



Review

Alternative Greenfield Sites and Review of the HPUDS Settlement Pattern



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Date: June 2016
Reference: 000204.CS.NNA04
Status: FINAL

Approved for
Release By

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Executive Summary

Purpose of this Review

The purpose of this review (part of a stage 2 review) is to consider and report on the findings of the stage 1 the Heretaunga Plains Urban Development Strategy review (HPUDS) which found that while the direction of the strategy should remain largely unchanged, some refinements associated with greenfields residential development are needed. Specifically this stage 2 review is to:

- *Provide an independent evaluation of the comparative suitability of the sites put forward by the HDC and NCC as replacement or reserve areas, in the report titled 'Current and Emerging Issues with HPUDS Greenfield Growth Areas'.*
- *Recommend amended wording to HPUDS to include any new areas, and considers whether any change is required to the settlement patterns outlined in HPUDS, including the list of 'inappropriate areas for development'.*

The findings of this Stage 2 report are to form part of a package of information that will be available within Stage 3 community engagement.

Availability of Land for Residential Development, Support for Inclusion of Brookvale Road and South Pirimai

Various reports completed as part of Stage 1 of the review of HPUDS have confirmed the need to continue to provide a mechanism that enables the logical and staged release of land for urban development. However the report titled 'Current and Emerging Issues with HPUDS Greenfield Growth Areas' identifies particular refinements to address situations where unanticipated matters prevent or delay delivery of new residential sites to the market.

My review supports the approach suggested by the HPUDS Technical Advisory Group and the resolution of the Implementation Working Group to replace Arataki Extension with Brookvale Road to maintain an adequate supply of sites to the market to meet the short to medium term needs of the community.

Include a New Category of 'Reserve Residential Development Areas' in HPUDS and include Four Identified areas within it

Stage 1 of the review of HPUDS found that greater flexibility is needed for the local Councils to respond to identified areas for development becoming unexpectedly unable to deliver sites to the market. This has the potential to result in a shortfall of new housing sites required to meet the needs of the communities on the Heretaunga Plains. Five areas have been identified for inclusion in HPUDS as 'Reserve' Areas' to address identified shortfalls.

The five areas identified for inclusion into HPUDS as reserve areas are as follows:

- South Pirimai
- Part Romanes Drive (provided at least part of Brookvale Road proceeds)
- Part Middle Road
- Murdoch Road
- Part Wall Road

This subject review supports the inclusion of these five areas into HPUDS. It has also found that one further smaller area is also worthy of consideration— Howard Street to Awahou Stream, a smaller area on the eastern edge of Hastings, and it is understood this may be further considered. This would give still greater flexibility while still requiring relevant tests to be met.

Inclusion of a new “Reserve Area” status for development areas in HPUDS and the inclusion of associated new guidance or provisions on anticipated outcomes, policies and criteria. These new provisions will need to give guidance/criteria as to when a “Reserve Area” might be able to be considered as a potential future replacement for an existing identified development area. This approach should mean that the necessary flexibility is secured to ensure adequate supply of new sites should difficulties emerge with existing sites, while still avoiding difficulties associated with oversupply and ad hoc development contrary to the HPUDS strategy.

Removal of Clive South and Whirinaki from Inappropriate Areas

Two areas identified in the ‘Inappropriate Areas for development’ list in HPUDS have had some of the issues that might preclude development addressed since the adoption of HPUDS in 2010. These are Clive South (an area off the end of Read Crescent between SH2 and Muddy Creek) and Whirinaki. Both were included because of servicing issues, the Whirinaki area also has potential issues in respect of reverse sensitivity. These issues would need be addressed as part of a proposal for development. Although both warrant removal from the ‘Inappropriate’ list in HPUDS, neither area is considered to warrant inclusion in the suggested category of Reserve Area.

Association with the RPS

This review focusses on the contents of HPUDS rather than its implementation through statutory or other instruments, such as the Regional Policy Statement (RPS). While reference has been made to the provisions of other documents such as the RPS, any changes to the RPS or other instruments fall beyond of the scope of this review and would be subject to other processes.

Recommendations

Recommendation 1:

Substitute the Arataki Extension development area with the Brookvale development area. Consideration of issues associated with reverse sensitivity in relation to the Te Mata Mushrooms operation will need to be addressed at the appropriate time

Recommendation 2:

Include the following five areas into HPUDS in the new category of ‘Reserve Areas’, suitable for consideration as development areas in the event that development areas identified in HPUDS are not able to be developed and/or deliver the required number of new sites to the market.

- South Pirimai
- Part Romanes Drive (provided at least part of Brookvale Road proceeds)
- Part Middle Road
- Murdoch Road
- Part Wall Road

Also consider the inclusion of the Howard Street to Awahou Stream area as part of a Howard Street extension.

Recommendation 3:

Include new guidance and criteria into HPUDS that set out when it is appropriate to consider a Reserve Area to replace an identified residential greenfield development area. Such guidance and criteria should consider matters such as the likely delivery to the market of sufficient numbers of new sites, proximity to the site to be replaced, the type of sites (market choice) able to be delivered relative to that needed by the community, the ability to deliver a quality urban environment, criteria such as those already listed in RPS POL UD4.2, and other relevant provisions of the RPS.

Recommendation 4:

Remove the following two areas from the 'Inappropriate Areas for Development' identified in HPUDS

- Clive South (an area south off Read Crescent and bounded by SH2 and Muddy Creek)
- Whirinaki

Recommendation 5:

- Make consequential minor amendments and refinements to the HPUDS strategy document to reflect recent issues, trends and responses.

1 Purpose of this Review

1.1 Purpose and Scope

A Stage 1 review of HPUDS has found that the general principles of that strategy with respect to population growth, and the need to make logical provision for the development of new urban residential development areas, remain generally sound. However faster than expected population and household growth coupled with difficulty or uncertainty in some identified development areas has resulted in a need to consider replacement or reserve development areas.

Taking this overall finding, the purpose of this review is to consider the Stage 1 review with regards to whether any refinement to the provisions of the 2010 HPUDS might be required. In particular those provisions in HPUDS that relate to identified areas for residential development, inappropriate areas for development, and the potential for 'reserve' areas where expected areas are unavailable. It is recognised that such changes may ultimately lead to review of the RPS, and possibly other planning documents.

A recent example of an identified residential greenfield development area becoming unavailable is the Arataki Extension area in Havelock North which is potentially subject to reverse sensitivity effects associated with odour. This has resulted in the loss of new residential sites identified as being needed by HPUDS looking forward, and the subsequent identification of the Brookvale development area as a replacement. Similarly recent studies have identified that parts of the Te Awa development area in Napier may become cost-prohibitive to develop to the density identified

by HPUDS. These factors combined have been identified in the Stage 1 of the review to be likely to result in a consequent shortfall in available new sites in the short to medium term.

The Hastings District Council has promoted Brookvale as a replacement for the Arataki Extension. Four 'Reserve Areas' have also been identified that could replace any identified residential greenfield development areas if needed in Hastings. This review also considers two other areas that are currently identified as inappropriate for development, but where the circumstances that caused that classification have changed. Napier City Council has promoted a new area in South Pirimai as a reserve area to address the possibility of a loss or delay of sites coming to the market in Napier.

