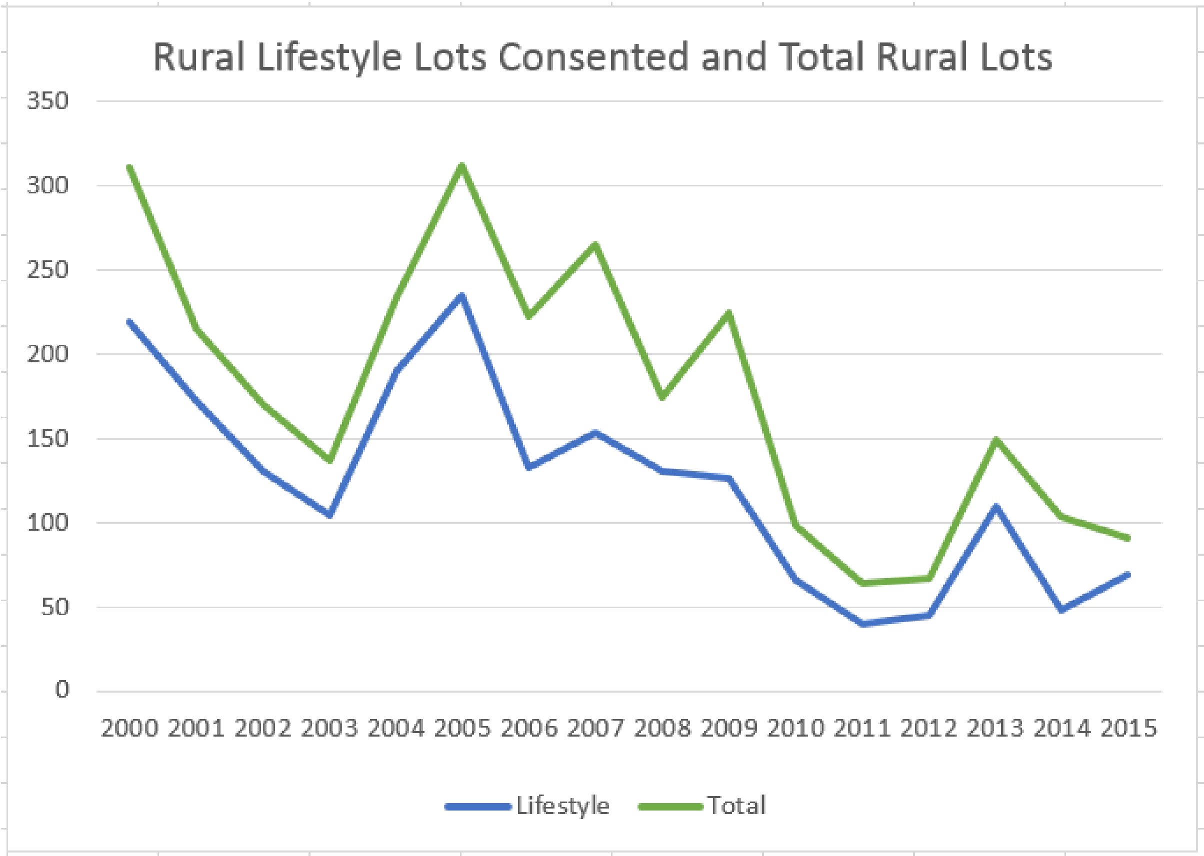
Heretaunga Plains Urban Development Strategy 2015-2045



Review of Rural Lifestyle Subdivision 2000-2015

March 2016

1.0 PURPOSE

1.1. While HPUDS is a forward planning strategy, past patterns and rates of development can give clues into market demands and trends which can help give a picture of future needs and emerging issues. This report examines rural subdivision over the last 15 years in Napier City and Hastings District to help inform planning for the next 30 years in relation to rural residential (lifestyle) development. The data contained in the report has helped inform the Market Preferences and Demand prepared by Telfer Young and their conclusions from the data are not repeated here.

2.0 Subdivision 2000-2015

2.1. Table 1 and Figure 1 below show the total number of rural lots created by subdivision consent. Historic subdivision consent data is not regarded as completely reliable as S223 and S224 data is not always recorded and there may be variations on a consent that alter lot numbers so the number of created sites may be less than estimated here. Total figures are therefore of interest, but not sufficient in themselves to be a quantitative reconciliation with other variables without other data and or further verification. They do however, show general trends and proportions.

