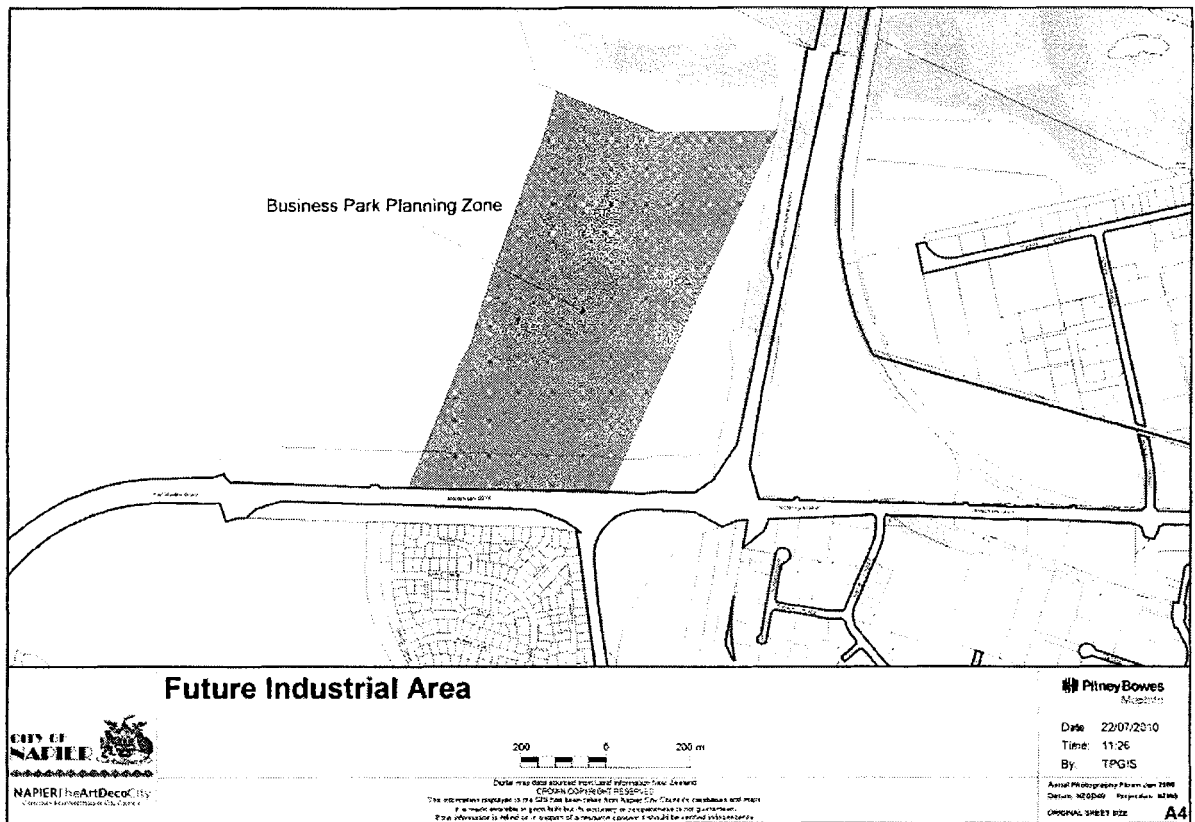
Map 7 – Parklands



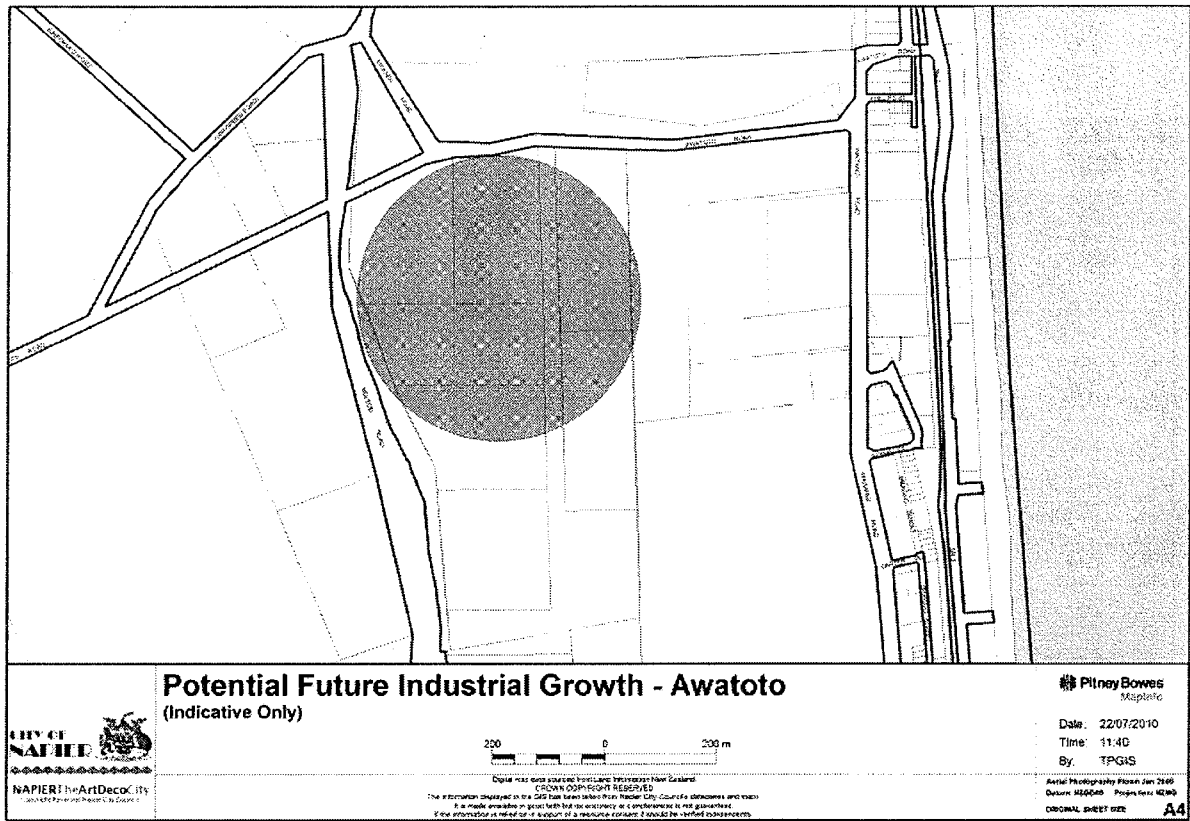
Map 8 – Te Awa / The Loop



Map 9 – Napier Business Park



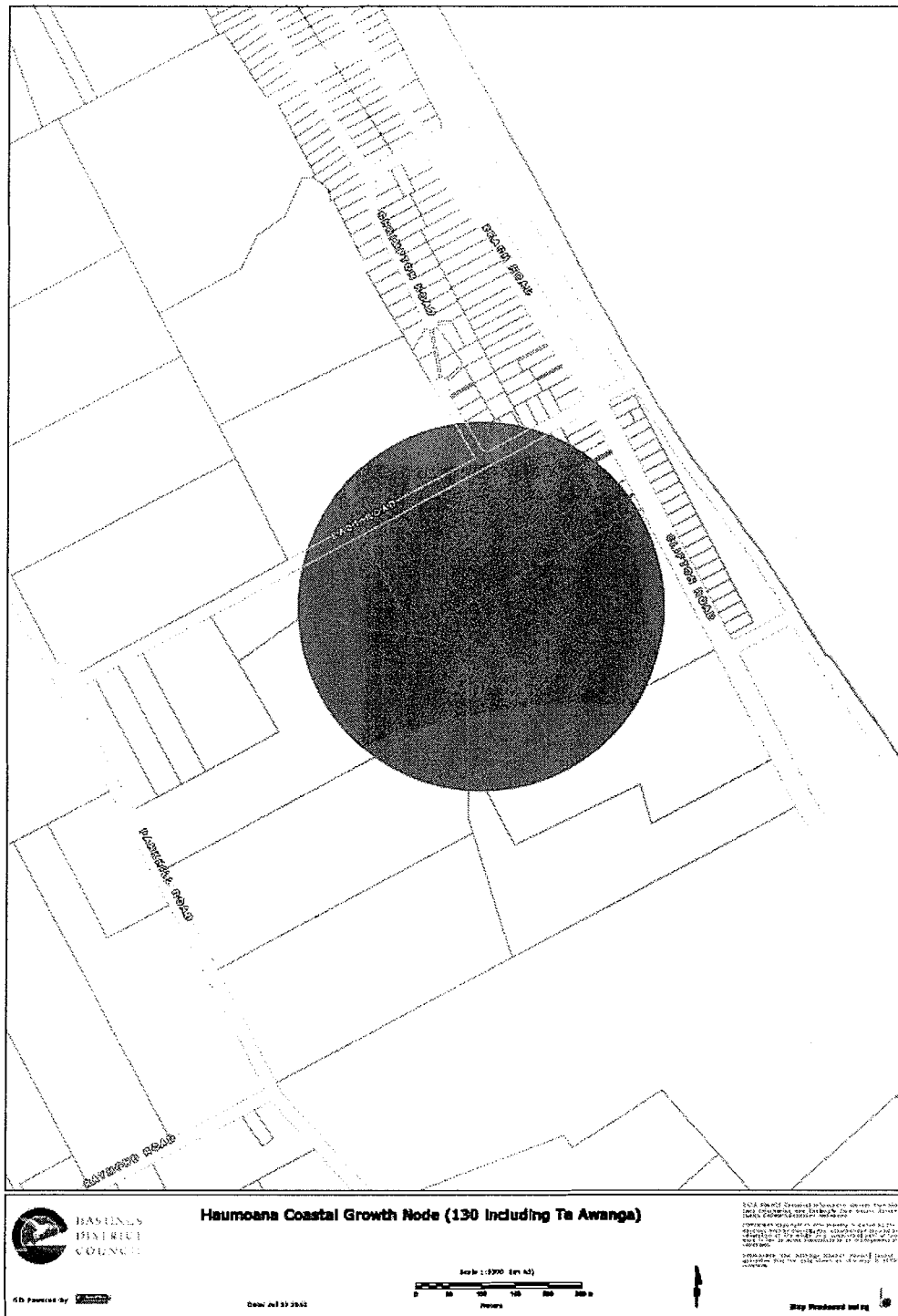
*Map 10 – Awatoto Industrial (indicative only)*



*Map 11 – Napier Urban Intensification – refer to Map 3*



Map 12 – Haumoana Coastal Node (indicative only)



Map 13 – Te Awanga Coastal Node (indicative only)

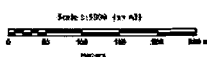


**Te Awanga Coastal Growth Node (130 Including Haumoana)**

This map is derived from information provided to the Council by the Hastings District Council. The Council is not responsible for the accuracy of the information provided. The Council is not responsible for the accuracy of the information provided. The Council is not responsible for the accuracy of the information provided.

