



Napier Hastings Future Development Strategy

Future Development Joint Committee

19 May 2025

Independent Hearings Panel:

- Gina Sweetman (Chair)
- Steven (Tipene) Wilson
- Shad Rolleston
- Juliane Chetham
- Michael Parsonson

Technical Advisory Group/reporting team:

- Hastings District Council.
- Napier City Council.
- Hawke's Bay Regional Council.
- Tamatea Pōkai Whenua.
- Mana Ahuriri Trust.
- Maungaharuru Tangitu Trust.
- Barker & Associates.





FDS Joint committee input pathway



FDSJC provide governance oversight and direction to FDS work programme



FDSJC consider engagement and consultation feedback gained through pre-draft FDS engagement processes



FDSJC consider feedback provided through elected member workshops



FDSJC consider and recommend a draft FDS to each of the Partner Councils for public notification

23 October 2024



Draft FDS released for public submissions

23 Nov 2024



IHP hearing and considering submissions on draft FDS

Hearing 24-26 March 2025



IHP Report and recommendations published

9 May 2025



FDSJC consider recommending a final FDS to each of the Partner Councils for approval

19 May 2025



Partner council meetings to consider FDSJC's recommendations

25-26 June 2025



Process to prepare the Draft FDS



What the FDS must do

How Napier and Hastings intend to:



Achieve well-functioning urban environments in existing and future urban areas;

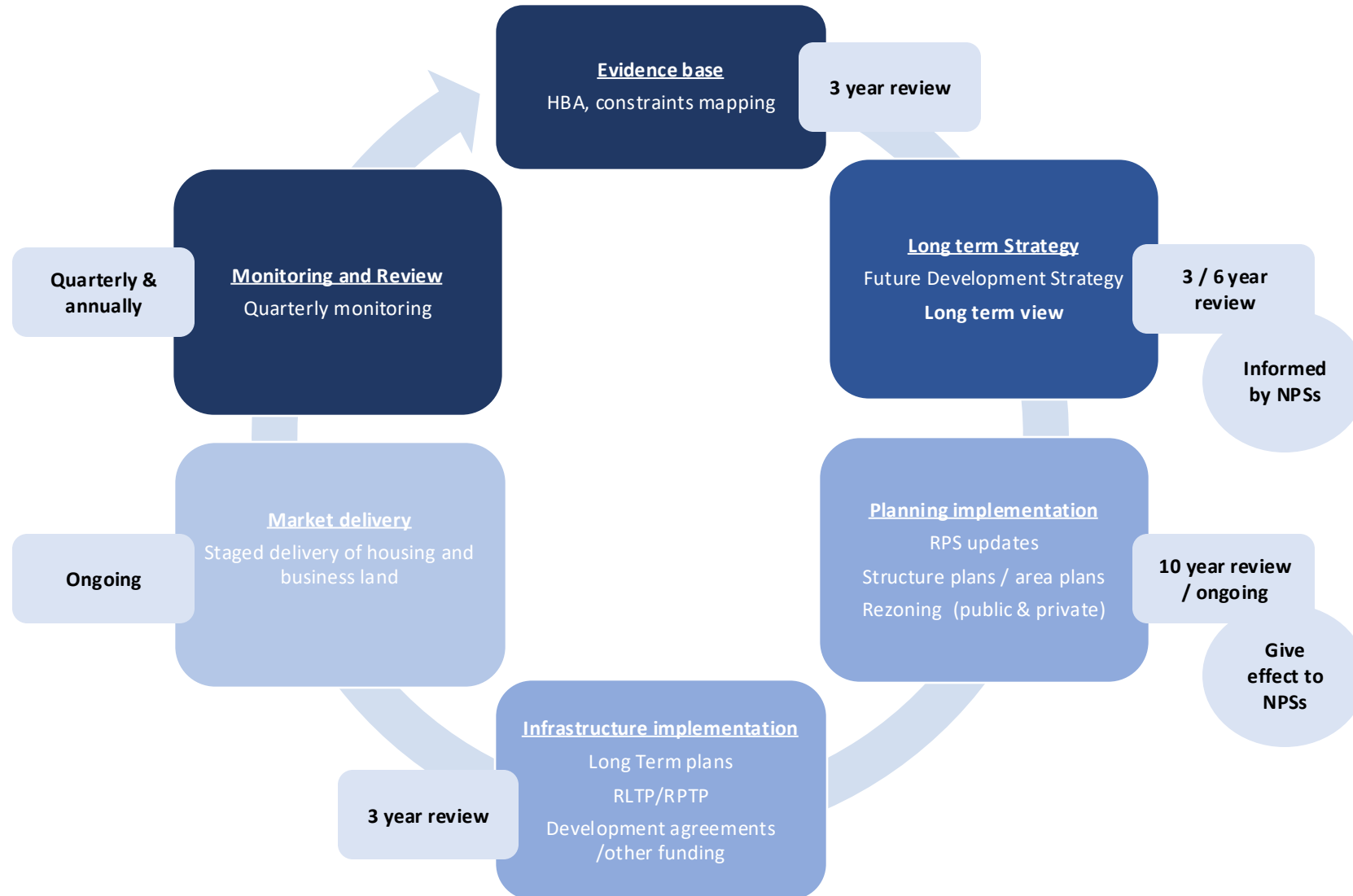


Provide at least sufficient development capacity over 30 years to meet demand.

Must spatially identify:

- Broad locations for development capacity over the long term in existing and future urban areas;
- Infrastructure required to support that development their general location;
- Any constraints on development.