This review is to provide a report and recommendations addressing the matters outlined above, but specifically responding to the two requirements below:

- *Provides out an independent evaluation of the comparative suitability of the sites put forward by the HDC and NCC as replacement or reserve areas, in the report titled 'Current and Emerging Issues with HPUDS Greenfield Growth Areas'.*
- *Recommends amended wording to HPUDS to include any new areas, and considers whether any change is required to the settlement patterns outlined in HPUDS, including the list of 'inappropriate areas for development'.*

The findings of this Stage 2 report are to form part of a package of information that will be available within Stage 3 community engagement.

1.2 Other relevant background

Six general conclusions for residential development were identified in the Stage 1 review. Not all are directly relevant to this review but together they provide useful context as to the purpose of the review being to provide refinement to the existing HPUDS strategy. The six general conclusions are:

The general conclusions (from stage 1) are that the core principles and long term projections of HPUDS 2010 remain sound, but that some refinement is required to deal with the following issues:

- *A short term pinch point in greenfields residential land supply caused by the Arataki extension becoming unavailable in Havelock North and difficulties with the cost of servicing the later stages of Te Awa in Napier.*
- *A need for the identification of reserve areas should additional areas identified in HPUDS prove unviable upon the detailed investigation required in the structure planning process.*
- *Review of the list of areas deemed inappropriate for residential development based on current information.*
- *Acknowledgement that there is not an oversupply of rural residential lifestyle sites, at least in locations favoured by the market.*
- *Implementation actions in HPUDS 2010 that have now been completed or that are now considered redundant and unnecessary to include in an urban growth strategy. A need has been identified to produce a review document that is not cluttered with periphery information.*

Further to the findings of Stage 1 there was an intention in the review, to explore the housing issues potentially arising from a change in demographics with the aging of the population and specifically:

- *Whether HPUDS can accommodate the medium to long term needs of the growing demographic of the retirement sector.*

2 Assumptions and Exclusions

This review relies upon assessments and reports undertaken as part of the Stage 1 of the HPUDS review, together with other existing information such as plan change information, reports to the Council, and Council resolutions.

The additional testing of any report or other information used to inform this review, and/or commission of any further reports is beyond the scope of this review. This review will however suggest where additional assessment and reporting might be of further value in making decisions on the inclusion or exclusion of urban development areas, as 'reserve' areas, or as 'inappropriate' areas in HPUDS. This review does not consider any potential amendments or processes associated with review or change to instruments such as the RPS.

3 Previous Assessments and Reports

A series of earlier reports and assessments informs this report. For the most part these have been commissioned by the Technical Advisory Group as part of the Stage 1 review of the HPUDS strategy. The respective reports have been prepared by suitably competent professional in their respective fields. These include:

HPUDS Review Stage 1 Reports

- *Heretaunga Plains Urban Development Strategy 2015-2045, Review of Base Demographic and Economic Growth Trends and Projections Since 2009* - Sean Bevin, Economic Solutions Ltd
- *Heretaunga Plains Urban Development Study – Market Demand Report* - Mike Penrose & Trevor Kitchen, Telfer Young Hawke's Bay Ltd
- *Heretaunga Plains Urban Development Strategy – Phase 2 Infrastructure Reviewed* - Grant Russell & Des Parkinson, MWH Ltd
- *2016 – 2025 Land Demand Projection, Hastings District and Napier City* - Frank Spencer, Logan Stone Ltd
- *Residential Uptake and Distribution of Actual Growth* - Mark Clews, Hastings District Council
- *Relative Housing Affordability & Greenfields Land Availability* - Mark Clews, Hastings District Council
- *Literature Review - Natural Hazards* - Belinda Riley, Hawke's Bay Regional Council

- *Literature Review - Urban Growth & Land Use* - Belinda Riley, Hawke's Bay Regional Council
- *HPUDS Actions Implemented* - Belinda Riley, Hawke's Bay Regional Council

Other Reports and Information

- *Assessment of Separation Distances - Te Mata Mushrooms* - Rob Van de Munckhof, Tonkin & Taylor Ltd, March 2016
- *Review of the Proposed Arataki Extension & Reverse Sensitivity* - Shannon Richardson, Tonkin and Taylor, May 2015
- *Reverse Sensitivity Assessment for Arataki Re-Zoning Proposal – Phase 1 Advice on Odour*, May 2015, Deborah Ryan, Jacobs Consultants
- *HPUDS Review Stage 1 – Synthesis Report* – Philip McKay, EMS Ltd, March 2016
- *Proposed District Plan Decision Report - Zone Change Request – Evans Family Trust (HDC 56 & 57)*, Hastings District Council, November 2015
- *Proposed District Plan Decision Report - Sections 10.1, 10.2 & 10.3 – Clive Whakatu SMA, Residential Zone & Clive Suburban Commercial Zone*, Hastings District Council November 2015

4 Some key findings of the Stage 1 Review Assessments and the Synthesis Report

Before responding to the two requirements for this review, it is useful to highlight several key findings of the Stage 1 reports in relation to population, demographics, and the supply of land for greenfield development, as were set out in the Synthesis Report. This provides some context as to the ongoing need and rate for the future provision of greenfield development areas. Taken together these findings indicate faster than expected population growth, faster than expected household growth, and a large proportion of the population over the age of 65. This growth underlines why, as identified in the Stage 1 Review it is important to ensure adequate supply of new residential sites and why HPUDS requires refinement to respond to this need.

4.1 Conclusions from the Synthesis Report

The Synthesis Report (EMS Ltd, March 2016) concluded that the reports completed as part of the HPUDS Review Stage 1 generally confirmed that *“HPUDS 2010 assumptions and directions around urban growth remain sound. The updated projections do result in a slight population increase over the 30 year period and a more significant increase in dwelling growth (based on the medium – high growth projections), but this increase would still be able to be accommodated within the HPUDS identified greenfield growth areas and the infill growth projections.”*

Amongst other things, the report identified a need for action around immediate greenfields supply availability issues. This was related to higher than expected population and household growth, and issues with several of the identified development areas to the market.

4.2 Key Points from the Current and Emerging issues with HPUDS Greenfields Growth Areas TAG Report

The report to the HPUDS Implementation Working Group from the HPUDS Technical Advisory Group (TAG), identified issues with the delivery of new greenfield residential sites to the market from existing areas identified in HPUDS and the aligned RPS section POL UD4.3. Further, several areas of those listed as inappropriate for development, both in HPUDS and in RPS POL UD4.4 where identified for reconsideration.

Issues in the delivery of sites to the market have been identified for both Hastings and Napier, and range across reverse sensitivity associated existing uses, stormwater and wastewater servicing, cost of servicing, Treaty Settlements land tenure and yield. Geotechnical issues have also been identified as a reason why sites might become unavailable.

A further issue is associated with land that has been zoned for residential, but no development has been initiated. This gives rise to uncertainty as the availability and timing for new sites coming to the market.

In two instances possible development areas currently identified in HPUDS as ‘inappropriate for development’ now need to be reconsidered owing to a change in circumstances. These areas are identified as Clive South and the North shore Road area in Whirinaki.

