

HPUDS JOINT COMMITTEE HEARING TABLE OF RECOMMENDATIONS:

This table summarises (in bold) the amendments to recommendations from HPUDS, following consideration of submissions meeting:

Submission Number	Theme	Recommendations
16, 39,45, 46, 72, 79, 83	1. Strategy Assumptions – Population, Demographics, Growth Drivers and Influences	<p><i>Amend section 5.7.1 by adding the following additional paragraphs</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• Growth rate projections change</i> <i>• Further work to validate the capacity of existing centres to absorb intensification alters those targets</i> <i>• Intensification targets are not being met after reasonable efforts and monitoring</i> <i>• Other recommended greenfields areas are not proceeded with due to servicing costs or other reasons.</i> <p><i>The consideration should include among other things:</i></p> <ul style="list-style-type: none"> <i>• An assessment of the natural capacity of the soil resource and long term potential for productive use.</i> <i>• The creation of appropriate greenbelts and strengthening of natural boundaries to more strongly define the urban limits</i> <i>• Appropriate servicing assessments.</i> <p><i>Amend 5.7.4 Actions by adding an additional action 5 to read:</i></p>

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		<p>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 signoff by the HPUDS Implementation Committee.</p> <table border="1"> <thead> <tr> <th>Lead Agency</th> <th>Support Agencies</th> <th>Cost Implications</th> <th>Tools</th> <th>Indicative / Timing</th> </tr> </thead> <tbody> <tr> <td>HPUDS IMG</td> <td>HDC NCC HBRC</td> <td>Implementation budget</td> <td></td> <td>Immediate</td> </tr> </tbody> </table>	Lead Agency	Support Agencies	Cost Implications	Tools	Indicative / Timing	HPUDS IMG	HDC NCC HBRC	Implementation budget		Immediate
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27, 46, 65, 69, 74, 75, 89	2. Ageing Population and Retirement Assumptions and Projections	<p>That the Hastings District Council's Positive Ageing Forum is provided opportunity to be consulted throughout the implementation of HPUDS and subsequent reviews.</p> <p>That settlement and market trends and the impact upon the aging population will continue to be monitored locally and nationally.</p>										
19, 45	3. Strategy development process and assumptions	That no changes to the Strategy occur as a result of this submission.										
2, 44, 69, 76	4. Strategy Direction	That no changes to the Strategy occur as a result of this submission.										
38, 39, 82	5. Strategy Implementation	<p>Amend HPUDS where relevant so all actions/priorities (particularly those in section 5) are described as "indicative timings and priorities"</p> <p>Amend Action 5.8.4(4) as follows:</p> <p>"Define and agree on the programme, priorities, indicative timings and resources to implement the strategy. Allocating adequate resources for successful implementation is fundamental to strategy implementation."</p> <table border="1"> <thead> <tr> <th>Lead Agency</th> <th>Support Agencies</th> <th>Cost Implications</th> <th>Implementation tools</th> <th>Indicative timing/priority</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Lead Agency	Support Agencies	Cost Implications	Implementation tools	Indicative timing/priority					
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		<i>HPUDS IMG, Partner Council Chief Executives</i>	<i>HDC, NCC and HBRC</i>	<i>Cost shared across the Partner Councils in accordance with the HPUDS funding formula</i>	<i>LTCCPs</i>	<i>December 2010 March 2011 and then annually</i>	
69	6. Leadership and Collaboration	<i>That no changes to the Strategy occur as a result of this submission.</i>					
69, 74, 86, 89	7. Consultation and rollout	<i>That no changes to the Strategy occur as a result of this submission.</i>					
36, 52, 74, 86	8. Strategy Monitoring and Adaptability	<i>That the strategy be reviewed no more than five yearly by the partner councils and that Action 3 (5.7.4) be amended as follows- That the strategy be reviewed every five years after the results of the national census are available. In addition if there is substantial change affecting the assumptions that underlie the strategy, then a review of strategy actions will commence at the discretion of the strategy partners.</i>					
13, 69	9. Development and Integration of Plans and Policies	<i>That the Hastings District Council review the Places of Assembly rules to allow greater control and consistency with Napier City Council rules and so that Places of Assembly and Recreation Activities are not 'as of right' permitted activities in the Plains Zone.</i>					
15, 27, 39	10. Plan provisions and regulations	<i>That no changes to the Strategy as a result of submissions on this issue.</i>					
44, 48, 69, 86	11. Urban Limits	<i>That no changes to the Strategy occur as a result of this submission.</i>					
39, 73, 86	12. Settlement Pattern Map	<p><i>That the section 4.3 "settlement pattern" be amended to include a more detailed intermediate level overview map of the proposed areas to cater for growth.</i></p> <p><i>That the production of more detailed maps be left until the strategy is adopted, indicative areas confirmed and to a level suitable for inclusion in the Regional Policy Statement, but not to exact cadastral or rezoning boundaries and it should be noted that these will be subject to detailed structure planning processes.</i></p>					