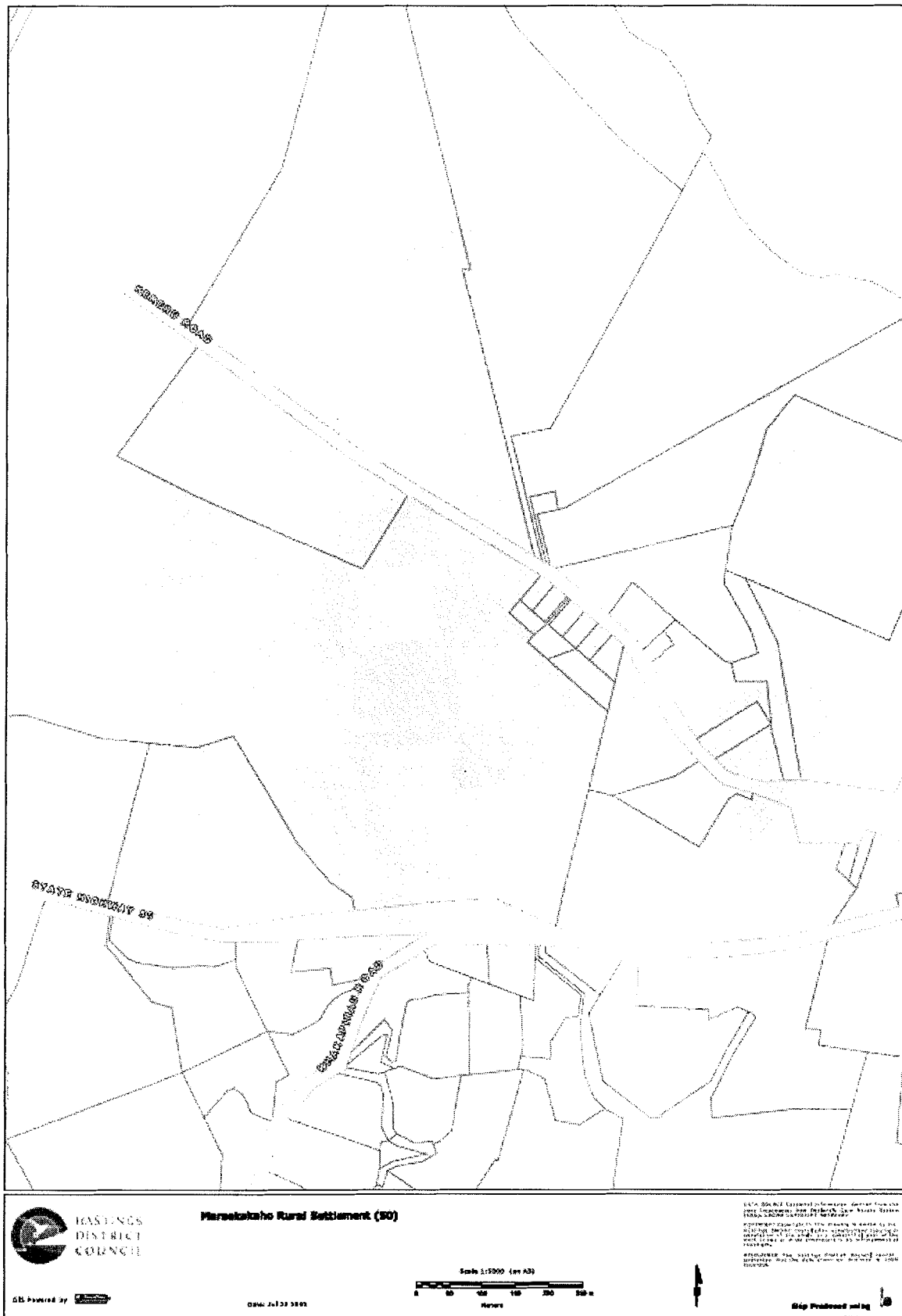
GIS Provided by:

DATE: 21/09/2010



Map Produced using

Map 14 – Maraekakaho Rural Settlement Node (indicative only)