The report considered what it termed “*other ‘indicative’ alternative options to potentially support residential growth around the two cities*”¹. These included the South Pirimai area in Napier, and a series of sites in Hastings:

- Brookvale/Thompson Road (approx. 350 sites)
- Te Aute Road/Karamu Stream (approx. 80 sites)
- Middle Road/Te Aute Road (initially considered as approx. 750 sites but since reduced to a smaller area with approx. 300 sites)
- Extension of Howard Street to the Awahou Stream (approx. 90 sites)
- Wall Road to Southland Drain (approx. 500 sites)
- Murdoch Road West (approx. 150 Sites)
- Howard Street/Ada Street (approx. 200 sites)
- Romanes Drive/Napier Road (approx. 350 sites)

As a number of development areas were considered for Hastings, a Multi-Criteria Analysis (MCA) was used to help determine the relative suitability. Brookvale was identified through this process as the best of these areas and Hastings District Council resolved to promote this as a replacement for the Arataki Extension, the development of which had stalled owing to significant reverse sensitivity issues (from Te Mata Mushrooms).

Four sites were also identified by Hastings District Council and recommended by the TAG² as ‘Reserve’ areas, intended to provide additional flexibility in the event that difficulties were identified for other development areas. These ‘Reserve’ areas were:

¹ TAG – Current and Emerging Issues with HPUDS Greenfields Growth areas, March 2016, para 40

² TAG - Current and Emerging Issues with HPUDS Greenfields Growth areas, March 2016

- Part Romanes Drive / Napier Road defined by a green buffer with adjoining orchards (Map 2 Attached)
- Part Middle Road to square off the urban Boundary with a green buffer to define the southern limit of expansion (Map 3 Attached)
- Murdoch Road West behind the HPUDS identified area to Southland Drain and Railway Road (Map 4 Attached)
- Part Wall Road behind existing development to Southland Drain (Racing Club stables and training track) (Map 5 Attached).

Section 6 of this review report considers collectively the findings of this and other reports with regard to the suitability of each area against the provisions of the RPS section Pol UD4.2. These findings are important in delivering the review of development areas required.

4.3 Key Points from Demographic and Economic Growth Report

4.3.1 Greater than Anticipated Population Growth

The population growth within the study area has been greater than was predicted. From 2009 – 2015, actual growth was 5,500 people, or an increase of 4.4% to a population of 131,400. This was higher than that projected in 2009 (by 1,080). This growth was driven by both natural population increase (4,594) and net migration gain (1,106). Net migration gain was identified as being from internal migration from other parts of New Zealand. ³

4.3.2 Demographics and households

Based on the Statistics New Zealand ‘middle of the road projections’ the Study Area’s population continues to grow up until 2033, stabilises but then starts to fall from 2038, with significant falls in the age groups under 65 years old. Despite this, there is still projected household growth in the medium and high projection scenarios beyond 2033. ⁴

Applying a *Halfway Medium to High growth scenario*, the total population growth in the area over this timeframe is projected to be 16,455, meanwhile average household occupancy falls from 2.55 to 2.38. Household growth is an increase on that projected in 2009. ⁵

4.4 Key points from Market Demand Report

This report identifies a projected growth rate of 480 houses per annum up to 2025 but then reducing to give an average over the whole study period (2016 – 2045) of 322 houses per annum or a total of 9,660 new houses from 2016 to 2045. This is an increase on the 2009 prediction of 243 houses per annum average over the whole study period. ⁶

In the current market the most popular form of development from those developers surveyed is standard housing in greenfield developments. In general, the majority of those surveyed indicated that they were open to more intensive forms of residential development providing that there was

³ Stage 1 Synthesis Report, 29 March 2016

⁴ Stage 1 Synthesis Report, 29 March 2016 paras 13-14

⁵ Stage 1 Synthesis Report, 29 March 2016 para 16

⁶ Stage 1 Synthesis Report, 29 March 2016 para 23

sufficient demand and a more flexible approach taken by the Councils to accommodate developers and their requirements (including development levies).⁷

5 Evaluation of the comparative suitability of the sites put forward by Hastings District Council and Napier City Council as Replacement or Reserve Areas, and Review of Two Inappropriate Areas

5.1 Introduction

This report is required to consider the suitability of a range of other sites put forward by Hastings District Council and Napier City Council as replacement or reserve areas in HPUDS.

This section focusses on the consideration of suitability of the respective sites put forward, and also several sites that were previously identified in HPUDS as 'inappropriate' for development. The consideration of all of these sites is based on a series of earlier reports as identified above.

Appropriate tests of suitability are already contained within the RPS in Policy UD4.2, reproduced below. It is understood these tests were derived from the 2010 HPUDS document. Much of the information in this section is drawn from a MCA incorporated in a report to Hastings District Council, and a comparison report prepared jointly by Hastings and Napier Councils.

Any significant gaps in the information available are also identified. For simplicity results are also summarised in a table format.

5.2 The Tests of RPS Section POL UD4.2

The following provisions of the RPS are used to determine the appropriateness of new areas for residential growth. As any new area identified in HPUDS is likely to ultimately be required to be generally consistent with these criteria, they provide a relevant and robust test for the four potential 'Reserve' areas to be considered in this review. The findings of the review are summarised briefly in a table form and the number referencing in the text below matches that in the Table.

5.2.1 Policies UD4.1-4.3

When read in conjunction with relevant provisions such as ISS UD1, ISS UD2, OBJ UD1, and OBJ UD4, OBJ5 and OBJ6 it is clear that the RPS intends managed rather than ad hoc urban growth. Pol UD4.2 then provides a series of criteria that determines whether or not an urban development area is appropriate, and POL UD4.3 lists those areas considered appropriate and references further criteria against which those areas should be tested if developed. POL UD4.4 identifies areas considered inappropriate for development.

⁷ Stage 1 Synthesis Report, 29 March 2016 para 25

This represents a logical approach to managing the competing housing needs of the community against the need to protect other resources such as the high value soils of the Heretaunga Plains, while also ensuring any development is able to be efficiently and appropriately serviced. It is not the purpose of this report to challenge this approach.

The following section has considered an identified set of additional future urban development areas with a view to whether they could be included in the RPS as possible future sites for development, and/or whether some sites should be removed from POL UD 4.3.

ACHIEVING CONTAINMENT OF URBAN ACTIVITIES ESTABLISHING URBAN LIMITS (HERETAUNGA PLAINS SUB-REGION)

POL UD4.1 Within the Heretaunga Plains sub-region, district plans shall identify urban limits for those urban areas and settlements within which urban activities can occur, sufficient to cater for anticipated population and household growth to 2045.