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74, 75, 25	13. Settlement pattern – Growth Area selection	<p><i>That the strategy be amended by inserting adding the following to the first paragraph under 4.3.2 Growth Areas:</i></p> <p><i>Sites were selected where:</i></p> <ul style="list-style-type: none"> • <i>Soils are of lesser versatility or</i> • <i>Productive capacity is compromised by</i> • <i>Size and shape of land parcels that mitigates against productive use</i> • <i>Surrounding landuses and reverse sensitivity</i> • <i>Lack of water/poor drainage</i> • <i>Clear natural boundaries exist or</i> • <i>Logical urban edge greenbelts could be created.</i> • <i>Greenbelts could provide opportunities for walking and cycling connections</i> • Site supports compact urban form, <i>can be serviced at reasonable cost and integrated with existing development.</i>
7, 13, 17, 21, 22, 24, 34, 45, 52, 53, 62, 69, 74, 75, 79, 86, 93, 94, 95, 107	14. Residential Intensification	<p><i>Amend section 5.16.4, action 1 to read as follows:</i></p> <p><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></p> <p><i>Amend section 5.16.4, action 1 to read as follows:</i></p> <p><i>Develop an intensification toolkit including options such as CCOs and education programmes regarding the benefits and best practice methods.</i></p>
13, 36, 45, 48, 67, 69, 86	15. Greenfield / Intensification	<p><i>That the strategy be amended by altering the second paragraph of 3.3.3 Preferred scenario to read:</i></p> <p><i>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 encourage the higher density developments to occur due to scarcity</i></p>

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		<p><i>and cost issues associated with new development. This means 60% of housing growth would be being met within the boundaries of Napier, Hastings, Havelock North and existing settlements by the end of the 2015-2045 period.</i></p> <p><i>And the first sentence of the fourth paragraph as follows:</i></p> <p><i>The increased amount of intensification development would mean that only 35% of growth would be provided for by greenfields development by the end of the planning period.</i></p> <p>Add the following paragraph to section 4.1.2 as follows:</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>As stated the 60% target level of intensification will not be achieved until the end of the period.</p>