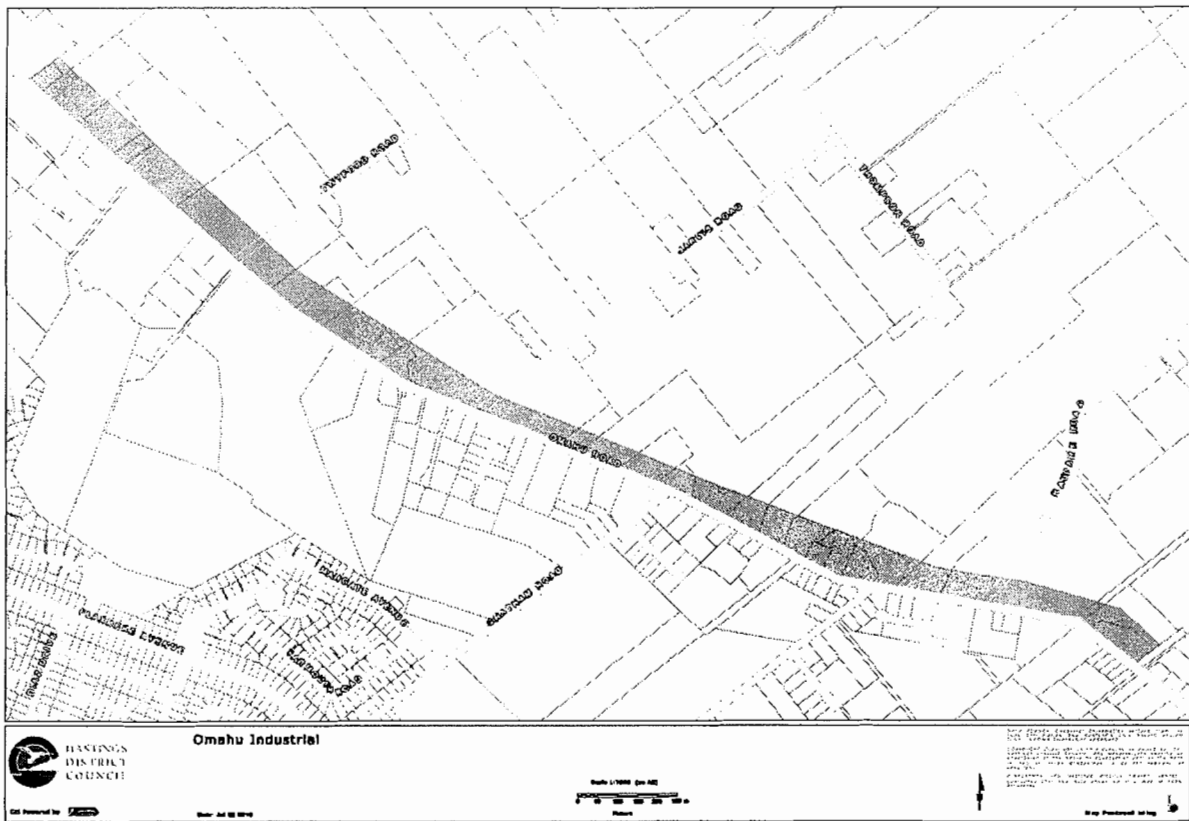




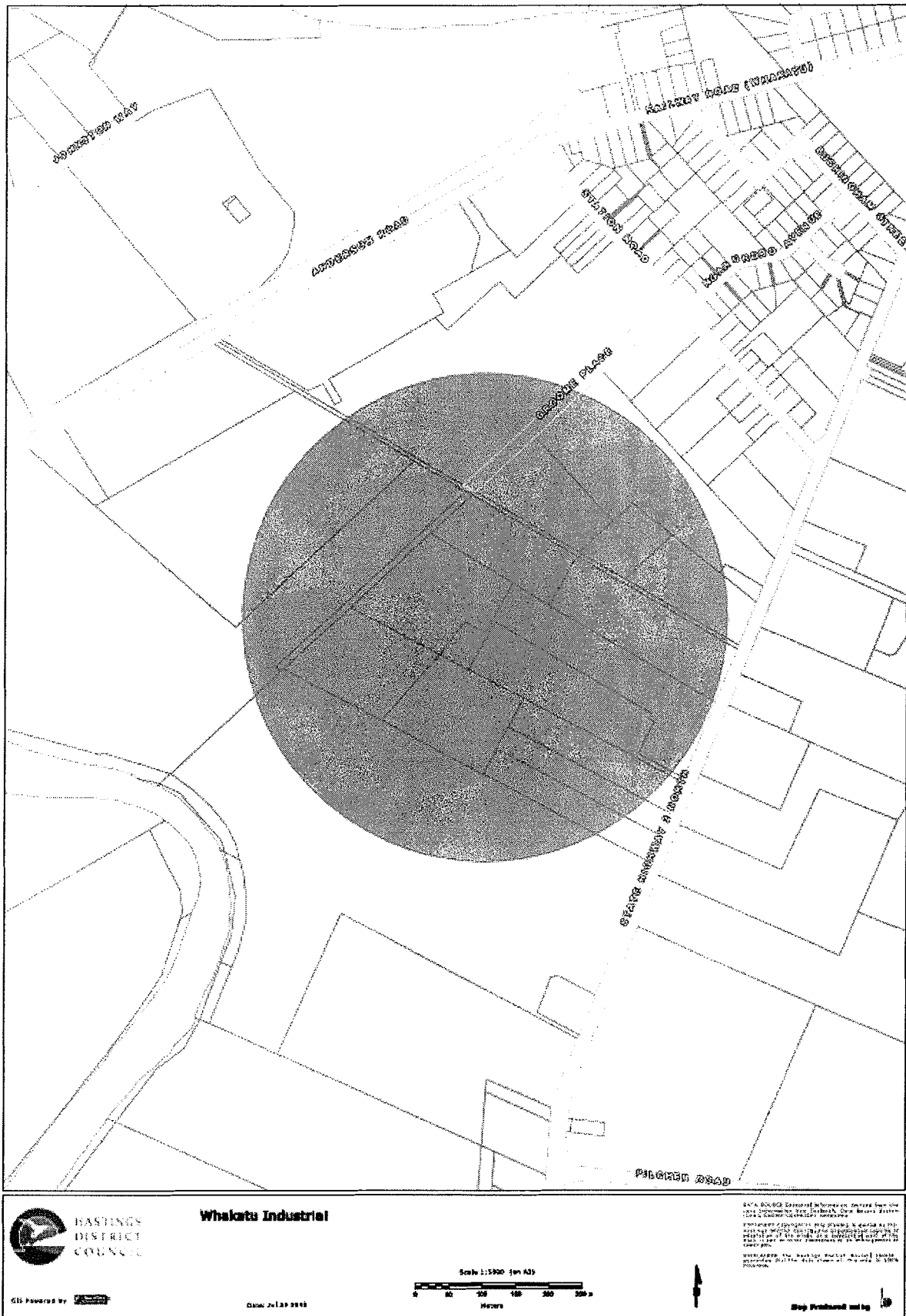
Map 16 – Bridge Pa Marae Based Node (indicative only)