Strategic planning process





Draft FDS Summary

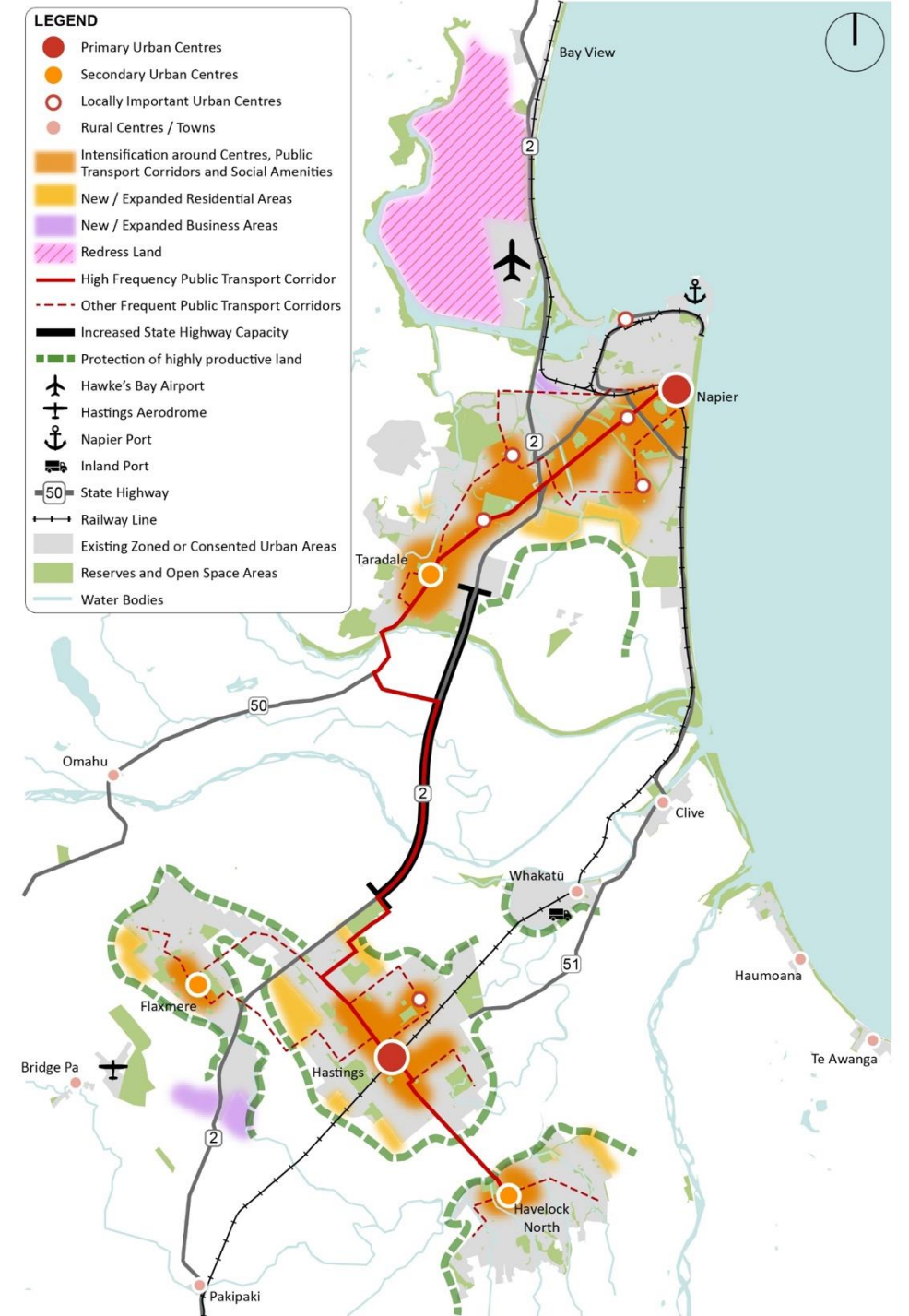
FDS Vision & Objectives

Napier and Hastings has thriving, resilient and connected communities, within a protected and enhanced natural environment.

- Mana whenua and councils work in a **genuine Te Tiriti partnership** to achieve their shared goals for urban development.
- We have a compact urban form, focussed around **consolidated and intensified urban centres** in Napier and Hastings.
- Our communities and infrastructure are **resilient to the effects of climate change** and risks from natural hazards.
- We have a **diverse range of housing choices** that meet people's needs in neighbourhoods that are **safe and healthy**.
- We have a **strong economy**, and businesses can grow in locations that meet their functional needs.
- The highly productive land of the **Heretaunga Plains** is protected for productive uses.
- Our communities and business areas are **well connected and accessible**, particularly by public and active transport.
- We have **sufficient land** for housing and business to meet demand.
- Te Taiao/our **natural environment is protected and enhanced**, including our water bodies, indigenous biodiversity, wāhi taonga and outstanding landscapes.
- Our **infrastructure** is planned and designed to efficiently support development.
- Urban growth and infrastructure investment supports **equitable social outcomes**.
- The **values and aspirations of mana whenua** for development are a priority and are recognised and supported.

Draft FDS Strategy

- Provides a range of housing choices in different locations.
- Residential intensification of the existing urban area anticipated to deliver at least 50% of all new growth in the long term.
- Minimises new residential growth in low lying parts of Napier with the exception of the Waverley area (existing HPUDS sites) and Ahuriri Station.
- New residential greenfield growth also provided in Havelock North, Flaxmere and Hastings.
- New industrial focussed in and around Irongate.
- Does not rely on new rural residential or coastal options to meet capacity.



Residential capacity sufficiency

Table 5 – Sufficiency of housing development capacity in Napier to meet demand

	Short Term	Medium Term	Long Term
Intensification Development Demand	3,620		
Intensification Development Capacity	4,070 (+450)		
Greenfield Development Demand	1,610		1,470
Greenfield Development Capacity	2,185 (+575)		2,320 (+850)
Total Sufficiency of Residential Development	+1,425		

Table 6– Sufficiency of housing capacity in Hastings to meet minimum development targets

	Short Term	Medium Term	Long Term
Intensification Development Demand	5,220		
Intensification Development Capacity	5,840 (+620)		
Greenfield Development Demand	2,160		2,240
Greenfield Development Capacity	2,125 (-35)		1,560 (-680)
Total Sufficiency of Residential Development	-715		

An aerial photograph of a coastal city, likely Victoria, British Columbia, Canada. The city is situated on a narrow peninsula and is surrounded by a large body of water, the Inner Harbour. The water is a vibrant turquoise color. In the background, there are rolling hills and mountains under a cloudy sky. The text "Key Themes Feedback" is overlaid in white on the city area.

Key Themes Feedback

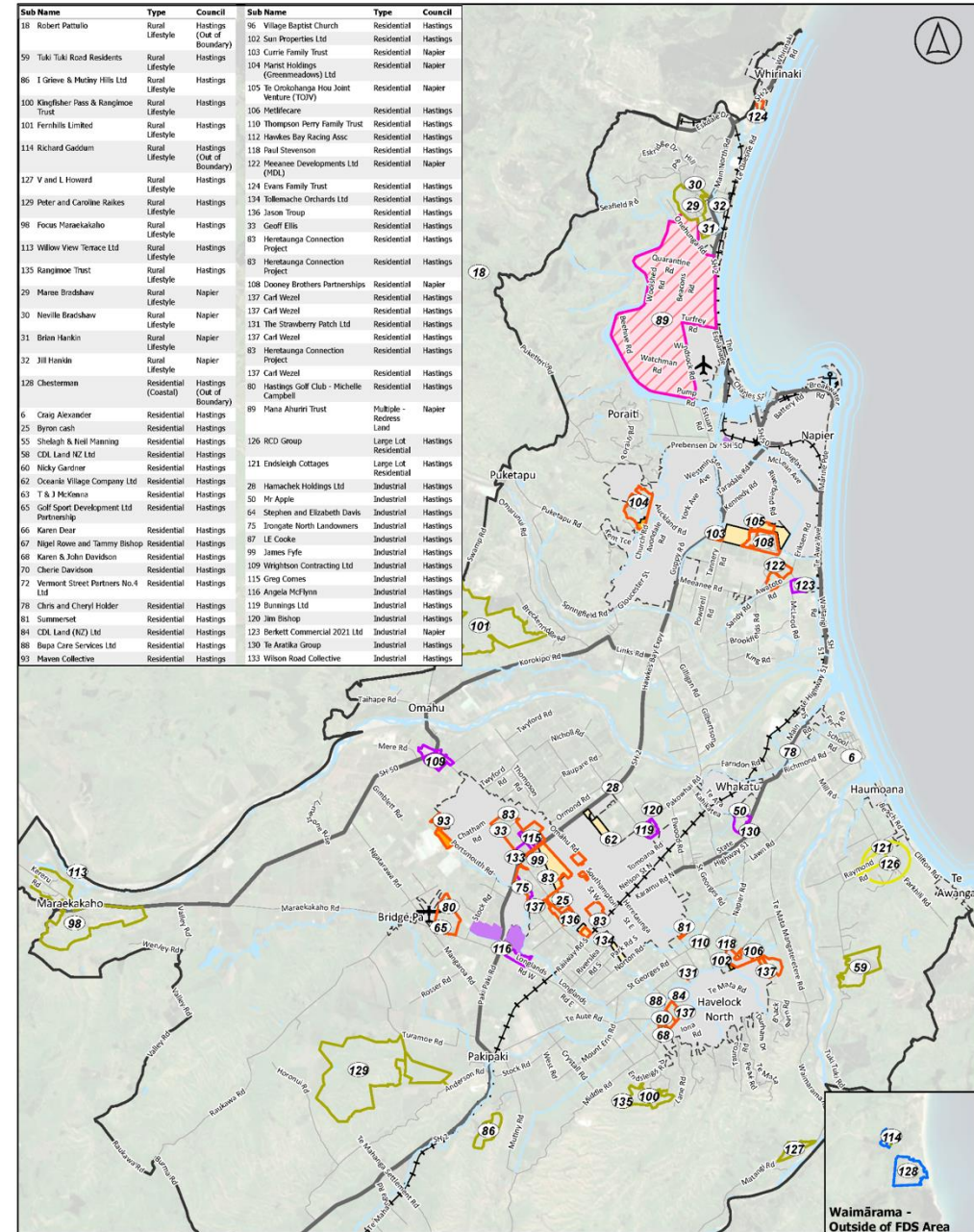
Key Issues

- Demand forecasts & intensification / greenfield splits too high / too low.
- Provide more capacity to provide choice and market competition.
- Do not allow new growth on HPL or hazard prone land / favour growth in the hills.
- Provide more capacity for wet industry (Tomoana, Whakatu & Awatoto).
- Identify new rural residential sites/areas.
- Concerns about the ability of infrastructure to service growth.