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		<p data-bbox="734 300 2063 368"><i>This will allow Councils to develop appropriate design guidelines for influencing intensive developments over the early stages of this strategy.</i></p> <p data-bbox="734 427 1576 456"><i>And the first sentence of the last paragraph of 4.1.2 Demand as follows;</i></p> <p data-bbox="734 515 2063 612"><i>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.</i></p> <p data-bbox="734 671 1003 700"><i>Amend Table 2 to read</i></p> <p data-bbox="734 759 1429 788"><i>Table 2: Additional Household Requirements 2015 to 2045</i></p> <table border="1" data-bbox="734 799 1939 1422"> <thead> <tr> <th data-bbox="734 799 1167 1023" rowspan="2"><i>Type of Landuse</i></th> <th colspan="2" data-bbox="1167 799 1552 970"><i>Growth in Households (2015 -2045) Under current density levels</i></th> <th colspan="2" data-bbox="1552 799 1939 970"><i>Growth in Households (2015 -2045) Preferred scenario Density levels</i></th> </tr> <tr> <th data-bbox="1167 970 1359 1023"><i>Napier</i></th> <th data-bbox="1359 970 1552 1023"><i>Hastings</i></th> <th data-bbox="1552 970 1767 1023"><i>Napier</i></th> <th data-bbox="1767 970 1939 1023"><i>Hastings</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="734 1023 1167 1129"><i>Greenfields Development (new housing areas e.g. Parklands or Lyndhurst)</i></td> <td data-bbox="1167 1023 1359 1129">1749</td> <td data-bbox="1359 1023 1552 1129">1853</td> <td data-bbox="1552 1023 1767 1129">1629</td> <td data-bbox="1767 1023 1939 1129">1729</td> </tr> <tr> <td data-bbox="734 1129 1167 1294"><i>Intensification Development (subdivision and/or redevelopment of existing properties).</i></td> <td data-bbox="1167 1129 1359 1294">1749</td> <td data-bbox="1359 1129 1552 1294">1861</td> <td data-bbox="1552 1129 1767 1294">1963</td> <td data-bbox="1767 1129 1939 1294">2084</td> </tr> <tr> <td data-bbox="734 1294 1167 1374"><i>Rural Residential Development (small rural sites of around 1 ha.)</i></td> <td data-bbox="1167 1294 1359 1374">389</td> <td data-bbox="1359 1294 1552 1374">413</td> <td data-bbox="1552 1294 1767 1374">294</td> <td data-bbox="1767 1294 1939 1374">314</td> </tr> <tr> <td data-bbox="734 1374 1167 1422"><i>Total</i></td> <td data-bbox="1167 1374 1359 1422">3887</td> <td data-bbox="1359 1374 1552 1422">4127</td> <td data-bbox="1552 1374 1767 1422">3886</td> <td data-bbox="1767 1374 1939 1422">4127</td> </tr> </tbody> </table>	<i>Type of Landuse</i>	<i>Growth in Households (2015 -2045) Under current density levels</i>		<i>Growth in Households (2015 -2045) Preferred scenario Density levels</i>		<i>Napier</i>	<i>Hastings</i>	<i>Napier</i>	<i>Hastings</i>	<i>Greenfields Development (new housing areas e.g. Parklands or Lyndhurst)</i>	1749	1853	1629	1729	<i>Intensification Development (subdivision and/or redevelopment of existing properties).</i>	1749	1861	1963	2084	<i>Rural Residential Development (small rural sites of around 1 ha.)</i>	389	413	294	314	<i>Total</i>	3887	4127	3886	4127
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		<p data-bbox="728 300 2065 432"><i>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.</i></p> <p data-bbox="728 491 1543 517"><i>Table 3: Additional Households for the Heretaunga Plains 2015-2045</i></p> <table border="1" data-bbox="728 533 1935 850"> <thead> <tr> <th data-bbox="728 533 972 635" rowspan="2"><i>Type of Development</i></th> <th colspan="4" data-bbox="972 533 1935 587"><i>Additional Households</i></th> </tr> <tr> <th data-bbox="972 587 1216 635"><i>2015-2025</i></th> <th data-bbox="1216 587 1460 635"><i>2025-2035</i></th> <th data-bbox="1460 587 1704 635"><i>2035-2045</i></th> <th data-bbox="1704 587 1935 635"><i>2015-2045</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="728 635 972 689"><i>Intensification</i></td> <td data-bbox="972 635 1216 689">1872</td> <td data-bbox="1216 635 1460 689">1502</td> <td data-bbox="1460 635 1704 689">674</td> <td data-bbox="1704 635 1935 689">4048</td> </tr> <tr> <td data-bbox="728 689 972 743"><i>Greenfields</i></td> <td data-bbox="972 689 1216 743">1872</td> <td data-bbox="1216 689 1460 743">1092</td> <td data-bbox="1460 689 1704 743">394</td> <td data-bbox="1704 689 1935 743">3358</td> </tr> <tr> <td data-bbox="728 743 972 798"><i>Rural Residential</i></td> <td data-bbox="972 743 1216 798">416</td> <td data-bbox="1216 743 1460 798">136</td> <td data-bbox="1460 743 1704 798">56</td> <td data-bbox="1704 743 1935 798">608</td> </tr> <tr> <td data-bbox="728 798 972 850"><i>Total</i></td> <td data-bbox="972 798 1216 850">4160</td> <td data-bbox="1216 798 1460 850">2730</td> <td data-bbox="1460 798 1704 850">1124</td> <td data-bbox="1704 798 1935 850">8014</td> </tr> </tbody> </table> <p data-bbox="728 863 1240 888"><i>And Add a new action to 5.16.4 as follows:</i></p> <table border="1" data-bbox="728 904 1935 1283"> <tr> <td colspan="5" data-bbox="728 904 1935 1107"><i>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 Action 5.9.4)</i></td> </tr> <tr> <td data-bbox="728 1107 972 1193"><i>Lead Agency</i></td> <td data-bbox="972 1107 1216 1193"><i>Support Agencies</i></td> <td data-bbox="1216 1107 1460 1193"><i>Cost Implications</i></td> <td data-bbox="1460 1107 1704 1193"><i>Implementation Tools</i></td> <td data-bbox="1704 1107 1935 1193"><i>Indicative timing /Priority</i></td> </tr> <tr> <td data-bbox="728 1193 972 1283"><i>NCC, HDC</i></td> <td data-bbox="972 1193 1216 1283"><i>HPUDS IMG</i></td> <td data-bbox="1216 1193 1460 1283"><i>Partner Council Budgets</i></td> <td data-bbox="1460 1193 1704 1283"></td> <td data-bbox="1704 1193 1935 1283"><i>immediate</i></td> </tr> </table> <p data-bbox="728 1337 2065 1401"><i>And, that the Growth Area map show a combined intensification target for Flaxmere. Hastings and Havelock North, rather than defined separate allocations.</i></p>	<i>Type of Development</i>	<i>Additional Households</i>				<i>2015-2025</i>	<i>2025-2035</i>	<i>2035-2045</i>	<i>2015-2045</i>	<i>Intensification</i>	1872	1502	674	4048	<i>Greenfields</i>	1872	1092	394	3358	<i>Rural Residential</i>	416	136	56	608	<i>Total</i>	4160	2730	1124	8014	<i>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 Action 5.9.4)</i>					<i>Lead Agency</i>	<i>Support Agencies</i>	<i>Cost Implications</i>	<i>Implementation Tools</i>	<i>Indicative timing /Priority</i>	<i>NCC, HDC</i>	<i>HPUDS IMG</i>	<i>Partner Council Budgets</i>		<i>immediate</i>
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<i>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 Action 5.9.4)</i>																																														
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<i>NCC, HDC</i>	<i>HPUDS IMG</i>	<i>Partner Council Budgets</i>		<i>immediate</i>																																										