NEW RESIDENTIAL GREENFIELD GROWTH AREA CRITERIA (HERETAUNGA PLAINS SUB-REGION)

POL UD4.2 In determining future Residential Greenfield Growth Areas, not already identified within Policy UD4.3, for inclusion within urban limits in the Heretaunga Plains sub-region, the following general criteria shall apply:

- a) Must form an extension contiguous with existing urban areas and settlements.*
- b) Land is identified as having low versatility, and/or productive capacity has been compromised by:

 - i. Size and shape of land parcels that mitigates against productive use;*
 - ii. Surrounding land uses and reverse sensitivity;*
 - iii. Lack of water and/or poor drainage.**
- c) Clear natural boundaries exist, or logical greenbelts could be created to establish a defined urban edge.*
- d) Supports compact urban form.*
- e) Can be serviced at reasonable cost.*
- f) Can be integrated with existing development.*
- g) Can be integrated with the provision of strategic and other infrastructure (particularly strategic transport networks in order to limit network congestion, reduce dependency on private motor vehicles and promote the use of active transport modes).*
- h) An appropriate separation distance from electricity transmission infrastructure should be maintained in order to ensure the continued safe and efficient operation and development of the electricity transmission network.*
- i) Promotes, and does not compromise, social infrastructure including community, education, sport and recreation facilities and public open space.*
- j) Avoids or mitigates the following locational constraints:

 - i. projected sea level rise as a result of climatic changes*
 - ii. active coastal erosion and inundation*
 - iii. stormwater infrastructure that is unable to mitigate identified flooding risk*
 - iv. flood control and drainage schemes that are at or over capacity*
 - v. active earthquake faults*
 - vi. high liquefaction potential*
 - vii. nearby sensitive waterbodies that are susceptible to potential contamination from on-site wastewater systems or stormwater discharges*
 - viii. no current wastewater reticulation and the land is poor draining**

- ix. identified water short areas with the potential to affect the provision of an adequate water supply.

5.3 Assessment of the Suggested Replacement and Reserve Urban Development Areas, and Review of two areas previously identified as Inappropriate for Development

The series of earlier reports and assessments referred to above has informed the consideration of the proposed new urban development areas

5.3.1 Hastings Development Areas

In February 2016 a report to the Hastings District Councils Planning and Regulatory Committee presented an assessment of current residential land uptake and available supply. That report also presented a discussion on available alternative sites. The assessment of these sites was undertaken and presented using a MCA methodology. A copy of Table 8 of that report is reproduced below.

Table 8 Scoring and Ranking of Alternatives

Area	Indexed Scores							Rank	Weighted Ranking			
	Resource Use	Connectivity	Social Access	Services	Market	Community	Total	Un-Weighted Rank	Policy Weighted	Market Weighted	Services	Combined
Brookvale	10	10	12	13	12	13	68	1	2	1	1	1
Romanes	7	10	10	10	12	12	60	8	9	5	8	8
Te Aute	8	8	8	17	9	12	61	7	5	8	2	5
Middle	11	8	8	10	12	13	63	5	6	6	5	5
Howard	8	12	13	13	9	13	67	3	3	2	2	3
Ada	6	12	13	13	10	12	64	4	7	2	6	4
Wall	10	9	9	8	10	13	60	9	8	9	9	9
Murdoch	12	13	10	11	9	13	68	2	1	4	2	2
Clive	10	11	9	11	8	13	63	5	4	7	7	7

This report reviews the appropriateness of the sites identified as possible reserve areas for inclusion in HPUDS, drawing from those reports already completed by Council.

The appropriate test for the review being undertaken in this report is against those provisions in POL UD4.2 of the RPS. However much of the information needed to complete a review against POL UD4.2 can be drawn from the MCA report. Other information has been drawn from additional reports and sources as identified in section 2 of this report.

Each of the sites is considered in turn.

Brookvale Road (Brookvale North)

Although across Brookvale Road and Romanes Drive from the existing residential area, the Brookvale development area is otherwise contiguous with the urban area of Havelock North. Brookvale is a similar size and very close to the Arataki Extension proposed by HPUDS and the Council has already resolved to substitute Arataki Extension with Brookvale. The block is in 16 titles and soils are identified as having some limitations, however some limited proactive use has been occurring in recent years. The area is surrounded on two sides by road and to the south is urban development. A consideration for this site is the need to buffer against productive use on land to the north. Also a consideration is the need to address the potential for reverse sensitivity from the significant Te Mata Mushrooms facility to the south east. East of Brookvale Road and a corner of the site adjacent to Brookvale and Davidson Roads lies within an identified odour buffer associated with the TMM operation and should be excluded from development. The small corner area adjacent to the intersection might lend itself to open space/urban buffer development.

Drainage has been identified as having some limitations. Stormwater capacity issues associated with the Karamu Stream may require stormwater to be dealt with on-site through engineered design solutions. This approach has been identified as acceptable in Hastings urban development.

Some enhancement to the transport network have been identified as needed, however the site is close to facilities such as parks and schools, and is flat. These factors all support choice of active transport modes. The site is also close to transport links to the north (Clive, Whakatu and Napier) and has easy access to vehicle and cycle connections to Hastings.

No major electricity infrastructure has been identified. The site has not been identified as subject to hazards such as coastal erosion or flooding.

Past use is likely to require potential agrichemical contamination to be assessed and if necessary addressed.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is considered as a suitable site for inclusion in HPUDS as a replacement for the Arataki Extension, but that part of the site east of Davidson Road should remain subject to further consideration in terms of the Te Mata Mushroom odour issue and associated reverse sensitivity effects.

Romanes

Although in close proximity this area is not contiguous with the existing Havelock North urban area, being separated by the Brookvale Road area discussed above, and across Romanes Drive. Rather than facing other residential development this area faces the sport fields and facilities of Guthrie Park. The site is surrounded to the west, east and north by Plains Zone land in a range of uses, but including productive uses. The site itself has poor drainage in places but is still made up of a series of large titles and productive uses including agriculture and industrial coolstores. These uses would not be particularly compatible with residential development.

If developed the physical separation from the remainder of the urban area would make the establishment of a defined urban edge more difficult. The site is not considered to be particularly supportive of compact urban form. It is however relatively close to some facilities such as sport fields and schools, but access to playgrounds and shops would require a vehicle. However the likely replacement of Arataki Extension with the Brookvale area (referred to above) would mean that Romanes would have a long urban interface, and would become a logical extension to Havelock North. In this case Napier Road would become a natural urban edge, and a further buffer area would need to be developed to the north of the development area fronting existing coolstore development and horticultural activity on Thompson Road.

Romanes has good transport links to the north and good vehicle and cycle links to Hastings and Havelock North. Integrating the site with existing development would likely require the development of the adjacent Brookvale site.

No specific issues associated with electricity transmission, infrastructure, coastal erosion, or flooding have been identified. Significant roading enhancements would be required to urbanise the currently smaller rural character roads.

Part of this site has been identified as subject to liquefaction risk. This risk would need to be addressed if any development were to proceed as would soil testing need to take place due to former orcharding activities.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site would be appropriate for inclusion in HPUDS as a reserve area for development provided the Brookvale area had been developed. A specific criteria for this site relating to the prior development of at least part of Brookvale that would ensure contiguous urban development and form might be appropriate.

Te Aute Road

Although contiguous, this area would form a long and thin urban extension to the south of the existing Havelock North urban area, with a correspondingly long residential-rural interface. Transport access would need to be from Te Aute Road with no other connection to the existing urban area. The Karamu Stream does provide an extensive buffer to productive land to the west. However development of an urban edge to the east and south (other than Te Aute Road itself) would otherwise be difficult, and the dimensions of the site may make development of a greenbelt type buffer difficult. The site is in four titles and around two thirds of it is currently in productive orchard use.