Table 1 Total Consented Lots by Type

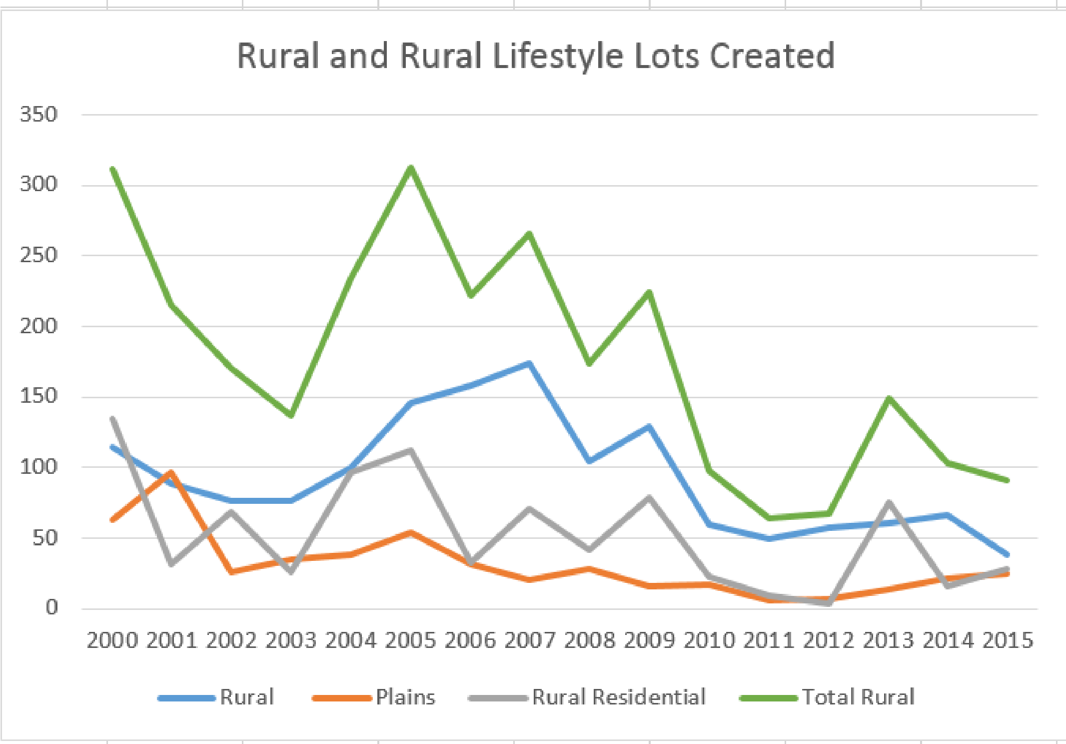
	Total Rural	Rural Farm	Rural Lifestyle	Plains	Rural Residential	Total Lifestyle
2000	311	91	23	63	134	220
2001	215	28	60	96	31	187
2002	170	36	40	26	68	134
2003	137	30	46	35	26	107
2004	234	24	76	38	96	210
2005	312	75	71	54	112	237
2006	222	84	74	31	33	138
2007	265	98	76	20	71	167
2008	174	38	66	28	42	136
2009	224	66	63	16	79	158
2010	98	23	36	17	22	75
2011	64	19	30	6	9	45
2012	67	16	41	7	3	51
2013	149	21	40	13	75	128
2014	103	35	31	21	16	68
2015	91	17	21	25	28	74
Total	***2836***	***701***	***794***	***496***	***845***	***2135***
Ave	***177***	***44***	***50***	***31***	***53***	***133***
Median	***172***	***33***	***44***	***26***	***38***	***135***

2.2 A brief explanation of the terms used in the above table is provided in the following bullet points:

- 'Rural' – generally covering subdivisions in the Rural Zone complying with the 20ha minimum site size requirement. Such subdivisions are generally assumed to be for farming purposes rather than creating sites for the lifestyle market.

- 'Rural Lifestyle' – This includes the creation of lifestyle sites in the Rural Zone, where the rules generally permit a single lifestyle site of between 0.4 – 2.5ha provided a 20ha balance remains in place. There is a 3 year stand down before another lifestyle site can be created from the same title. This category also includes 'farm park' subdivisions undertaken in the Rural Zone.
- 'Plains' – This column is generally referring to 'Plains Lifestyle sites, where a lifestyle site of between 2,500m^2 – 5,000m^2 may be created provided that the balance of the title is amalgamated with an adjoining title to form a larger title. The net effect is that the number of separate land titles remains the same.
- 'Rural Residential' – Relates to subdivision within the Rural Residential Zone (0.8ha minimum site size with a 1ha average site size), Farm parks (which allow 2,500m2 lots but also result in a 1ha average sites size) and the Te Mata and Tukituki Special Character Zones.
- 'Total Lifestyle' – This is an aggregation of the totals of the 'Rural Lifestyle', 'Plains' and 'Rural Residential' columns.