Submission Number	Theme	Recommendations
		<p>And amend 5.16.3 Key Approaches by adding the following bullet point:</p> <ul style="list-style-type: none"> • Consider pockets of higher densities in the structure planning for new greenfields development areas.
44, 52, 69, 72, 88	16. Rural Settlement and Lifestyle	That no changes to the Strategy occur as a result of submissions on this issue.
3, 24, 27, 84	17. Preservation of rural land, and Rural Development	No changes to the Strategy as a result of submissions on this issue.
12, 82	18. Maraekakaho Rural Settlement	<p>That Section 4.2.2 Growth Areas – Maraekakaho Settlement, be modified as recommended by the HPUDS TAG (82) submission as below;</p> <p>– That the reference to Maraekakaho Settlement in the Growth Areas list on page 55 be expanded to state:</p> <p>“Maraekakaho Settlement – Low level growth to provide for rural settlement choice, but constraints around access to water must be recognised and resolved”.</p> <p>And</p> <p>– That the reference to Maraekakaho Settlement under section 8.8 – Assessment of Growth Option Sites be expanded to state:</p> <p>“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.</p>

Submission Number	Theme	Recommendations
		<p><i>And</i></p> <p><i>That Section 8.8.2 referring to the Maraekakaho Settlement be modified as recommended by the HPUDS TAG (82) submission above.</i></p> <p><i>That Map 3: Heretaunga Plains Settlement Pattern: Locations on Page 58 of the Draft Heretaunga Plains Urban Development Strategy be amended to indicate a reduced potential household number of 50 dwellings for the Maraekakaho Settlement, over the lifetime of the Strategy.</i></p>
41	19. Tangoio Greenfield Area	<p><i>Amend reference to Tangoio in 4.2.2 to read as follows:</i></p> <ul style="list-style-type: none"> • <i>Tangoio – No growth beyond the existing Coastal Residential Zone in order to retain natural character.</i> <p><i>Amend reference to Tangoio in 8.8.1 to read as follows:</i></p> <p><i>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 the 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.</i></p>
68	20. Clive / East Clive Development Area	<p><i>That further urban development at Clive and East Clive not be included in the Strategy due to flood hazard and servicing constraints.</i></p>
48, 66, 68, 69, 72, 74, 83, 87, 103 (Late)	21. Haumoana, Te Awanga and Waimarama	<p><i>Amend 3.3.3 Preferred Scenario paragraph 4 to read:</i></p> <p><i>.....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</i></p>

Submission Number	Theme	Recommendations
		<p><i>should this issue arise. Te Awanga will provide more substantial coastal development in new Greenfield 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.</i></p> <p><i>Amend 4.2.2 Growth Areas to include Haumoana as follows:</i></p> <p><i><u>Haumoana</u> – limited growth away from the coast and flooding hazards to provide for choice within coastal locations</i></p> <p><i>Delete Haumoana from areas where there is no provision for growth</i></p> <p><i>Amend 4.2.2 Growth Areas in respect of Te Awanga to read as follows:</i></p> <ul style="list-style-type: none"> <i>• Te Awanga – Greenfield growth (to be determined by a master plan) away from the coast to provide for coastal choice and ensure coordinated and integrated planning for development and community infrastructure.</i> <i>• 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.</i> <p><i>Amend 4.3.2 Growth Areas by adding Haumoana to the list under the Hastings heading</i></p> <p><i>Amend Map 3 Heretaunga Plains Settlement Pattern: Locations</i></p> <p><i>Amend Map 3 to include the site at 41 East Road which is contiguous to the existing residential area on the corner of East Road and Clifton Road with an indicative number of households of 50.</i></p> <p><i>Amend Map 3 to increase the indicative number of households provided by Te Awanga to 80. Remove the</i></p>

Submission Number	Theme	Recommendations
		<p><i>boundaries indicating the existing growth areas and state that the identification of specific sites to accommodate this growth will be subject to a master plan process.</i></p> <p><i>Amend 8.8 Assessment of Growth Option Sites to read as follows:</i></p> <p><i>8.8.1 Coastal Settlements - Amend the references to Haumoana and Waimarama in this section to read as follows:</i></p> <p><u><i>Haumoana</i></u></p> <p><i>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.</i></p> <p><u><i>Waimarama</i></u></p> <p><i>The Hastings Coastal Environment Strategy recommended that provision be made for future growth at Waimarama. The natural coastal character at Waimarama has already been impacted on by the existing level of development. It is recommended that in order to provide for a range living environments low level growth be provided at Waimarama This is contingent upon 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.</i></p>
17, 22, 27, 72	22. Ocean Beach	<p><i>That 8.8 be amended to read as follows:</i></p> <p><u><i>Ocean Beach</i></u></p> <p><i>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 a result</i></p>