Site specific feedback

- Most sites put forward during call for opportunities.
- Some new sites put forward e.g Wilson Road, 60 Thompson Road.
- Several **small sites** put forward e.g. Evenden Road, 63 Main Road Clive, 147 Napier Road:
 - FDS focuses on strategic growth opportunities at a sub-regional scale.
 - Development of small sites may be appropriate but are more efficiently addressed through a resource consent or plan change / plan review process.
 - RPS / district plans provide a pathway for this to occur.



Draft FDS Submissions
Additional / New Sites (Overview)
 For Napier Hastings Future Development Strategy
 2025-2055 Hearing Report

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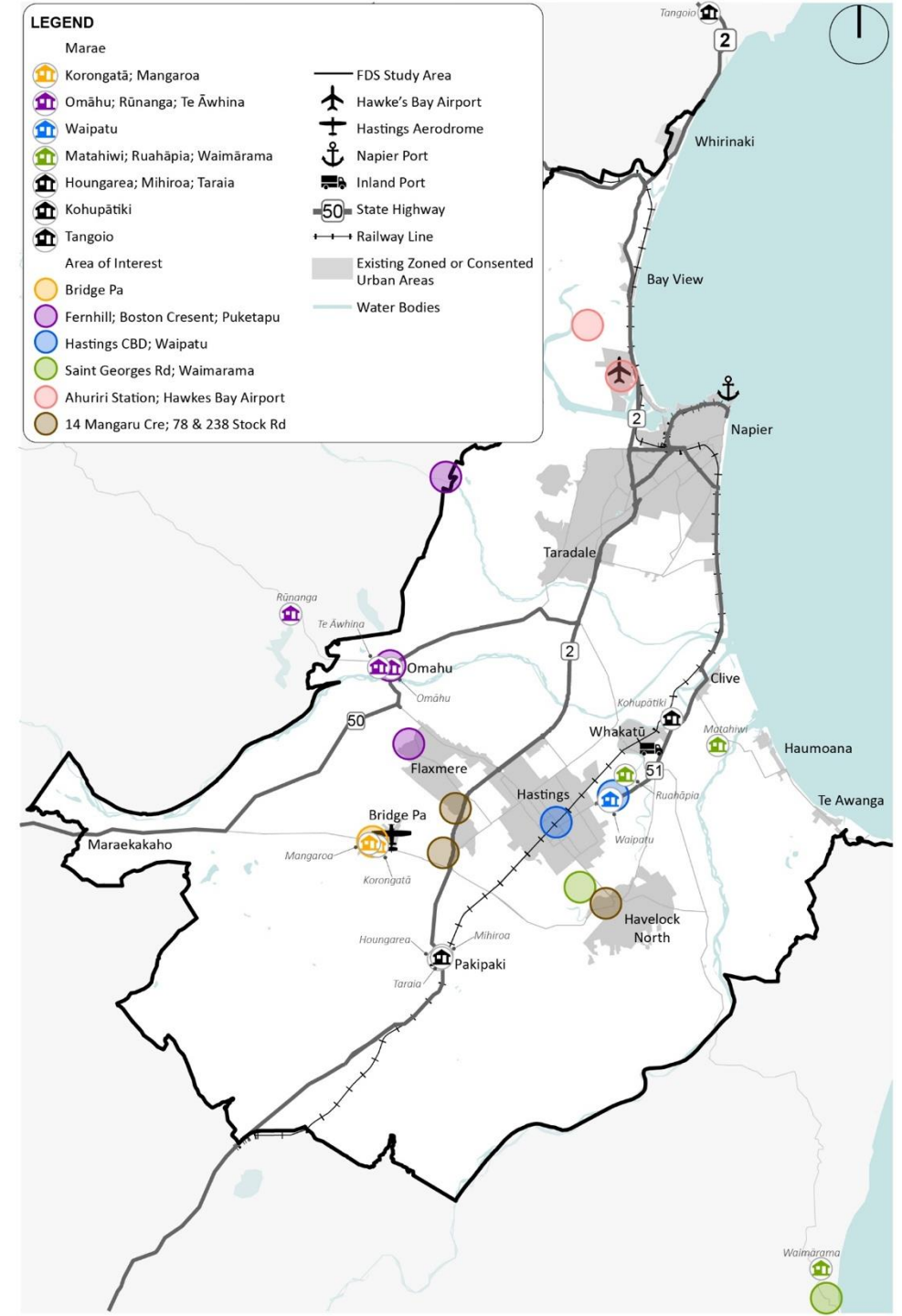
<ul style="list-style-type: none"> Rail Lines State Highways FDS Study Area Aerodrome Airport 	<ul style="list-style-type: none"> Port Existing Urban Area Boundary Draft Future Development Strategy Areas Existing HPUDS Greenfield Expansion Redress Land 	<ul style="list-style-type: none"> Submissions Industrial Large Lot Residential Multiple - Redress Land Business/Industrial Residential Residential (Coastal) Rural Lifestyle
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A scenic landscape at sunset. The sun is low on the horizon, creating a bright sunburst effect. The foreground shows a grassy hillside with a rocky outcrop on the right. The middle ground features a valley with rolling green hills and a winding road. In the distance, there are mountains and a body of water under a clear blue sky.