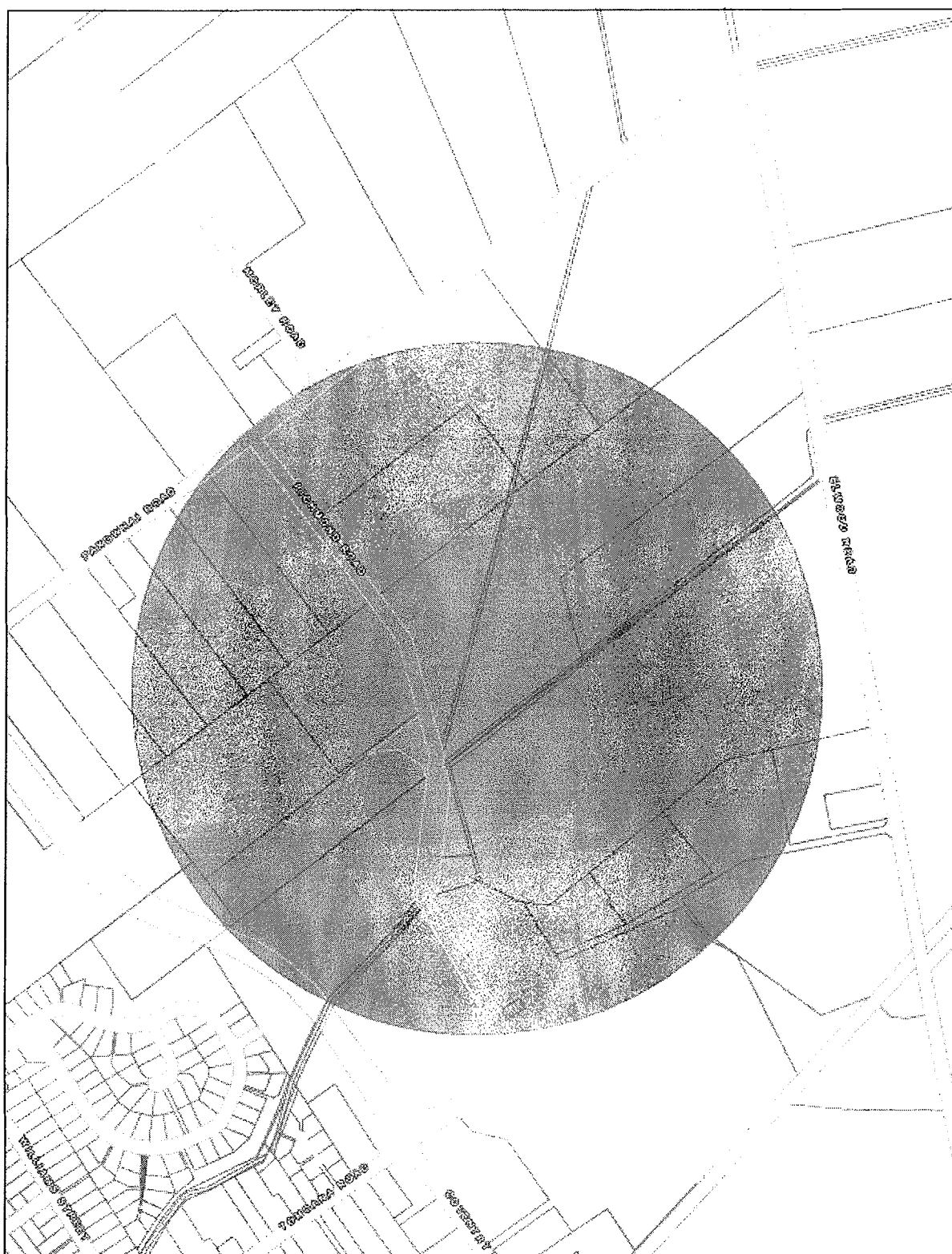
Map 17 – Omaha Industrial Strip (indicative only)



Map 18 – Whakatu Industrial Node (indicative only)



Map 19 – Tomoana Industrial Node (indicative only)



**HASTINGS DISTRICT COUNCIL**

**Tomoana Industrial**

For all detailed information on this plan, please contact the Planning Department, Hastings District Council, 100 Beach Road, Hastings, or visit our website at [www.hastings.govt.nz](http://www.hastings.govt.nz). This plan is subject to the provisions of the Resource Management Act 1976 and the Resource Management Act 1976 Regulations. The Council is not responsible for any loss or damage arising from the use of this plan. The Council is not responsible for any loss or damage arising from the use of this plan.