Submission Number	Theme	Recommendations
		<p><i>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.</i></p>
48, 51, 69	23. Greenfield General	<p><i>That Section 8.8 be amended to read</i></p> <p><u><i>Murdoch Road West</i></u></p> <p><i>This small area of land of approximately 1 ha which 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 10 Ha. It has not been included under the current growth assumptions as it has an existing producing orchard and grazing land and, it is not considered as being necessary within the planning period.</i></p> <p><u><i>Wall Road</i></u></p> <p><i>This is an area of approximately 40 ha lying between Wall Road and the Upper Southland Drain. This area therefore has strong long term physical boundary with some urbanisation 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 therefore not 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.</i></p>
5, 8, 10, 35	24. Arataki Greenfield Area	<p><i>That the Arataki Extension Area be retained in the strategy without amendment, but that the Hastings District Council give explicit consideration to any interface effects with the adjoining mushroom farm prior to any rezoning.</i></p>

Submission Number	Theme	Recommendations
80	25. Brookvale Greenfield Area	<p><i>That Section 8.8 of the strategy be amended to read:</i></p> <p><i>Brookvale Thompson Road:</i></p> <p><i>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 option 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, intensification and compact urban footprint and is not considered necessary within the planning period.</i></p>
1	26. Havelock Hills Greenfield Area	<p><i>That the Iona Lane Road area be retained in the strategy without amendment, but that the Hastings District Council give consideration to appropriate density limits prior to incorporation or rezoning in the District Plan.</i></p>
9, 26, 39, 49, 60, 63, 81, 85, 94, 100 (Late)	27. Howard Street / Havelock Road Greenfield Area	<p><i>That Howard Street remains in the strategy with an amendment to the boundary to align with the Awahou Drain crossing of Havelock Road and the eastern limit of urban development in Howard Street.</i></p> <p><i>That Section 8.8 of the strategy be amended to read:</i></p> <p><i><u>Howard Street</u></i></p> <p><i>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</i></p>

Submission Number	Theme	Recommendations
		<i>that far. Development of as far as the stream under the strategy assumptions and principles could undermine public confidence in terms of promoting the protection of versatile soils, intensification and compact urban footprint and is not considered necessary within the planning period.</i>
20	28. Riverslea Road Greenfield Area	<i>That Mr and Mrs Gulliksen's property not be included in the proposed settlement pattern and the strategy not be amended as requested by them.</i>
86	29. Irongate / York Road Area	<i>That the Irongate/York land remains in the strategy without amendment.</i>
15, 23, 39, 62	30. Lyndhurst Greenfield Area	<i>That the Lyndhurst Road Area be retained in the strategy without amendment and that the Hastings District Council give explicit consideration to any interface effects where existing urban development and horticultural activities meet in the District Plan review. As part of any rezoning consideration is given to establishing a greenbelt buffer zone to run along the full length of the proposed growth area's north eastern boundary, which will be in public ownership and provide a clearly defined boundary.</i>
27, 43, 48, 67	31. Te Aute / Gilpin / Iona Roads Greenfield Area	<p>That the Middle Road Te Aute Road Greenfield options not be included in the strategy for the period 2015 to 2045.</p> <p>That section 8.8 be amended to:</p> <p><u>Te Aute Road / Middle Road</u></p> <p><i>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 55ha 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.</i></p> <p><i>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</i></p>

Submission Number	Theme	Recommendations
		<p><i>lifestyle lots. There are a number of producing orchards to the south west on similar Hastings and Te Awa soils.</i></p> <p><i>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 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.</i></p>
<p>25, 34, 39, 40, 42, 77, 96, 97, 98, 99, 102 (Late)</p>	<p>32. Kaiapo Road Area</p>	<p><i>That Kaiapo Road be included as a Growth Area in the strategy with the boundary to align with the Southern Expressway, the Southland Drain, the Northern limit of the urban development in Maraekakaho Road and Western limit of the urban development in Camberley.</i></p> <p><i>That Section 8.8 of the strategy be amended to read:</i></p> <p><u><i>Kaiapo Road</i></u></p> <p><i>This area of land was identified in the Hastings Low Density Strategy as an area suitable for large lot residential and this area 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 greenfields areas will be required within the 2015-2045 planning period. Kaiapo Road has been identified as a site to be included.</i></p> <p><i>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 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 to the south west in the form of the Southland Drain and to the north west in the form of the Southern Expressway</i></p> <p><i>That Section 4.2.2 of the strategy be amended to read:</i></p>