The lack of alternative access other than via Te Aute Road may limit mobility choice as facilities, other than Anderson Park and Lucknow School, are not within walking distance. Vehicle links to the Havelock North town centre and to the south are good.

Servicing costs have been identified as likely to be not particularly high, some enhancement would be needed for transport links

Much of this site has been identified as potentially subject to high liquefaction.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is considered less appropriate for development than the four sites suggested by the TAG report and should not be included as a 'reserve' development site in HPUDS. However should the Middle Road are proceed the Te Aute Road site could be considered to be a more natural extension to the urban boundary, and could be reconsidered at that stage.

Middle Road

This site was initially considered as a larger 54ha block extending between Middle and Te Aute Roads and South to Gilpin Road. The site presented for consideration in this review is approximately half that size.

This area is contiguous with the southern edge of the Havelock North urban area, but does extend into productive surrounding land. Most logical in the sense of providing a legible urban boundary would be an extension only so far as the urban area opposite on Middle Road in the vicinity of Bredalbane Road.

The land in this area is used for high performing grassland and cropping. There are 13 titles in the block with land parcels ranging mostly from 4ha to 10ha. Roads surrounding the larger block would have provided some buffering from other land uses but the smaller block not in consideration would require some form of reverse sensitivity buffer, similar to a green belt. This could form a defined urban edge to urban development.

The site has good transport links and is in fairly close proximity to the Havelock town centre, although connections might need to be made along the busy Middle and Te Aute Roads. Speed limits on those road might require specific design if active transport modes are to be promoted, however the distance to facilities and the Hastings cycle network is good. Improvements to wastewater, stormwater and transport infrastructure would also be required. Schools and parks are nearby, although Havelock North Intermediate School and High School are not within walking distance.

Part of this site has been identified as subject to liquefaction risk, and onsite drainage may be poor. These factors would need to be addressed if residential development were to proceed.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is suitable for consideration as a 'Reserve' area for future development in HPUDS.

Howard to Awahou Stream

This area is on the eastern edge of Hastings, will be very contiguous with existing residential development once the existing urban extension area between Howard Street and Havelock Road is developed, and is a logical urban extension to Hastings. However prior to the completion of development within that area, the Howard Street to Awahou Stream area would not be contiguous. Havelock Road to the south and the Awahou Stream to the east would form strong natural urban boundaries, but the area opposite Howard Street to the north would still present an interface. That area which is currently in productive use and is also considered in this review, but at present would

offer an interface with potential reverse sensitivity concerns associated with its use. The site is held in 6 titles ranging from 6000m² to 1.5ha. Land parcel size limits productive capacity, and much of the site has imperfect drainage.

Once the existing Howard Street extension is completed, the addition of this block would support compact urban form and the promotion of active transport modes given the proximity to existing urban areas, schools and other facilities, and cycle routes. Good vehicle transport links are available.

This site has been identified as subject to moderate liquefaction risk similar to the rest of Hastings Plains zoned land. Onsite drainage solutions may be required given stormwater capacity of the Karamu Stream has been reached.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is suitable for consideration as a reserve area for future development in HPUDS.

Ada Street to Howard Street

This area is contiguous with the eastern boundary of the Hastings urban area, but has small lifestyle type holdings to the south across Howard Street and a long frontage (across a road) with productive uses on Ada Street and St Georges Road. The site is held in 3 titles and is predominantly in productive orcharding and other horticultural use with a history of productive uses extending back to the 1950s. Soils types lead to half the site being identified as suitable for perennial cropland and the other half as high performing grassland.

The site is in good proximity to schools and parks and other community services.

Transport connections are excellent for all modes, with good proximity to Hastings cycle routes, and for vehicles to all employment areas and services. Infrastructure servicing to the site is unlikely to be particularly expensive.

Agrichemical contamination is likely given extensive productive use and would need to be assessed and possibly addressed to enable residential use.

Many of the above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. However the high productive value of the soils on this site together with the extensive frontage with other productive land and weak urban edge do not suggest this area as being appropriate for inclusion as a Reserve area for future development in HPUDS.

Wall Road (Part)

The relatively small area is contiguous with the southern edge of the Hastings urban area, extending southwards to the Southland Drain that runs approximately parallel with the urban edge between Maraekakaho Road and Southland Road. The land is in productive use. The area also has an existing residential frontage with productive horticultural land uses to the south and west. Immediately to the north is Hastings urban development, and further urban development across the shorter Southland Road frontage to the east. This proposal would significantly extend the frontage area by introducing a much longer interface on the western side of the residential area. A

natural urban edge could exist in the form of the Southland Drain on the southern boundary of the area, but no natural edge would occur on the western edge. Buffer issues would need to be considered for both the southern and western interface areas.

The site has good connections to the Hastings City centre and employment nodes, and is in good proximity to schools and parks. A cycle lane is present along Wall Road.

No specific liquefaction issues have been identified though the site may be similar to other Plains Zoned areas around Hastings. A small area of land subject to a 50 year return event (flood) is located on the site.

Agrichemical contamination is likely given extensive productive use and would need to be assessed and possibly addressed to enable residential use.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is suitable for consideration as a 'reserve' area for future development in HPUDS, but interface buffering would need to be introduced.

Murdoch Road West

This area lies to the southern edge of the Hastings urban area and is contiguous with existing urban development, adjoining or facing residential development on three sides. Its development would reinforce the southern edge of the Hastings urban area and result in a shorter interface with rural activities. Soils are likely to be productive with likely use as high producing grassland. The site is already in productive use, with around half in horticulture.

Development of the site would remove the existing rural-urban interface for residential development on the south side of Murdoch Road, leaving a new and more natural urban boundary and interface across an existing drain.

Transport connections are very good, although no specific active transport facilities are in the area. A logical extension to Freyberg Street would provide excellent integration with the existing urban area. Public transport is adjacent to the site. Parks and other facilities are in very good to reasonable proximity to the site. Access to schools is excellent.

Agrichemical contamination is likely given extensive productive use and would need to be assessed and possibly addressed to enable residential use.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site is suitable for consideration as a 'Reserve' area for future development in HPUDS.

Clive South

This area is contiguous with the southern edge of Clive but has only a short interface with the urban area, and a longer frontage with adjacent productive land to the east across an existing stream/drain and a principal arterial road (Main Road, SH 2) to the west. Several isolated residential properties lie on the opposite side of Main Road, with further productive uses beyond

that. The land is in 2 titles and the soil types indicate it is suitable for annual and perennial cropping.

The area, if developed into residential land, would effectively extend the urban edge of Clive southwards along Main road, particularly when considering the half dozen or so residential properties on the other side of Main Road. The road and drain would provide strong natural urban boundaries. Reverse sensitivity issues could arise from proximity to productive land use to the east and the road corridor to the west, though these may be able to be managed through buffers and other responses. Developing this area would remove the existing urban edge at Read Crescent which does not have a natural urban edge, though a shelter belt is in place.