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Date: Jul 03 2008

Scale 1:5000 (ex A3)

0 50 100 200 300  
METERS

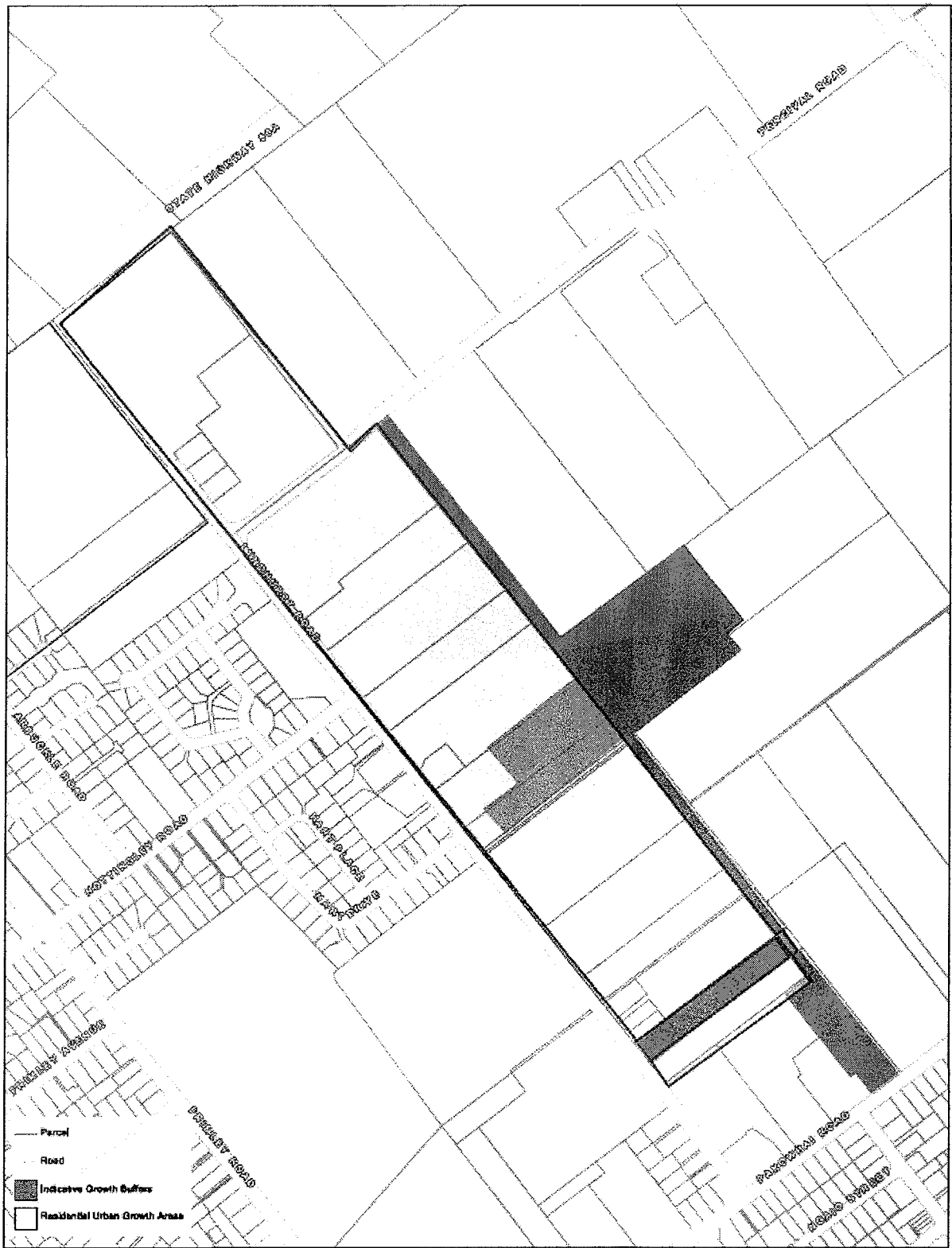
Map Produced using




Map 20 – Irongate Industrial Node (indicative only)



# Map 21 – Lyndhurst Road Extension






**DAWSON'S  
DISTRICT  
COUNCIL**


**Lyndhurst Road Extension (230)**

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Date: Jul 23 2012

Scale 1:5000 (m 43)



Meters



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Map 22 – Howard Street



**HOWARD STREET (80)**

**MANINGA DISTRICT COUNCIL**

Scale 1:5000 (see A3)

0 50 100 150 200 250 meters

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Map 23 – Murdoch Road (East and West) / Copeland Road





Map 25 – Irongate / York Road






**BAIRNSDALE DISTRICT COUNCIL**

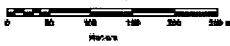
**Irongate / York (part of current strategy) (270)**

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Date: Jul 23 2013

Scale 1:5000 (as A3)