Key IHP Recommendations

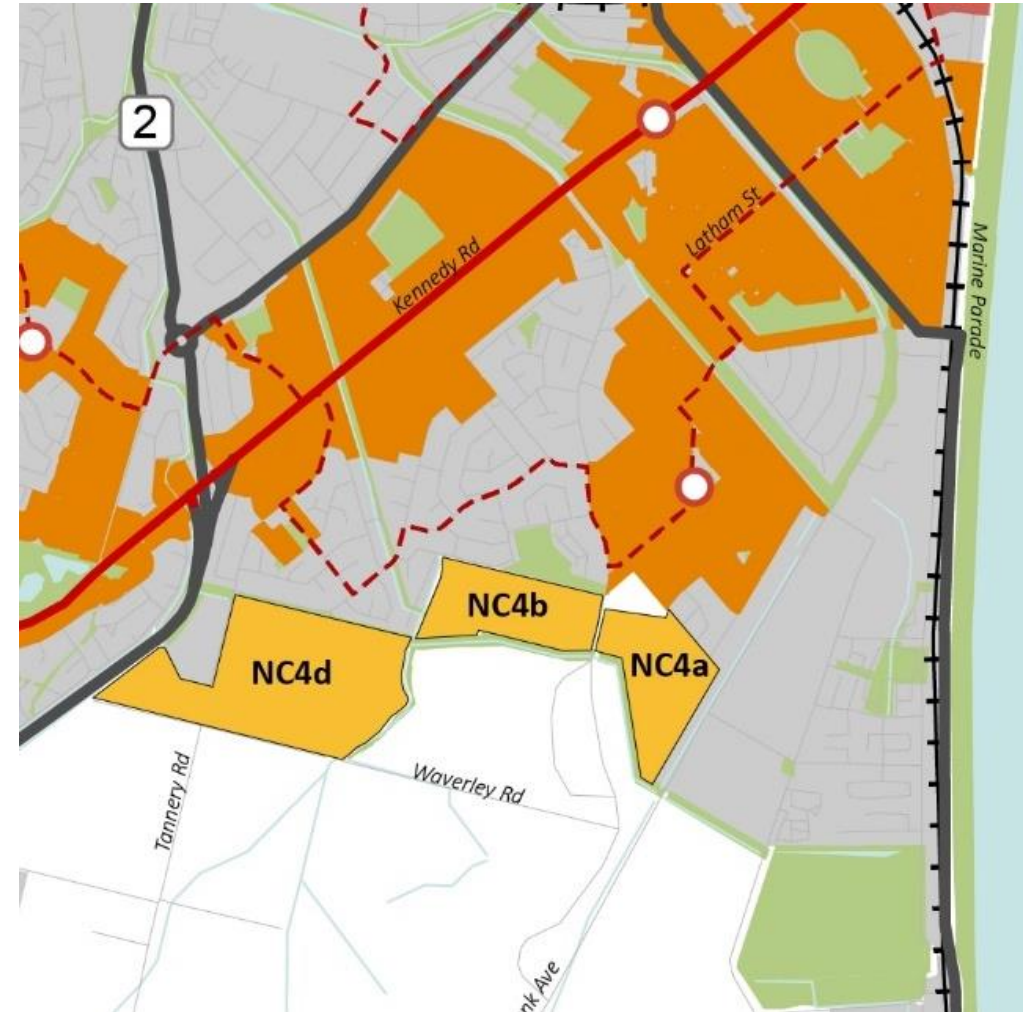
Iwi and hapū aspirations

- Better recognise iwi and hapū aspirations for development and papakāinga.
- Further define redress land.
- Set out a programme of work to support iwi and hapū development aspirations to address through implementation.



Riverbend (NC4b)

- 660 dwellings. Approx 23 hectares.
- Well documented evidence of flooding – 2020 and 2023
- Site currently functions as an “unofficial” stormwater detention area for the surrounding urban areas
- Additional land will be required to manage stormwater and flooding effects arising from development of the Riverbend site, with the exact location to be determined through future planning processes.
- Removing Riverbend site NC4b from the FDS would result in a significant reduction in residential greenfield capacity of approximately 660 dwellings
- No viable alternatives for that scale of capacity for Napier at present
- Ultimately, its suitability for development will be managed through the more granular plan change and resource consent processes



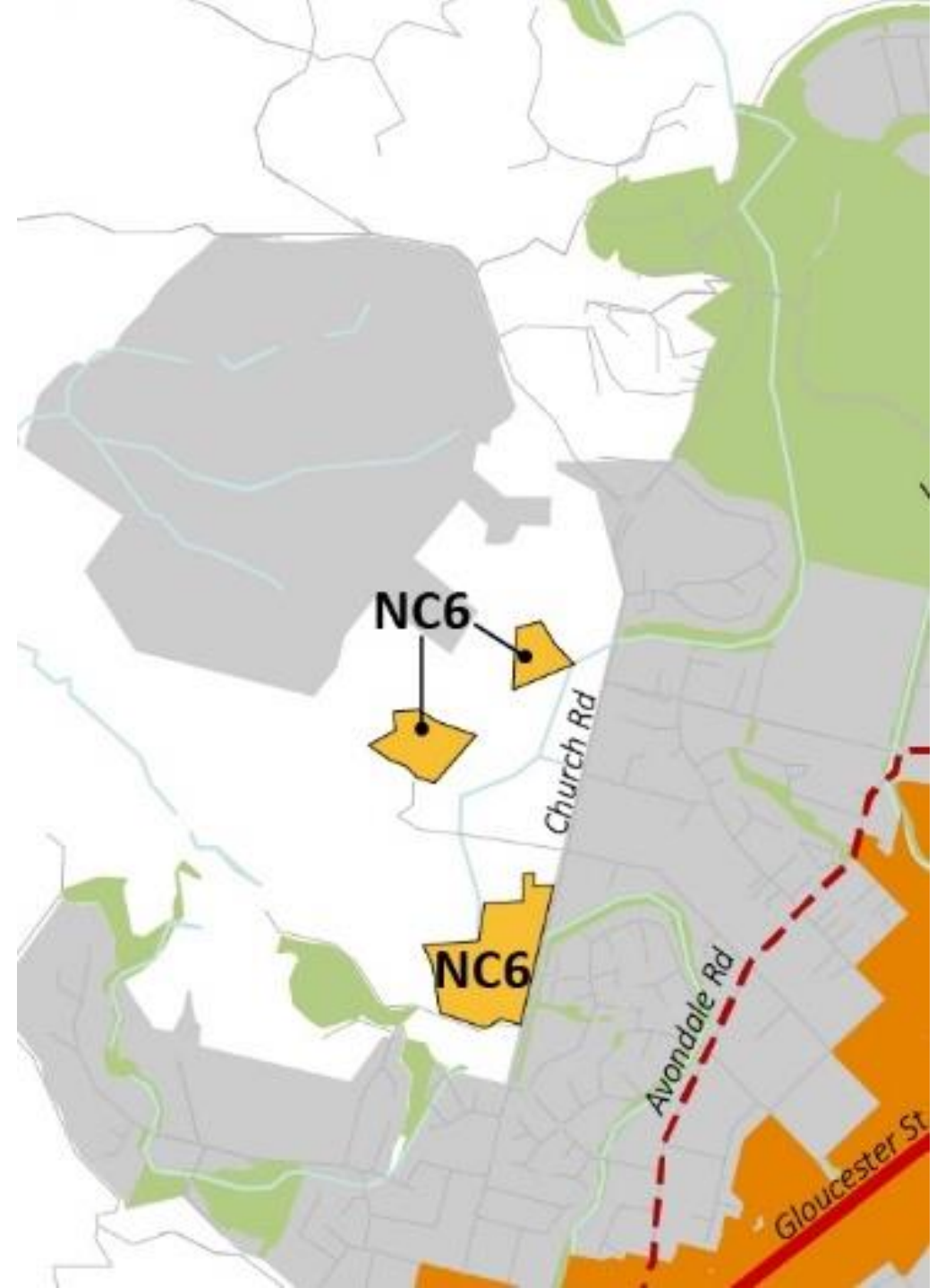
Ahuriri Station (AS1 and AS2)

- Ahuriri Station is redress land available from the Tiriti o Waitangi settlement process. Ahuriri Station is a Listed Project under the Fast Track Approvals Act 2024. Ahuriri Station as a taonga of great importance to Mana Ahuriri and their development aspirations
- No question that significant natural hazard constraints exist on this land. Other submissions also identified these risks. The final development potential is unknown. IHP accept that the extent and form of development across the site will be determined through the extent of mitigation that can be achieved through engineering design and construction practicalities
- Matters raised by submitters are best addressed through future district plan change processes and/or resource consent processes
- The inclusion of Ahuriri Station within the FDS now does not foreclose on outcomes acceptable to the airport and those submitters in that regard.
- The impact of development constraints on the Ahuriri Station and the effect of that on future business / industrial land supply can be reconsidered through future reviews of the FDS and district plan change processes.