Transport connections are very good, a cycleway connection also exists nearby across Main Road. A logical extension to Read Crescent would provide excellent integration with the existing urban area. Parks and other facilities are generally all just slightly less than 1km from the site and so not generally considered walkable. Access to Clive Primary School is able to be achieved without recourse to the busy Main Road, but again the site is not within what would normally be considered walkable distance. As for the rest of Clive access to High Schools will be by vehicle.

Infrastructure costs for developing this site might be relatively expensive given the likely yield. Liquefaction risk has been identified as high.

Stormwater and drainage issues have previously been identified as a constraint and would need to be addressed if any proposal was made to develop the area for residential activity.

Agrichemical contamination is likely given past productive use and would need to be assessed and possibly addressed to enable residential use.

The above considerations are able to be addressed as part of testing against other relevant provisions of the RPS and through a district plan change and structure planning process. Overall this site could be suitable for consideration as a 'Reserve' area for future development in HPUDS but would need to be investigated further prior to any such decision being made.

Whirinaki

The Current and Emerging Issues with HPUDS Greenfields Areas TAG report has identified that some servicing constraints that influenced the identification of Whirinaki (along with a small area in Clive South) as inappropriate for development have changed.

Addressing the issue of water supply for Whirinaki removes a major constraint on development. It follows that the "Inappropriate" classification could be removed from this area, however potential for reverse sensitivity to the major nearby Pan Pac Mill and Contact Energy electricity operations exists and issues associated with servicing and flooding from the Esk River may also need to be addressed.⁸ The removal of the 'Inappropriate' classification will enable any future subdivision to be considered on its individual merits should relevant matters be addressed. Any decision to enable future development of the area would obviously need to consider such hazards, including coastal hazards. Such consideration is beyond the scope of this review.

⁸ Decision Report on Private Plan Changes Requests 56 and 57 for HDC, 9 November 2013

5.3.2 Napier Development Areas

This report reviews the appropriateness of the sites identified as possible reserve areas for inclusion in HPUDS, drawing from those reports already completed by Council.

The appropriate test for the review being undertaken in this report is against those provisions in POLUD4.2 of the RPS.

South Pirimai

Like Hastings, Napier has a number of greenfield development areas identified in HPUDS. The challenge identified for Napier in the emerging issues TAG report is associated with the cost of servicing new areas as opposed to servicing capability or reverse sensitivity as in Hastings. Because of uncertainty associated with cost of servicing and potential decreased yield for the Te Awa development area, Napier have sought the inclusion of an earlier identified area known as South Pirimai.

South Pirimai is contiguous with the existing Napier suburb of Pirimai and would also face Greenmeadows East across the Hawes Bay Expressway. A natural urban edge or buffer could be put in place around this area. An application for a residential subdivision was received by Napier City Council several years ago, but did not proceed. Development of this area would complement the logical planned extensions of the city southwards consistent with the Riverbend and Te Awa areas, and recent developments around Jervoistown.

Reverse sensitivity issues associated with the proximity of the Hawkes Bay Expressway, which may eventually be 4-laned, would need to be addressed such as through visual buffering and noise mitigation if HPUDS objectives of attractive urban environments are to be achieved.

Although no MCA type background data is available it is evident that this area has good proximity to existing neighbourhood facilities, schooling and services in Pirimai. The Taradale and Napier town centres are too far to walk or cycle and trips would require a car. This area would also benefit from a connection to Greenmeadows with Anderson Park, Tamatea Intermediate and High schools, and the Greenmeadows neighbourhood shops close by if able to be accessed. An existing walkway connection exists along the Harold Holt-Freyberg Avenue alignment that would give easy access if a crossing of the expressway was able to be achieved.

A small stream to the east of the identified area might form a natural urban edge if developed into an open green space buffer. Green open space associated with streams is a typical feature of Napier's suburbs. Orchardings uses south of Waverley Road lie behind established shelterbelts.

The land is presently predominantly in grassland, with a 'ready-lawn' and palm tree growing and retail operation occupying the area west of Ulyatt Road.

Some characteristics apply to all greenfield areas being considered for Napier. All sites would need to rely on pumping of stormwater as is the case for much of the existing urban area. Climate change and possible sea level rise is also an issue for all sites. Airport noise is potentially an issue for some areas.

Overall the South Pirimai area is considered appropriate for inclusion in HPUDS as a residential Reserve Area although it is recommended further geotechnical and stormwater investigation be completed.

5.3.3 Summary

The table below presents a summary of the findings of this review of the areas suggested as replacement or reserve areas. Areas shaded in blue are those suggested by the Council for inclusion as reserve areas. The Brookvale area (shaded red) is that identified as replacement areas to be included in HPUDS as areas generally appropriate for residential greenfield growth sometime during the 2016-2045 planning period.

The findings of this review support that of the earlier reporting which suggested four areas be put forward as appropriate reserve areas for Hastings and one for Napier in HPUDS (shaded blue). This review has also found an additional area, Howard to Awahou Stream could also be considered for reserve area status. Given that any Reserve areas would only be considered for development in the event that other identified development areas were unlikely to proceed, and that thresholds and criteria can be put in place to test any reserve area for appropriateness, it is possible that more than four areas could be identified for Hastings District. Inclusion of 5 areas would potentially also give greater flexibility than 4 areas and may assist in achieving that objective of greater flexibility.

UD4.2 Criteria	Brookvale	Middle Road	Te Aute Road	Howard Street - Awahou	Wall Road (Part)	Murdoch Road	Ada Street	Romanes	Clive South	South Pirimai
a)	Con	Con	Con	Con	Con	Con	Incon	Incon	Con	Con
b) i	Con	Incon	Incon	Con	Incon	Incon	Incon	Incon	Con	Con
b) ii	Con*	Incon	Incon	Incon	Incon	Con	Incon	Incon	Con	Con*
b) iii	Con	Con	Con	Con	Incon	Incon	Incon	Con	Con	Con
c)	Incon	Incon	Incon	Incon	Con	Con	Incon	Incon	Con	Con
d)	Con	Con	Incon	Con	Con	Con	Con	Incon	Incon	Con
e)	Con	Incon	Incon	Con	Con	Con	Con	Incon	Incon	Con
f)	Con	Incon	Incon	Con	Con	Con	Con	Incon	Con	Con
g)	Con	Con	Incon	Con	Con	Con	Con	Con	Con	Con
h)	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
i)	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) i	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) ii	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) iii	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) iv	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) v	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
j) vi	Con	Incon	Incon	Con	Con	Con	Con	Incon	Incon	Con
j) vii	Con	Con	Incon	Con	Con	Con	Con	Con	Incon	Con
j) viii	Con	Incon	Con	Con	Con	Con	Con	Con	Incon	Con
j) ix	Con	Con	Con	Con	Con	Con	Con	Con	Con	Con
Specify as a Reserve Area***	N/A	Yes	No	Yes*****	Yes	Yes	No	Yes**	No*	Yes

1. Con – Background data suggested this area is generally **consistent (or not inconsistent)** with this criteria within of POL UD4.2 (note that this could mean a net improvement relative to the existing situation)

2. Incon - Background data suggested this area is generally **inconsistent** with this criteria within of POL UD4.2

Note *: Consider removal from areas identified as inappropriate for development in RPS POL UD4.4.