Submission Number	Theme	Recommendations										
		<p><u>Growth Areas</u></p> <p>Kaipō Road — located on Plains Zone, possible Greenfield contingency option based on growth levels exceeding projections</p> <p>That Section 4.3.2 of the strategy be amended to read:</p> <ul style="list-style-type: none"> • Arataki Extension • <u>Kaipō Road</u> • Middle Road / Iona (part of current strategy) <p>That Map 3 be amended to reflect this change</p>										
90	33. Oak Road Development Area	No change to the Strategy as a result of the submission.										
104 (Late)	34. Golf Course Development	No change to the strategy as a result of the submission on this issue.										
91	35. Erickson Road Development Area	The submission supports the Strategy. No change is required.										
18, 27, 28, 29, 30, 31, 48, 50, 54 (main submission for 55, 56, 57, 58 & 59) 70, 71, 79 and 101 (Late)	36. Mana Whenua engagement, interests, mare based settlement, papakainga housing and Ocean Beach	<p><u>Consultation</u></p> <p>That a meeting of submitters and the three Councils' 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.</p> <p>That 5.21.4 Actions table (page 108) is altered to read as follows (with recommended additions underlined).</p> <table border="1" data-bbox="730 1289 1935 1455"> <tr> <td colspan="5" data-bbox="730 1289 1935 1385">1. <u>Establish a joint technical working party to improve collaboration and consistency of approach to infrastructure options for the marae settlements</u></td> </tr> <tr> <td data-bbox="730 1385 1003 1455">Lead Agency</td> <td data-bbox="1003 1385 1216 1455">Support</td> <td data-bbox="1216 1385 1435 1455">Cost</td> <td data-bbox="1435 1385 1738 1455">Implementation Tools</td> <td data-bbox="1738 1385 1935 1455">Indicative Timing/</td> </tr> </table>	1. <u>Establish a joint technical working party to improve collaboration and consistency of approach to infrastructure options for the marae settlements</u>					Lead Agency	Support	Cost	Implementation Tools	Indicative Timing/
1. <u>Establish a joint technical working party to improve collaboration and consistency of approach to infrastructure options for the marae settlements</u>												
Lead Agency	Support	Cost	Implementation Tools	Indicative Timing/								

Submission Number	Theme	Recommendations				
			Agencies	Implications		Priority
		HDC, NCC, HBRC, Ngati Kahungunu Iwi	Marae , <u>Te Puni Kokiri</u> , <u>Maori Land Court</u>	Implementation	LTCCP, Essential Services Development Plans, Structure Plans, District and Regional Plans	Immediate
		2. <i>Investigate provisions that would allow for an appropriate level of economic activity associated with the marae settlements</i>				
		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
		3. <i>Papakāinga</i>				
		<i>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.</i>				
		<i>Identify potential areas for new papakāinga and further development of existing papakāinga.</i>				
		<i>Ensure other development initiatives align with existing and proposed papakāinga development.</i>				
		Lead Agency	Support Agencies	Cost Implications	Implementation Tools	Indicative Timing/ Priority
		HPUDS IMG mana whenua, <u>HDC</u> , <u>Te Puni Kokiri</u> , <u>Maori Land Court</u>	HDC, NCC and HBRC, <u>Hapu</u>	Partner Council budgets	RPS, LTCCP's, District Plans, Environmental Plans etc., <u>papakāinga development guide</u>	Jun-11
		4. <i>Settlements under Te Tiriti o Waitangi</i>				

Submission Number	Theme	Recommendations				
		Consider the effects of Treaty settlements in future strategy reviews.				
		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
		<u>Population Recognition</u>				
		<i>No changes to the Strategy as a result of submissions on this issue.</i>				
		<u>Marae Based Settlements</u>				
		<i>No changes to the Strategy as a result of submissions on this issue.</i>				
		<u>Constraints on Maori Housing Developments</u>				
		<i>No changes to the Strategy as a result of submissions on this issue.</i>				
		<u>Papakainga, lack of understanding of meaning.</u>				
		<i>Amend reference to papakainga development under 1.6 Guiding Principles (page 21) to read as follows:</i>				
		<ul style="list-style-type: none"> • <i>Provide for development of marae settlements, including associated amenities for employment, education, sports and leisure.</i> • <i>Provide for papakainga housing developments on Maori owned land recognising the aspirations of local hapu.</i> 				
		<u>No Limits on Papakainga Developments</u>				
		<i>That Table 2: Additional Household Requirements 2015 – 2045 (page 53) be amended to contain a disclaimer</i>				