Figure 1 Total Lots Consented by Zone Location



2.2. A specific study of rural lifestyle subdivision (Rural Zone) has been completed as part of the Hastings District Plan Review process. In the rural area subdivision often occurs for financial planning reasons with no intention of a dwelling being built on the additional lots in the foreseeable future. Figure 3 below shows the proportion of lots consented for lifestyle purposes while figure 3 shows the proportion that have been progressed to Section 224C and the proportioned developed.

Figure 2 Rural Lifestyle Lots Created to Total Rural Zone Lots Created

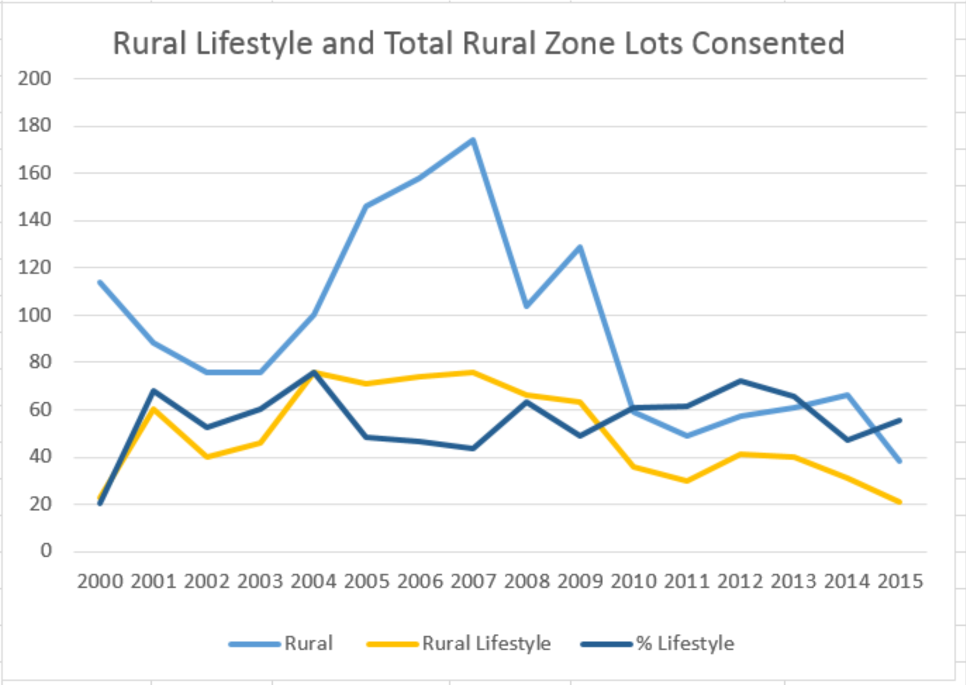
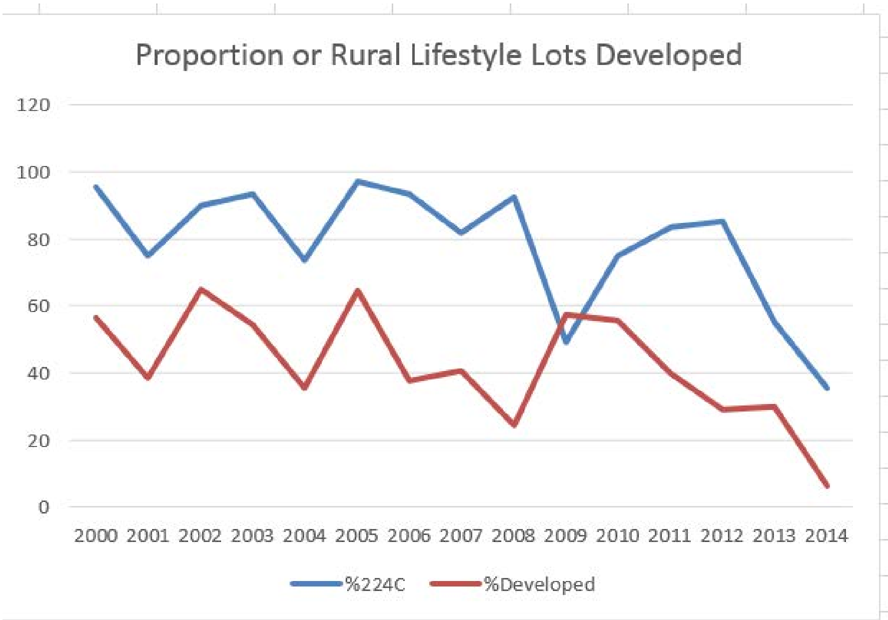