Note **: Romanes has been considered assuming Brookvale is confirmed as a substitute for Arataki extension. Without Brookvale as an urban extension, Romanes would have been isolated from the urban area of Havelock North.

Note ***: It is anticipated that further geotechnical testing would occur for any residential development site, along with other hazard and land contamination related testing.

Note: **** It is understood that this area is already under consideration as part of structure planning for Howard Street and therefore could be an enlargement of an existing HPUDS area, not a reserve area.

6 Suggested Refinements to HPUDS

6.1 Introduction

Stage 1 of the HPUDS review identified six principal conclusions for which refinements are needed. Three are of particular relevance to this review, including:

1. A short term pinch point in greenfields residential land supply caused by the Arataki Extension becoming unavailable in Havelock North and difficulties with the cost of servicing the later stages of Te Awa in Napier.
2. A need for the identification of reserve areas should additional areas identified in HPUDS prove unviable upon the detailed investigation required in the structure planning process.
3. Review of the list of areas deemed inappropriate for residential development based on current information.

The first two of these is considered in turn in the following sections in relation to their implications for HPUDS. Replacement, Reserve and Inappropriate areas have been discussed in the preceding section but are briefly also considered further with respect to suggested changes to HPUDS.

6.2 A Short-term 'Pinch-Point' in the Supply and Demand for Residential Sites

An issue identified in the brief for this review is that some refinement of HPUDS is required to address a short-term pinch point in the supply of residential land, identified in a review of market and supply by Telfer Young⁹. The issue as identified in the brief is:

- *A short term pinch point in greenfields residential land supply caused by the Arataki extension becoming unavailable in Havelock North and difficulties with the cost of servicing the later stages of Te Awa in Napier.*

⁹ Stage 1 Synthesis Report, 29 March 2016 paras paras 38-41

The Stage 1 review reports and earlier reporting has commented on the reverse sensitivity issues associated with Arataki, and the cost of servicing for Te Awa. Also featuring in these reviews are some questions around the availability of new allotments at Lyndhurst, and the delay if the Mission Heights subdivision does not proceed in the short term, all indicate a short term pinch point in the supply of residential sites.

Hastings District Council has responded to the issues with development of Arataki by resolving to substitute that area with the nearby Brookvale urban development area and bringing forward Iona Road in the interim. Napier have indicated a preference for South Pirimai as a Reserve Area.

Coupled with the Stage 1 review reporting that shows a faster than expected growth in both population and households, it is evident that a pinch point is likely. Both Councils have identified responses in the form of substitute areas, however an associated wider issue is how effectively the existing provisions of HPUDS and the RPS enable a response to unexpected challenges in the delivery of sites to the market. A further question considered later by this review is whether a mechanism should be included in the HPUDS and other planning documents to enable the development of other 'reserve' type areas.

6.3 Inclusion of Brookvale into HPUDS

On 23 February Hastings District Council adopted Brookvale as a future urban development replacement for Arataki. Council Officers were also instructed to consider other future urban development areas as priorities for subsequent consideration.¹⁰

6.3.1 Odour

Hastings District Council has commissioned several reports looking at the specific issue of Odour and associated potential for reverse sensitivity. Specifically the Te Mata Mushroom (TMM) operation was considered. This was owing to the proximity of the Brookvale urban development area to Te Mata Mushrooms. Findings were presented by Tonkin and Taylor (that also drew on an earlier report by Jacobs consultants) in May 2015¹¹ and March 2016¹².

The assessments were prepared on the basis that TMM was and would continue to be a compliant activity. In other words that TMM would be acting lawfully and any effects such as from odour could be considered to form part of the base environment.

The findings of these assessments confirmed overall that reverse sensitivity was an issue for parts of the Brookvale site. Issues of Odour associated with TMM were the reason for the decision to not progress Arataki and favour Brookvale, it follows that any parts of Brookvale that were similarly affected would also need to be considered as not able to proceed for the same reasons.

Studies done by Jacobs and Tonkin and Taylor consultants in 2015 and 2016 have resulted in the identification of a 500m buffer for around the TMM operation. A small area within the Brookvale development area (near the intersection of Brookvale Road and Thompson Road) remains in the buffer area. Consideration should also be given to excluding this area, or possibly utilising it as part

¹⁰ Resolution of Planning and Regulatory Committee 18/02/2016

¹¹ Tonkin and Taylor (2015) Review of the Proposed Arataki Extension and Reverse Sensitivity

¹² Tonkin and Taylor (2016) Assessment of Separation Distances: Te Mata Mushrooms

of any new development as open space or some other less odour sensitive activity that might assist in confirming the new urban edge to Havelock North.

While the substitution of the Arataki Extension with the identified Brookvale urban development area should proceed, it would be prudent to exclude that part of the development area within the 500m buffer against odour from the TMM operation.

Recommendation 1:

Substitute the Arataki extension development area with the Brookvale development area. Consideration of issues associated with reverse sensitivity in relation to the Te Mata Mushrooms operation will need to be addressed at the appropriate time

6.4 Introduction of a ‘Reserve Area’ category in HPUDS

6.4.1 Include A New Category of ‘Reserve Residential Development Area’ in HPUDS and include Five Identified areas within it

Stage 1 of the review of HPUDS has found that greater flexibility is needed for the Councils to respond to identified areas for development becoming unexpectedly unable to deliver sites to the market. This has the potential to result in a shortfall of new housing sites required to meet the needs of the communities on the Heretaunga Plains. The Hastings District Council have suggested four areas to be included as ‘Reserve’ Areas’. This review considers these four areas to be appropriate for inclusion into HPUDS. It has also found that a smaller area off Howard Street (towards the Awahou Stream) could be considered as an extension to the Howard Street development area.

Napier’s Te Awa presents a different challenge. Napier have already approved the Te Awa subdivision and servicing costs aside this land can be delivered to the market without need for further Council consents. Should South Pirimai be identified in HPUDS as a future urban development area this could give rise to both developments, and Mission Heights all becoming available at the same time. However the inclusion of South Pirimai as a Reserve area enables greater flexibility to respond to market need only as and when required, thus addressing both scenarios.

Recommendation 2:

Include the following five areas into HPUDS in the new category of ‘Reserve Areas’, suitable for consideration as development areas in the event that development areas identified in HPUDS and are not able to be developed and deliver the required number of new sites to the market.

- **South Pirimai**
- **Part Romanes Drive (provided at least part of Brookvale Road proceeds)**
- **Part Middle Road**
- **Murdoch Road**
- **Part Wall Road**

Also consider the inclusion of the Howard Street to Awahou Stream area as part of a Howard Street extension

6.4.2 Include new Policy and Criteria for Reserves areas

Inclusion of a new “Reserve Area” status for development areas in HPUDS and potentially subsequently the RPS will require new provisions such as anticipated outcomes, policies and criteria. These will need to give guidance as to when a “Reserve Area” might be able to be considered as a potential future replacement for a development area. Criteria such as in RPS POLs UD10.1 – UD10.4, UD11, UD12, and UD13 would still need to apply once an area is identified, however threshold or ‘trigger’ criteria specific to the Reserve Areas would first need to determine when and how a Reserve Area could be enabled. For example, should an issue such as reverse sensitivity (as at Arataki Extension) or geotechnical difficulties become apparent then this could determine that a replacement area/s from the Reserve list could be considered as a replacement. This approach should mean that the necessary flexibility is secured to ensure adequate supply of new sites, while still avoiding difficulties associated with oversupply and ad hoc development.