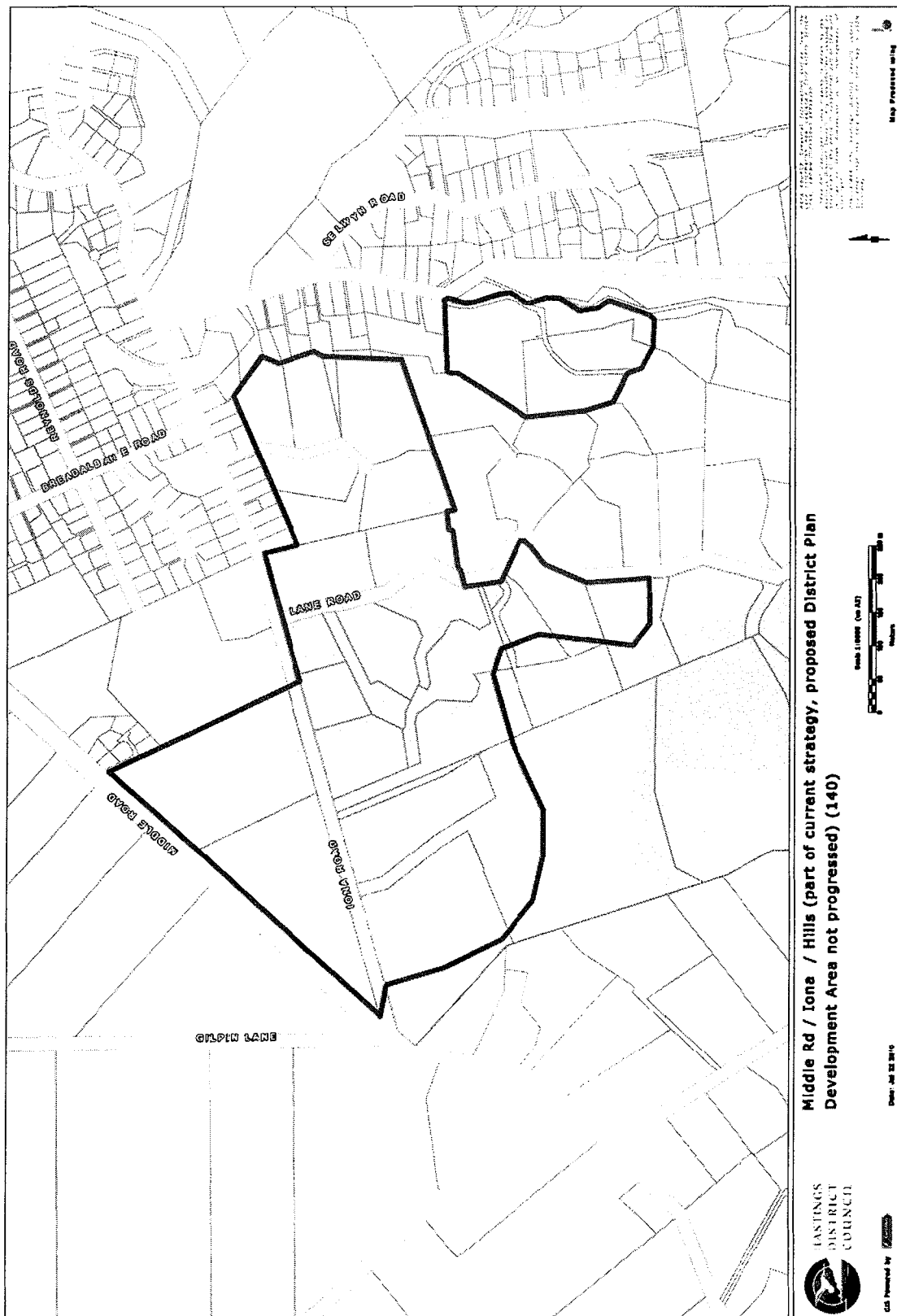
Meters



Map Produced using  **MapInfo**

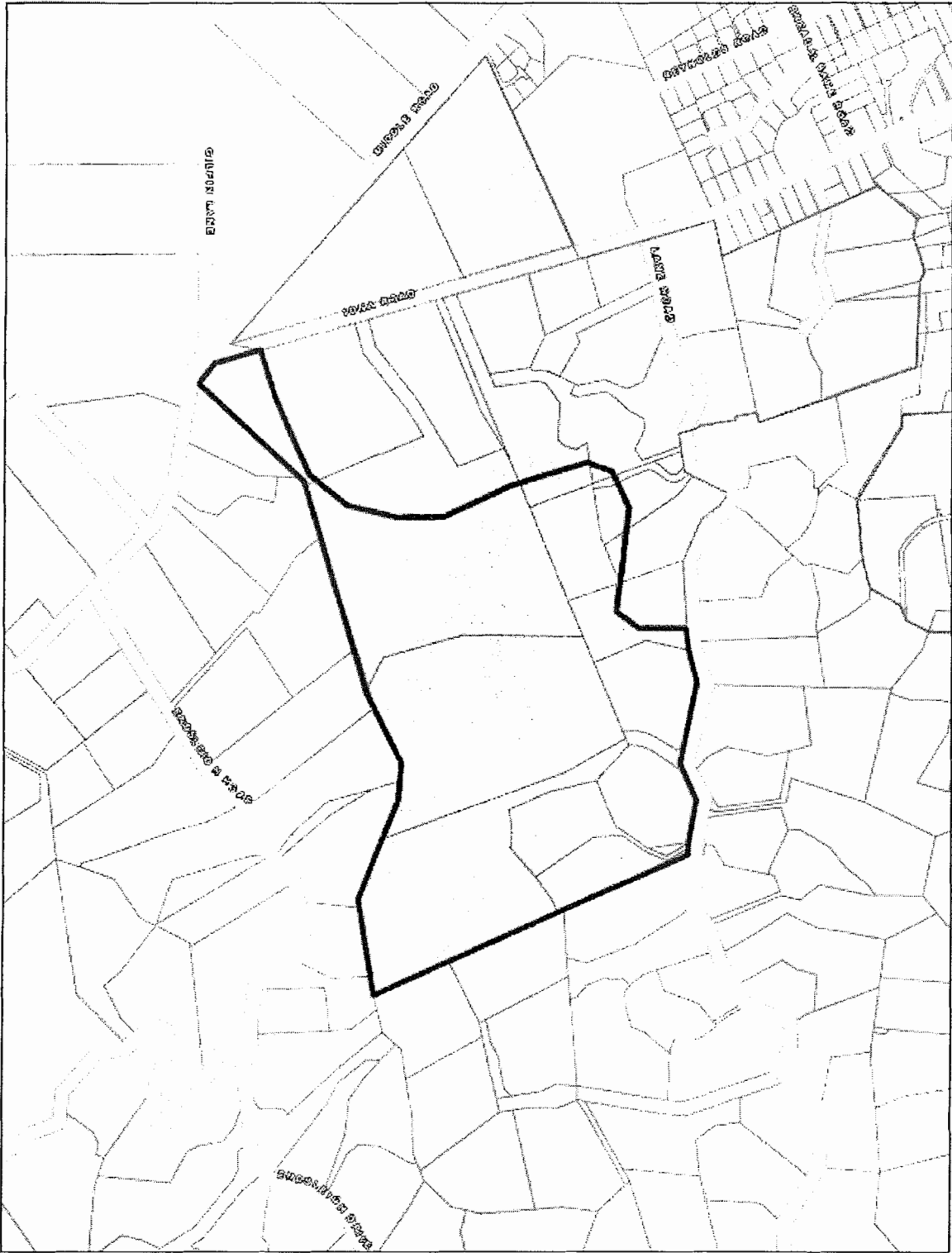


Map 27 – Middle Road / Iona / Lower Hills (Current strategy)





Map 28 – Havelock Hills Lower Extension



**Havelock North Hills (Lower Extension) (100)**

Scale 1:5000 (or 420)

0 50 100 150 200 250 m

North

Map Produced using

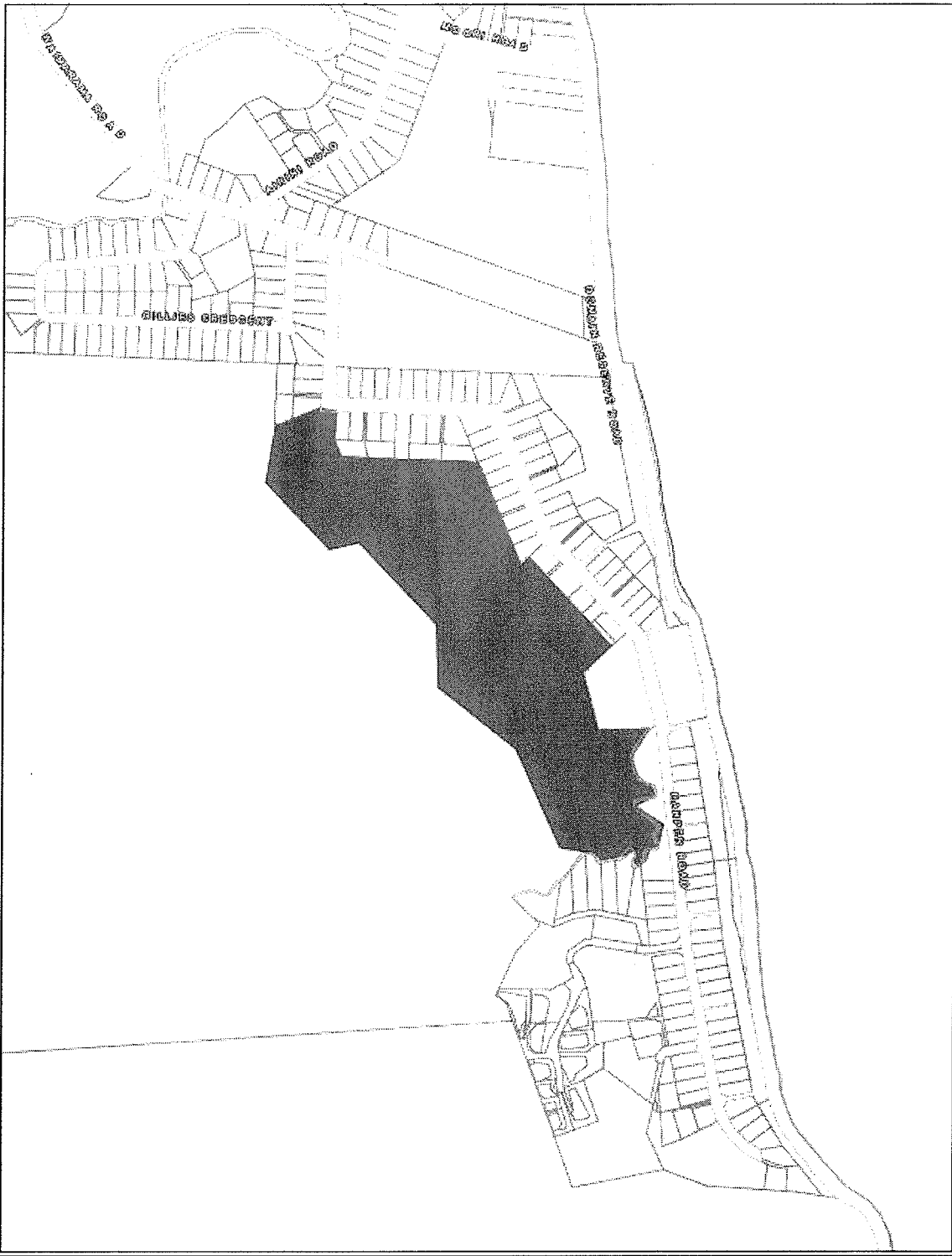
GIS Powered by

Date: Jul 22 2013

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Map 29 – Waimarama Coastal Node



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**Waimarama (20)**

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Map Produced by [Logo]

Scale 1:1000 (on A3)

Meters

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*Map 30 – Hastings Urban Intensification – refer to Map 3*