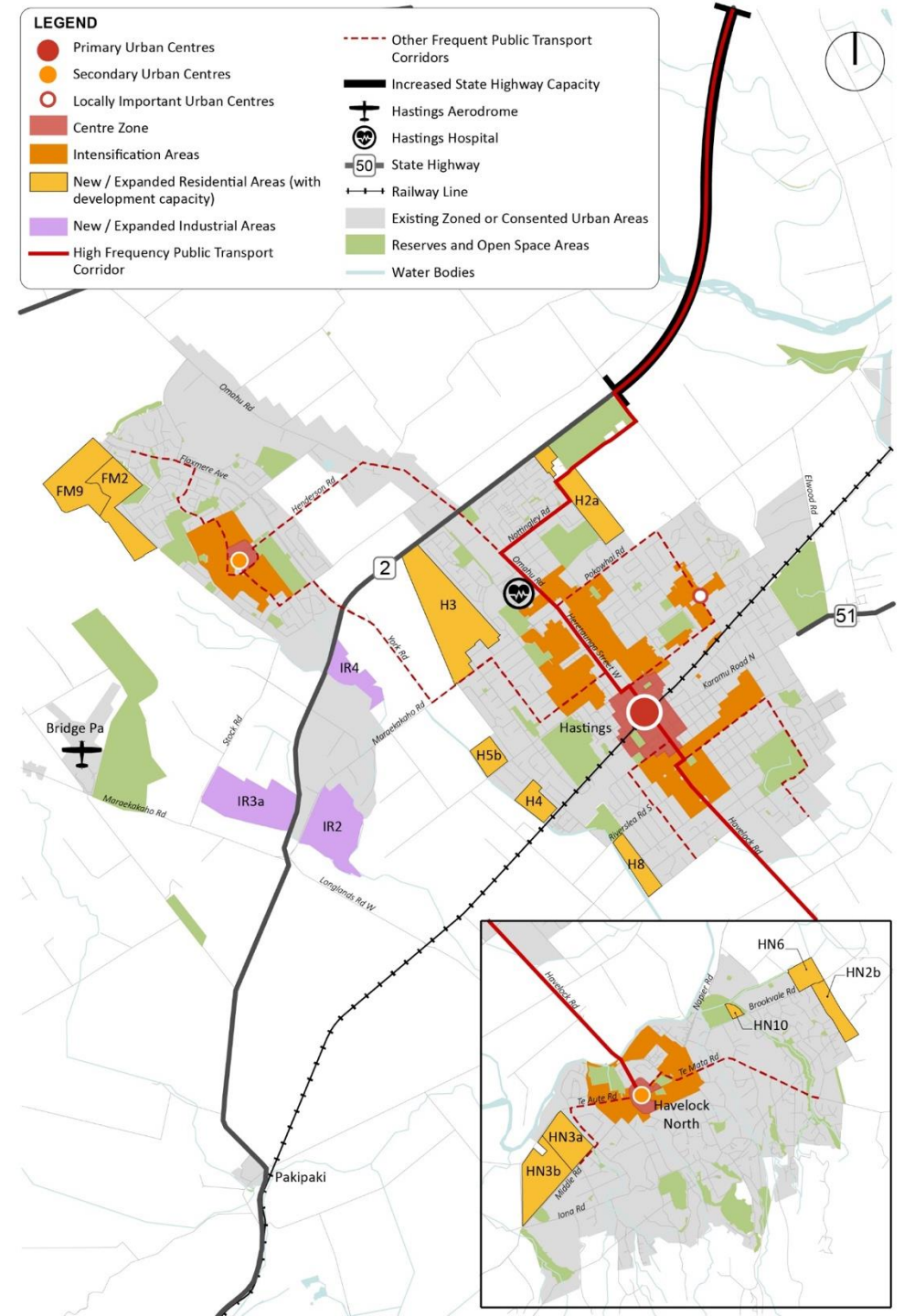
Napier Greenfields and Mission Estate NC6

- The IHP supports including all new residential growth areas for Napier, with a minor amendment to the mapped extent of Mission Estate NC6 to include the Artisan Village and Future Area.
- IHP recommend that that the Artisan Village and Future Area extents be added to the map at Figure 18 (now 19) of the FDS as part of NC6
- Represents 100 dwellings, but these had already been included in capacity figures



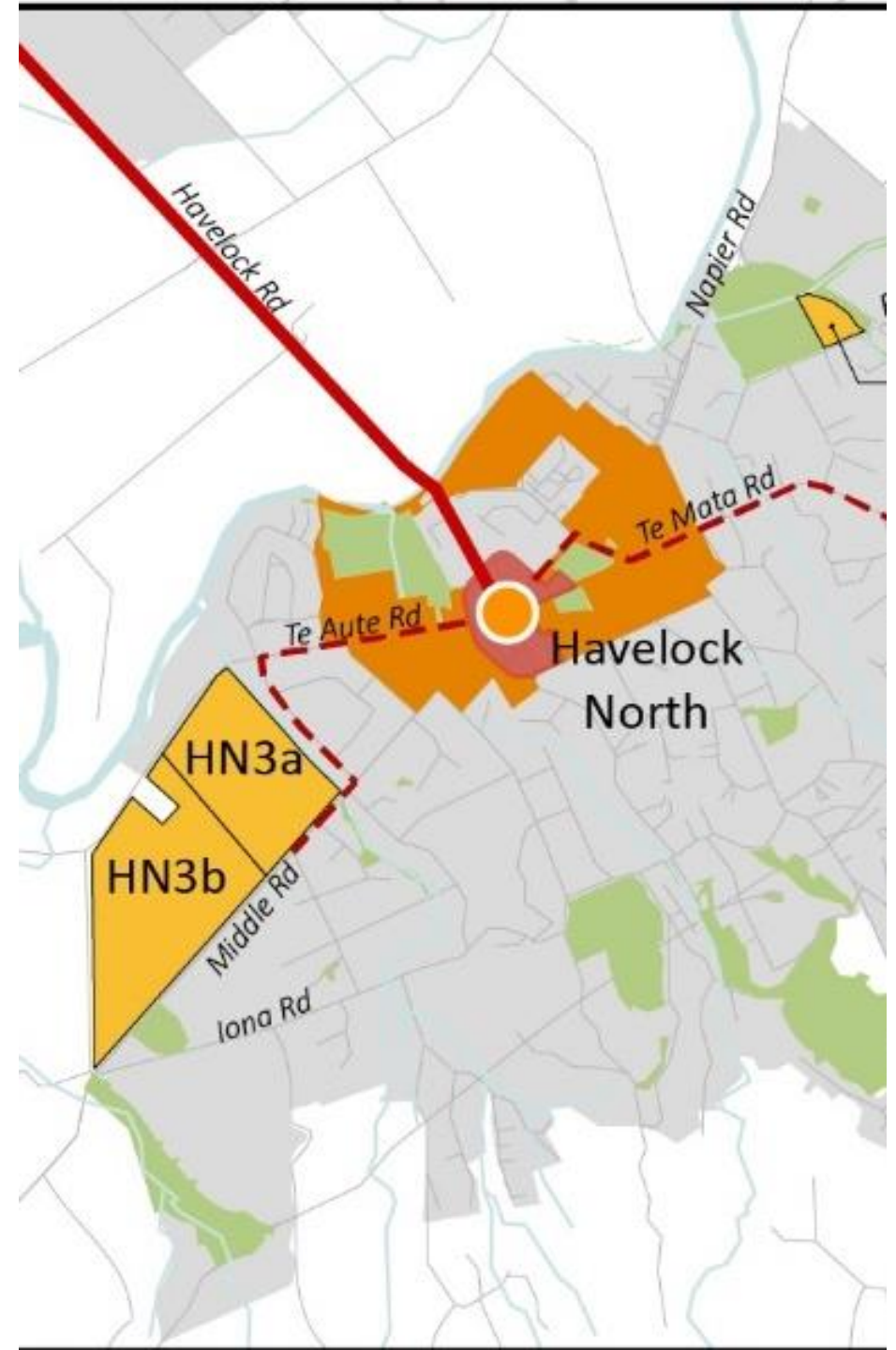
Hastings Residential Greenfields

- IHP supports recommendation to include all new residential growth areas identified in the draft FDS
- Recommended residential areas in Hastings and Havelock North are appropriately situated near existing urban nodes, schools, community amenities, and employment areas, supported by infrastructure planning frameworks that allow for timely servicing.
- Their inclusion in the FDS fulfils the NPS-UD's directive to enable strategic and forward-looking growth, especially in locations where demand is already demonstrably strong.
- IHP support and agree with the FDS Advisors' recommendations and reasons for inclusion of Middle Road {HN3a and HN3b), Wall Road (H5b) and Flaxmere FM9 Development areas