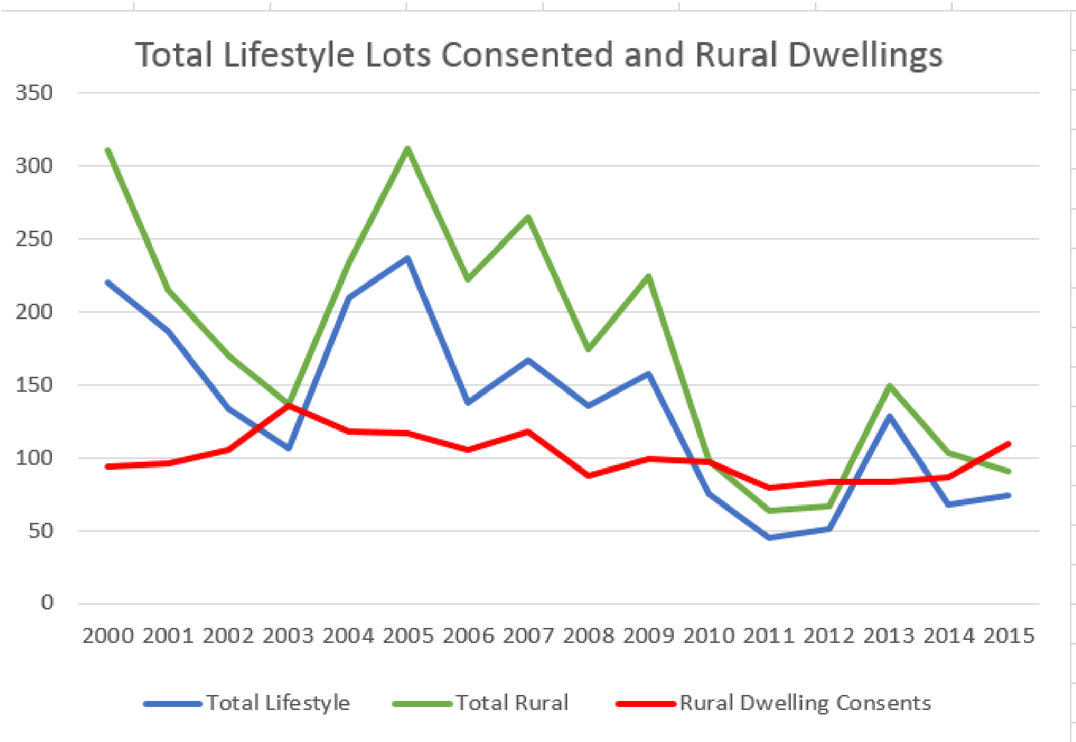
Figure 3 Proportion of consented Rural Lifestyle Lots actually developed.



2.3. Apart from during the property market boom, rural lifestyle lots as a proportion of rural zone subdivision, have tended to hover around the 55% mark. Of these around 80% proceeded to S224C, but only 40-50% actually have been developed. On that basis we might assume that around 280 lots may remain undeveloped.

2.4. Rural Residential and Plains Lifestyle lots will have added to the supply. The assumption here is that all Plains lots consented are for lifestyle lots, on the basis that few operations will either have sufficient size to subdivide in to complying 12ha lots, or that is not an economic proposition given the trend toward larger operations. Figure 4 plots all rural lifestyle lots against rural building consents.

Figure 4 All Rural Lifestyle Lots and Rural Dwelling Consents



2.5. There is insufficient information on the distribution of rural building consents to determine remaining capacity on terms of new lots consented for rural residential, plains or rural farm properties. Some dwellings will be pre-existing prior to subdivision in the Plains Zone in particular and some building consents for rural farms will not have involved any prior subdivision. It is also not known how many subdivision consents have not been actioned and have lapsed as S224C's have not been recorded for many. A specific study on Rural Residential lots developed would be of assistance as would manually back entering S224C data.