Submission Number	Theme	Recommendations
		<p><i>stating:</i></p> <p><i>The additional dwellings for the purpose of Marae Based Settlements or Papakainga developments is seen as drawing from all 3 allocations being: intensification, Greenfield and rural. These housing options provide an alternative for Maori. In terms of strategy monitoring the 3 allocations would be adjusted proportionately to the supply of Maori housing created or anticipated.</i></p> <p><i>Any other specific references to housing limits within rural areas in Hastings should also have this disclaimer.</i></p> <p><i>The levels of Maori housing within the District will need to be monitored to ensure they are not unduly diminishing the versatile soil resource or the sustainable form of urban growth.</i></p> <p><u><i>Settlements under Te Tiriti o Waitangi</i></u></p> <p><i>That it is recognised that settlements under the TOW 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.</i></p> <p><u><i>Economic Opportunities</i></u></p> <p><i>No changes to the Strategy as a result of submissions on this issue.</i></p> <p><u><i>Specific Papakainga Developments</i></u></p> <p><i>No changes to the Strategy as a result of submissions on this issue.</i></p> <p><u><i>HPUDS limiting development of Waipuka settlement at Ocean Beach</i></u></p> <p><i>Amend reference to Ocean Beach in 4.2.2 to read as follows:</i></p> <ul style="list-style-type: none"> <i>• 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)</i> <p><u><i>Maori Relationship with surrounding Environment</i></u></p>

Submission Number	Theme	Recommendations
		<ul style="list-style-type: none"> No changes to the Strategy as a result of submissions on this issue.
27, 39, 69,74	37. Green space and greenbelts	<p>That the strategy be amended by altering the fourth bullet point under 5.17.3 Key Approaches to read:</p> <ul style="list-style-type: none"> Design and provide appropriate open space and walking and cycling linkages in intensification areas and new Greenfield developments <p>That the Strategy be amended at 5.22.3 Key Approaches by adding the following additional bullet point:</p> <ul style="list-style-type: none"> Provision for greenbelt buffers where any new development features a boundary adjoining Plain zoned land.
83	38. Housing Choice	No recommendation is made.
11, 25, 45, 69, 74	39. House and section affordability	That the Strategy not be amended as a result of these submissions
65	40. General submission	Amend 5.23 Viticulture and Horticulture by adding the following sentenced to the introduction, “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”.
47, 108	41. General submission	That the submission in support be acknowledged and that the Implementation Committee when formed give consideration to specific elderly and young people representation on any stakeholder advisory panel (HPUDS Strategic Partner Forum) as well as general consultation programmes.
27, 61, 105	42. Sustainable Urban Design and Beautification	<p>Amend the Residential Development Implementation Action 3 under 5.16.4 to read as follows:</p> <p>Detailed structure planning for all new developments which is to include urban design considerations, in particular transportation (provision for public transport, walking and cycling connections); and regard to Low Impact Urban Design and Development principles.</p> <p>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.</p>

Submission Number	Theme	Recommendations
73	43. Industrial Land Allocation	<p><i>Request 1 – That no change be made to the Strategy</i></p> <p><i>Request 2 - Amend 4.3.7 to add the following:</i></p> <p><i>“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 Hawke’s Bay Expressway, appropriate engineering solutions are developed and funded to resolve flooding and stormwater issues, and all other potential effects are satisfactorily addressed.”</i></p>
15, 39	44. Tomoana / Whakatu Industrial	<p><i>That no change be made to the Strategy.</i></p>
15, 45, 73	45. Industrial Land Areas	<p><i>No changes are recommended to be made to the Strategy.</i></p>
45	46. Commercial Land Areas	<p><i>Request 1 – That no change be made to the Strategy;</i></p> <p><i>Request 2 – Amend 4.3.7 to add the following:</i></p> <p><i>“There is a 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.”</i></p> <p><i>That the strategy reference back to specific reports that have been done on commercial growth and the policies that the councils already have on commercial growth within their cities.</i></p>
4, 6, 24, 39, 52, 53, 93	47. Protection of water quality and water supply	<p><i>Take in to account the water values study and strategic water programme (both being undertaken by HBRC) when implementing HPUDS and amend 5.25.3 Key Approaches, by adding the following “Take into account water values and the strategic water programme”.</i></p> <p><i>That a bullet point be added to 5.24.2 to:</i></p>