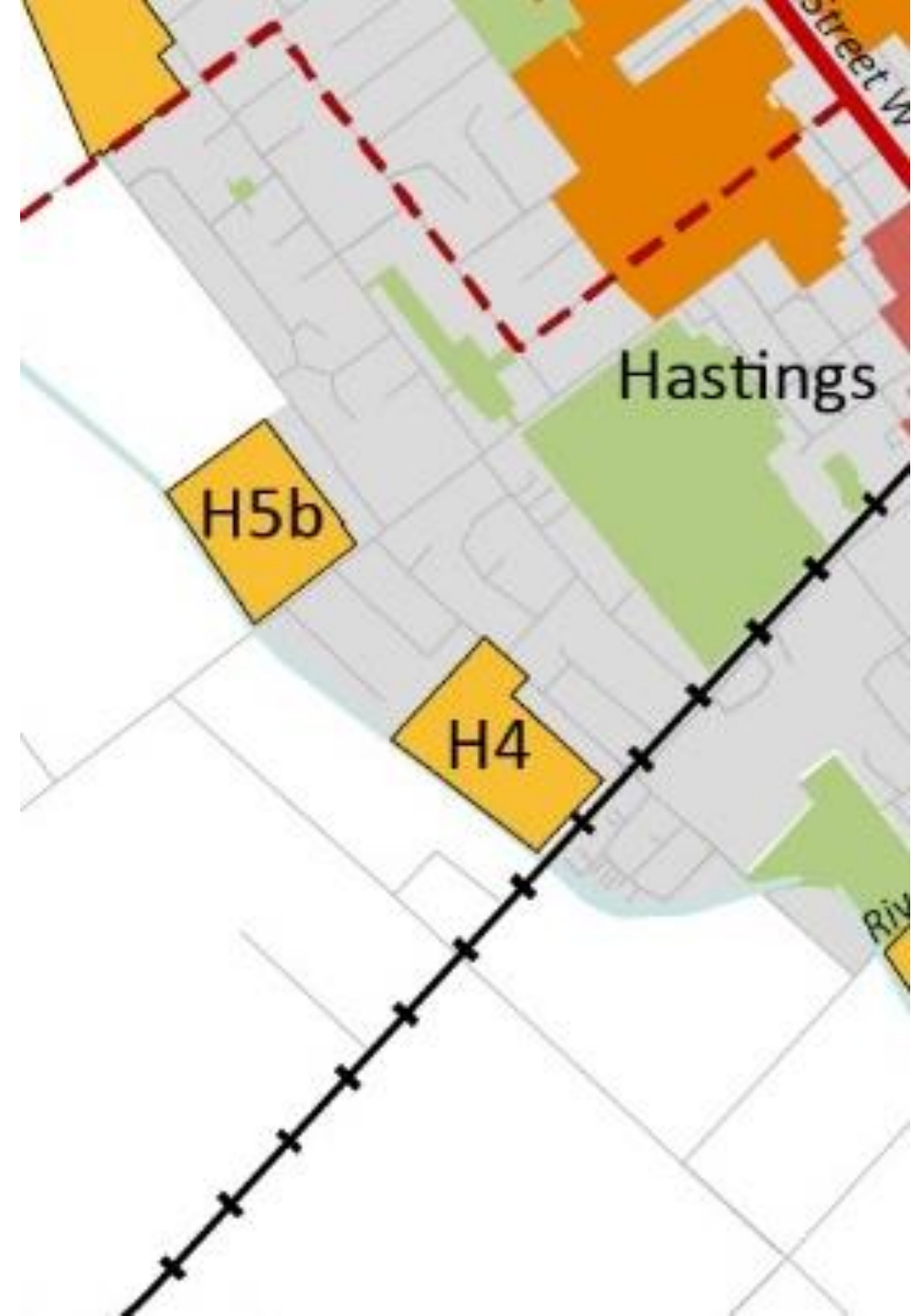
Middle Road HN3a and HN3b

- Appropriately situated near existing urban nodes, schools, community amenities, and employment areas, supported by infrastructure.
- Provides additional 660 dwellings. Approx. 43 Hectares.
- Provides for localised demand, draft FDS had a 715 dwelling shortfall for the Hastings area. IHP accepted that localised demand should be accommodated.
- IHP considered this the most appropriate option in Havelock North to accommodate demand.
- Strong Urban boundaries
- Land compromised on multiple boundaries for productive land use
- Highly fragmented landuse
- Advice was obtained from Agfirst, which indicated that due to the high susceptibility to flooding and high water table, the opportunity to utilise the land productively was compromised and the ability to use the land for cropping purposes was limited. No alternative soils advice was provided through submissions.



Wall Road (H5b)

- Site is highly constrained due to the nature of the existing development and hard urban boundaries. Some variability in mapped soil conditions but is unlikely to become highly productive in the future.
- Provides additional 110 dwellings. Approx. 11.3 hectares.
- Helps meet localised demand
- Meets FDS's objectives relating to housing supply and diversity, avoidance of natural hazards, with limited impact on productive land use. Strong Urban boundaries



Portsmouth Road (FM9)

- Generally poorer quality soils, mainly LUC7 with a small amount of LUC3
- Is partially within Roys Hill Wine growing area
- Also rates strongly in terms of Hazards with less risk from flooding and ground instability.
- Provides additional 325 dwellings. Approx 38 hectares.
- Helps meet localised demand
- Additional growth areas address current housing needs and the identified lack of affordable housing options in the western urban corridor of the Hastings District
- Strong alignment with the FDS objective to enable inclusive, diverse, and resilient communities



Residential capacity sufficiency

Table 4 – Sufficiency of housing development capacity to meet demand

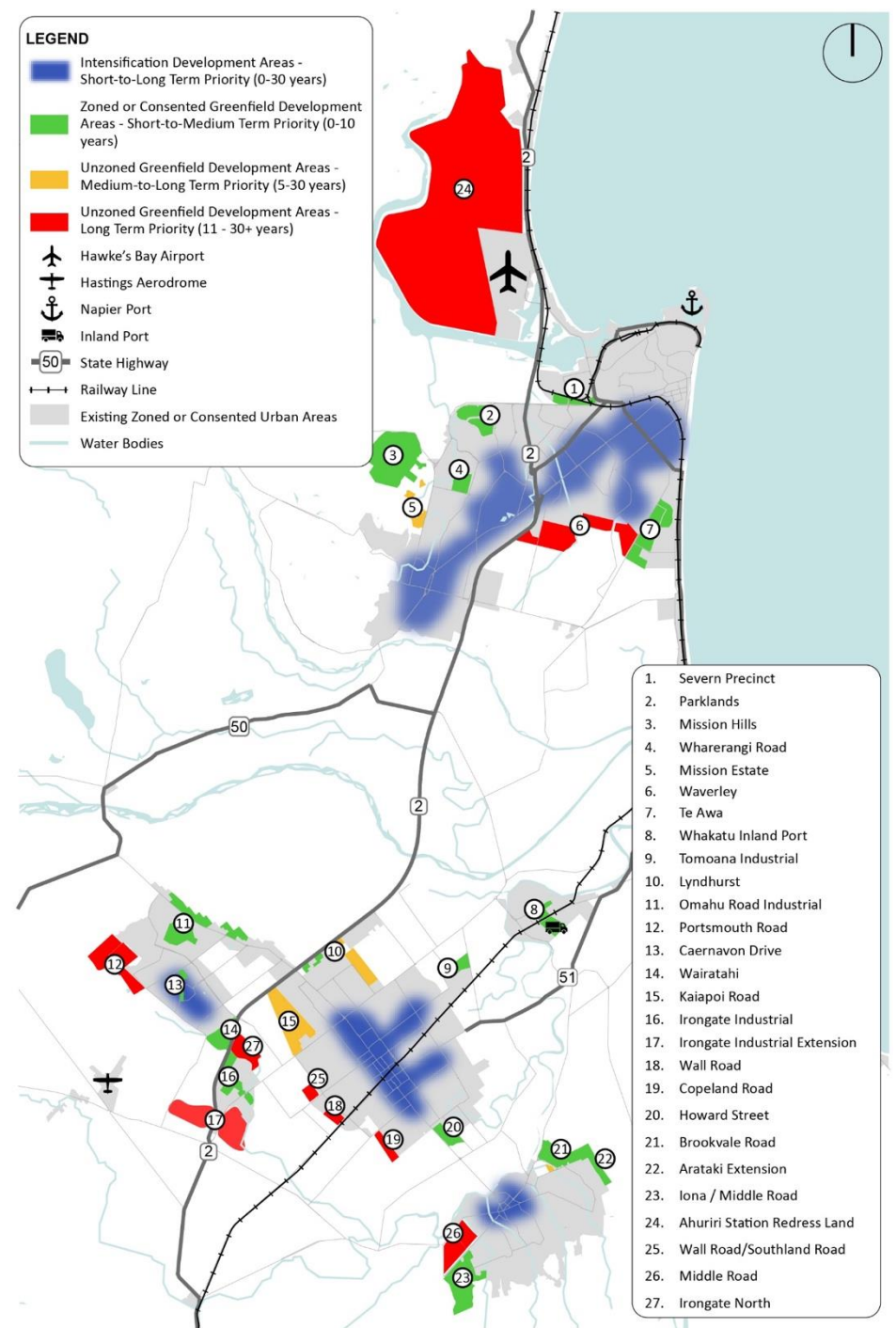
	Short Term	Medium Term	Long Term
Demand for redevelopment in the existing urban area	8,840		
Redevelopment Capacity	9,910 (+1,070)		
Greenfield Demand	3,770		3,710
Greenfield Capacity	4,310 <u>4,605</u> (+540 +835)		3,880 <u>4,720</u> (+170 +1,010)

Table 6– Sufficiency of housing capacity in Hastings to meet minimum development targets

	Short Term	Medium Term	Long Term
Intensification Development Demand	5,220		
Intensification Development Capacity	5,840 (+620)		
Greenfield Development Demand	2,160		2,240
Greenfield Development Capacity	2,125 <u>2,420</u> (-35 +260)		1,560 <u>2,400</u> (-680 +160)
Total Sufficiency of <u>Greenfield</u> Residential Development			-715 <u>+420</u>

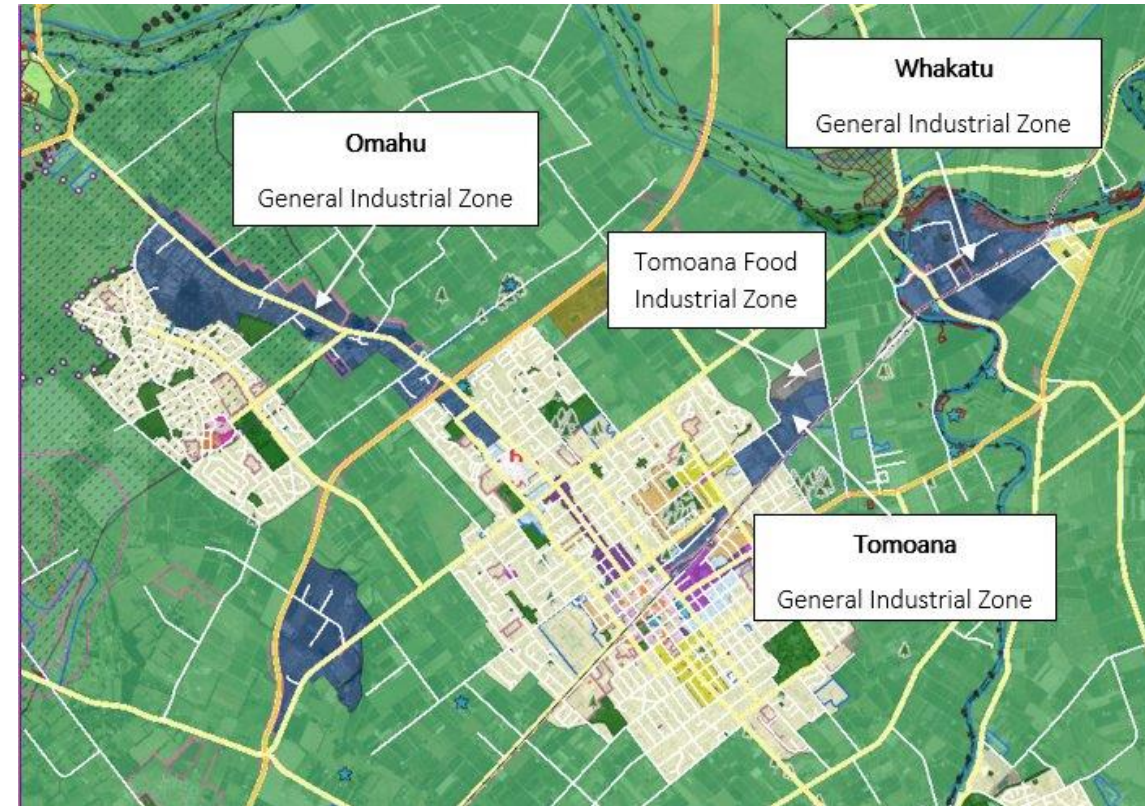
Timing of Development

- Green – Short to Medium Term Priority (0-10 years)
- Yellow – Medium to Long Term Priority (5 – 30 years)
- Red – Long Term Priority (11 – 30 years)
- Economic assessment shows there is enough zoned and consented land to last for the short term period.
- Only amendment is to include Arataki Extension and Brookvale as short term due to imminent Fast Track Approvals Application and existing Plan Change application. This will also help resolve the short-medium term deficit in the Hastings area
- All areas will need to provide demand assessment as part of future RMA processes.