Submission Number	Theme	Recommendations										
		<p>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.</p>										
39, 52	48. Waste water	<p><i>That no changes to the Strategy occur as a result of this submission.</i></p>										
13, 15, 24, 27, 32, 39, 44, 52, 84, 93, 95, 103 (late)	49. Protection of soils	<p><i>That the HPUDS Implementation Plan incorporate the development of a clear definition of versatile soils and that these are mapped using GIS software.</i></p> <p><i>Amend HPUDS so any references to ‘productive soils’ or ‘productive land’ or similar, are replaced with consistent references to ‘versatile soils for productive purposes’ or similar.</i></p>										
14	50. Horticulture and viticulture industry (versatile soils, urban sprawl and implementation plan)	<p><i>Amend HPUDS where relevant so all actions/priorities (particularly those in section 5) are described as “indicative timings and priorities”</i></p> <p><i>Amend Action 5.8.4(4) as follows:</i></p> <p><i>“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.”</i></p> <table border="1" data-bbox="730 1129 1935 1436"> <thead> <tr> <th data-bbox="730 1129 972 1214">Lead Agency</th> <th data-bbox="972 1129 1214 1214">Support Agencies</th> <th data-bbox="1214 1129 1456 1214">Cost Implications</th> <th data-bbox="1456 1129 1697 1214">Implementation tools</th> <th data-bbox="1697 1129 1935 1214">Indicative timing/priority</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1214 972 1436">HPUDS IMG, Partner Council Chief Executives</td> <td data-bbox="972 1214 1214 1436">HDC, NCC and HBRC</td> <td data-bbox="1214 1214 1456 1436">Cost shared across the Partner Councils in accordance with the HPUDS funding formula</td> <td data-bbox="1456 1214 1697 1436">LTCCPs</td> <td data-bbox="1697 1214 1935 1436">December 2010 March 2011 and then annually</td> </tr> </tbody> </table>	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	LTCCPs	December 2010 March 2011 and then annually
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Submission Number	Theme	Recommendations																				
22, 27, 44, 52, 71, 88	51. Landscapes and sensitive areas	<i>That no changes to the Strategy occur as a result of this submission.</i>																				
22, 33, 52	52. Cycling and Walking	<i>That no changes to the Strategy occur as a result of this submission.</i>																				
22, 39, 46, 95	53. Climate change	<i>That no changes to the Strategy occur as a result of this submission.</i>																				
6, 24, 27, 39, 46, 52, 69	54. Transport Planning	<i>That no changes to the Strategy occur as a result of this submission.</i>																				
27, 37, 52, 78	55. Energy, and Infrastructure	<p><i>Amend Growth Issue in 5.32.2 to read:</i> <i>“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) <u>and other essential infrastructure.</u>”</i></p> <p><i>Add two additional Actions to 5.32.4 as follows:</i></p> <p><i>4. Ensure the settlement pattern and development decisions allow for expansion and upgrading of infrastructure.</i></p> <table border="1"> <thead> <tr> <th><i>Lead Agency</i></th> <th><i>Support Agencies</i></th> <th><i>Cost Implications</i></th> <th><i>Implementation tools</i></th> <th><i>Indicative Timing</i></th> </tr> </thead> <tbody> <tr> <td><i>HDC, NCC</i></td> <td><i>Network utility operators</i></td> <td><i>Partner Council Budgets</i></td> <td><i>District Plans</i></td> <td><i>Ongoing</i></td> </tr> </tbody> </table> <p><i>5. Ensure appropriate provisions are included in the RPS to facilitate long-term planning, development and use of regionally significant infrastructure.</i></p> <table border="1"> <thead> <tr> <th><i>Lead</i></th> <th><i>Support</i></th> <th><i>Cost</i></th> <th><i>Implementation</i></th> <th><i>Indicative</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<i>Lead Agency</i>	<i>Support Agencies</i>	<i>Cost Implications</i>	<i>Implementation tools</i>	<i>Indicative Timing</i>	<i>HDC, NCC</i>	<i>Network utility operators</i>	<i>Partner Council Budgets</i>	<i>District Plans</i>	<i>Ongoing</i>	<i>Lead</i>	<i>Support</i>	<i>Cost</i>	<i>Implementation</i>	<i>Indicative</i>					
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44, 64	56. Business and Economic Development	<p>Add an additional Action to Section 5.23.4 as follows:</p> <p>2. To take into account the Regional Economic Development Strategy when developing regional plan and district plan provisions</p> <table border="1"> <thead> <tr> <th>Lead Agency</th> <th>Support Agencies</th> <th>Cost Implications</th> <th>Implementati on tools</th> <th>Indicative timing/priority</th> </tr> </thead> <tbody> <tr> <td>HBRC, HDC, NCC</td> <td></td> <td>Partner Council budgets</td> <td>RPS, DPs</td> <td>Ongoing</td> </tr> </tbody> </table>					Lead Agency	Support Agencies	Cost Implications	Implementati on tools	Indicative timing/priority	HBRC, HDC, NCC		Partner Council budgets	RPS, DPs	Ongoing
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6, 52	57. Waste Minimisation	That no changes to the Strategy occur as a result of this submission.														
106	58. Sport and Recreation	That section 5.17 titled "Open Space, Recreation and Leisure" be changed to "Open Space, Sport, Recreation and Leisure".														
92	59. Childhood Education	That no changes to the Strategy occur as a result of this submission.														