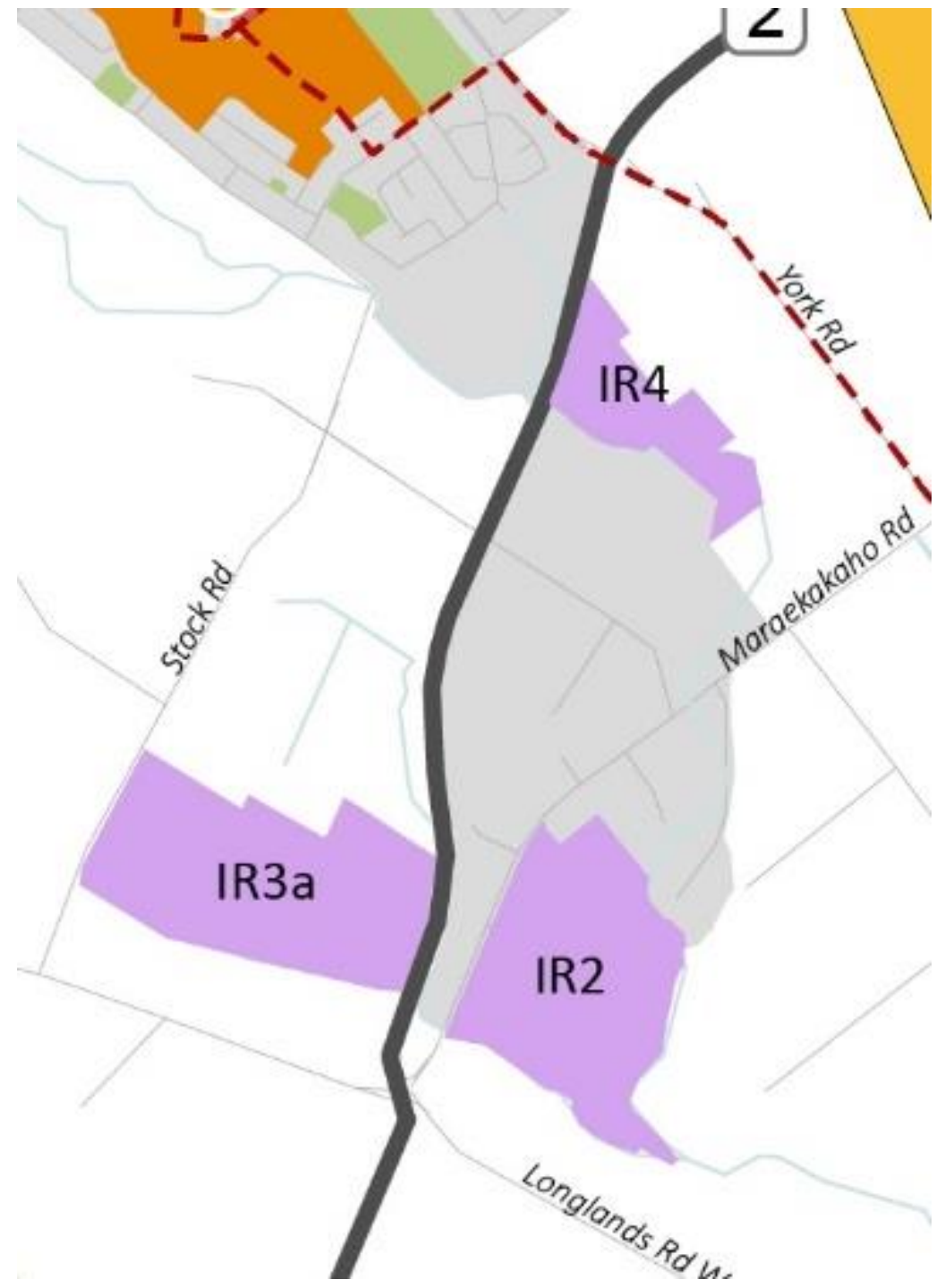
Wet Industry

- IHP satisfied that sufficient capacity exists within the zoned industrial land at Whakatu, Tomoana, and Omahu to accommodate the anticipated short to medium-term wet industry demand
- IHP support the FDS Advisors' recommendation to retain flexibility in the FDS by incorporating a short-term action to investigate policy changes aimed at protecting the remaining capacity for wet industry use at Whakatu
- Proposals from submitters for additional wet industry land, particularly those situated on HPL or in areas with unresolved servicing or hazard constraints, did not meet the high policy thresholds required under the NPS-HPL
- IHP agree with FDS Advisors that expansion into these areas is not justified at this stage and could risk fragmenting the supply of industrial land.
- Mr Apple proposed expansion did not meet the high threshold required under the NPS-HPL, as it had not been demonstrated that the operational needs could not be met within existing industrial zones.



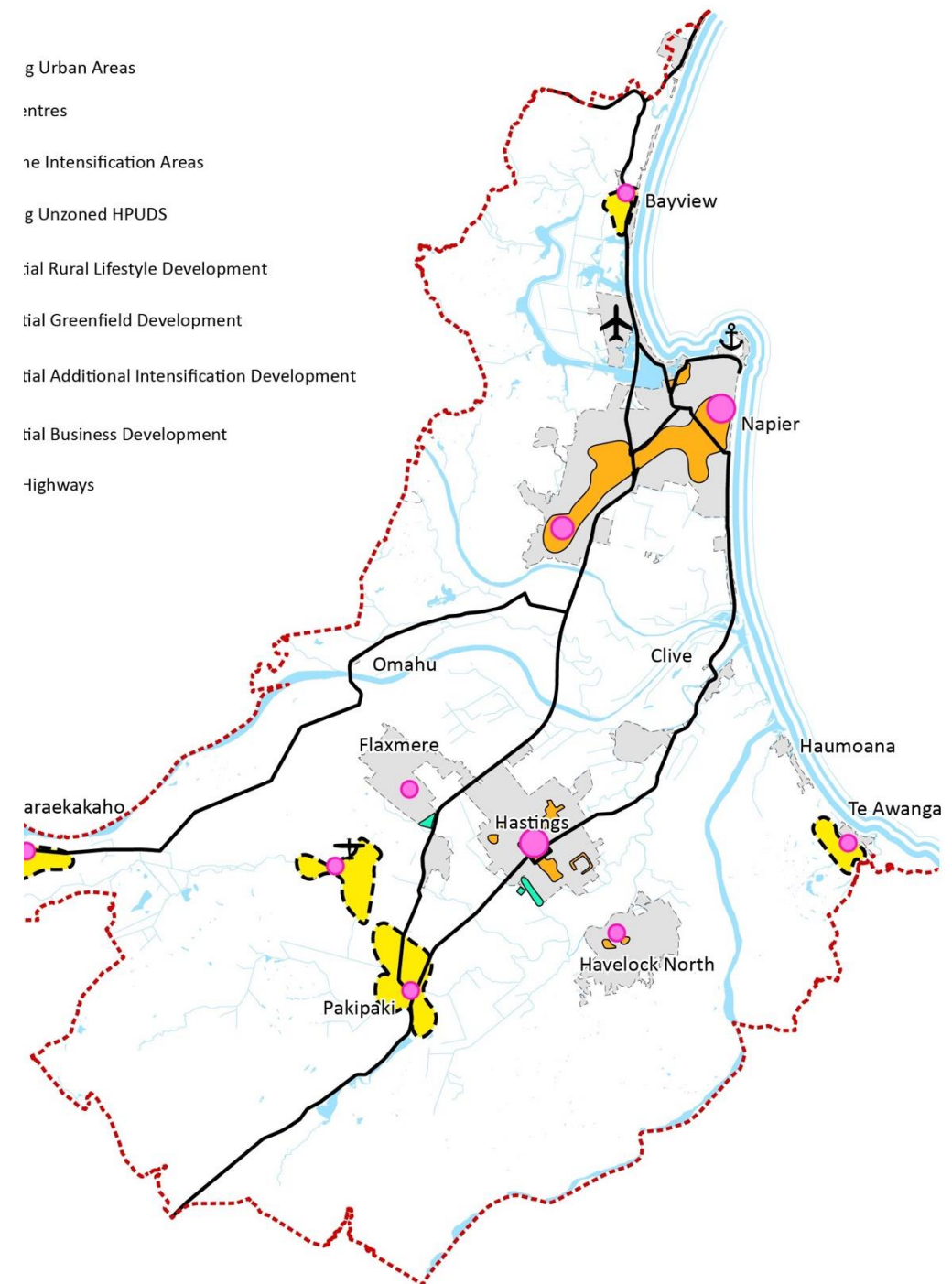
Irongate North Industrial (IR4)

- Identifies growth on LUC 7 land
- Officers preferred Irongate stream as boundary, but IHP noted that industrial development crossed the stream in multiple locations
- IHP considers modest extension would provide additional flexibility and resilience within the regional industrial land market
- IHP found that including the Irongate North Extension is warranted due to its planning merits, policy alignment, infrastructure readiness, and the FDS's strategic goals
- Will require careful consideration of boundary treatment as it abuts LUC1 land.



Rural Residential and Coastal Development

- Urban scale development in rural and coastal settlements considered and discounted due to desire to focus on urban growth
- Carry through HPUDS strategic direction for rural and coastal settlements as an interim measure.
- Clear message from submitters that given this approach, they would like Rural Residential strategy to be considered in short term
- IHP recommended that the Councils prioritise the development of a Rural Residential Strategy so that it can more meaningfully respond to the issues raised by submitters.



An aerial photograph showing a coastal city and a large port facility. The city is densely packed with buildings and extends to a cliffside overlooking the water. The port area includes several large industrial buildings, numerous stacks of lumber, and several large cargo ships docked at piers. The water is a deep blue, and the sky is overcast. The text "Questions?" is overlaid in the center of the image.

Questions?