Recommendation 3:

Include new guidance and criteria into HPUDS that set out when it is appropriate to consider a Reserve Area to replace an identified residential greenfield development area. Such guidance and criteria should consider matters such as the likely delivery to the market of sufficient numbers of new sites, proximity to the site to be replaced, the type of sites (market choice) able to be delivered relative to that needed by the community, the ability to deliver a quality urban environment, and criteria such as those already listed in RPS POL UD4.2 and other relevant provisions of the RPS.

6.5 Other Changes

6.5.1 Removal of Clive South and Whirinaki from Inappropriate Areas

Two areas identified in the ‘Inappropriate Areas for development’ list have had some of the issues that might preclude development addressed. These are Clive South (an area off Read Crescent and bounded by SH2 and Muddy Creek) and Whirinaki. Both were included because of servicing issues, Whirinaki also has potential issues in respect of reverse sensitivity but these issues are not as pronounced in the North Shore Road area further away from the timber mill and power station. Although removed from the ‘Inappropriate’ list, neither area is considered to warrant inclusion in the Reserve Areas.

Recommendation 4:

Remove the following two areas from the ‘Inappropriate Areas for Development’ identified in HPUDS

- **Clive South (an area south off Read Crescent and bounded by SH2 and Muddy Creek)**
- **Whirinaki**

6.5.2 Summary table of suggested refinements to HPUDS

In addition to the above recommendations there is a series of minor alterations and refinements to HPUDS that will be required so that the strategy reflects current issues, trends and responses. A summary of the parts of the document that will need to be updated is presented in the table below.

Page/Provision	Provision detail	Required change
Page 6	Lists the identified growth areas	Add Pirimai South and Middle Road to the list. Remove Arataki extension.
Top of page 11	Lists of assumptions	Add that there are not unforeseen development constraints affecting the development of greenfield land
Section 2.5 page 32	Supply management	Add the issue to development constraints/ implications of developers land banking/not wanting to develop.
Page 44 and 45	Growth management strategies	Introduce context of reserve residential areas. Consider introduction of guidance around subdivision lapsing periods.
Page 47	Other factors – outcome criteria	Introduce reserve residential areas.
Page 57	Mentions urban limits in Napier defined by cross Country drain	Amend this provision to reflect a new urban southern boundary at Waverley Road
Page 57	Lists the identified growth areas	Add Brookvale Road to the list. Remove Arataki extension.
Page 58	Lists the identified growth areas	Insert paragraph about reserve areas
Page 64 and 65	Sequencing of growth areas	Introduce reserve areas and ranking.
Section 5.7.1	Bullet points of reconsideration of identified growth areas	Mentions unforeseen development constraints/ implications of developers land banking/not wanting to develop
Maps 3, Map 26	Heretaunga Plains Settlement Pattern.Arataki Extensions	Add Brookvale Road to the list. Remove Arataki Extension.

Recommendation 5:

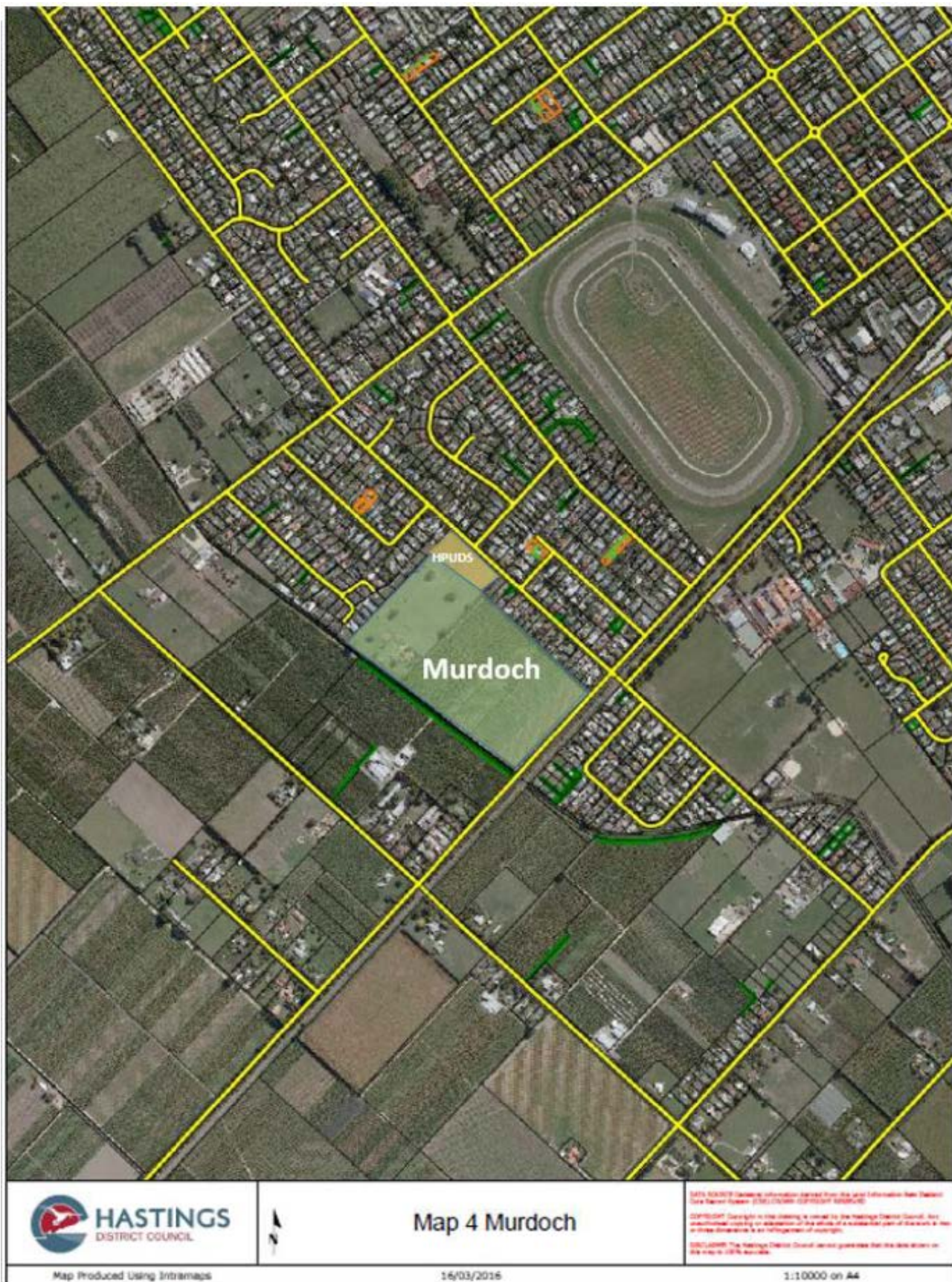
Make consequential minor amendments and refinements to the HPUDS strategy document to reflect recent issues, trends and responses.

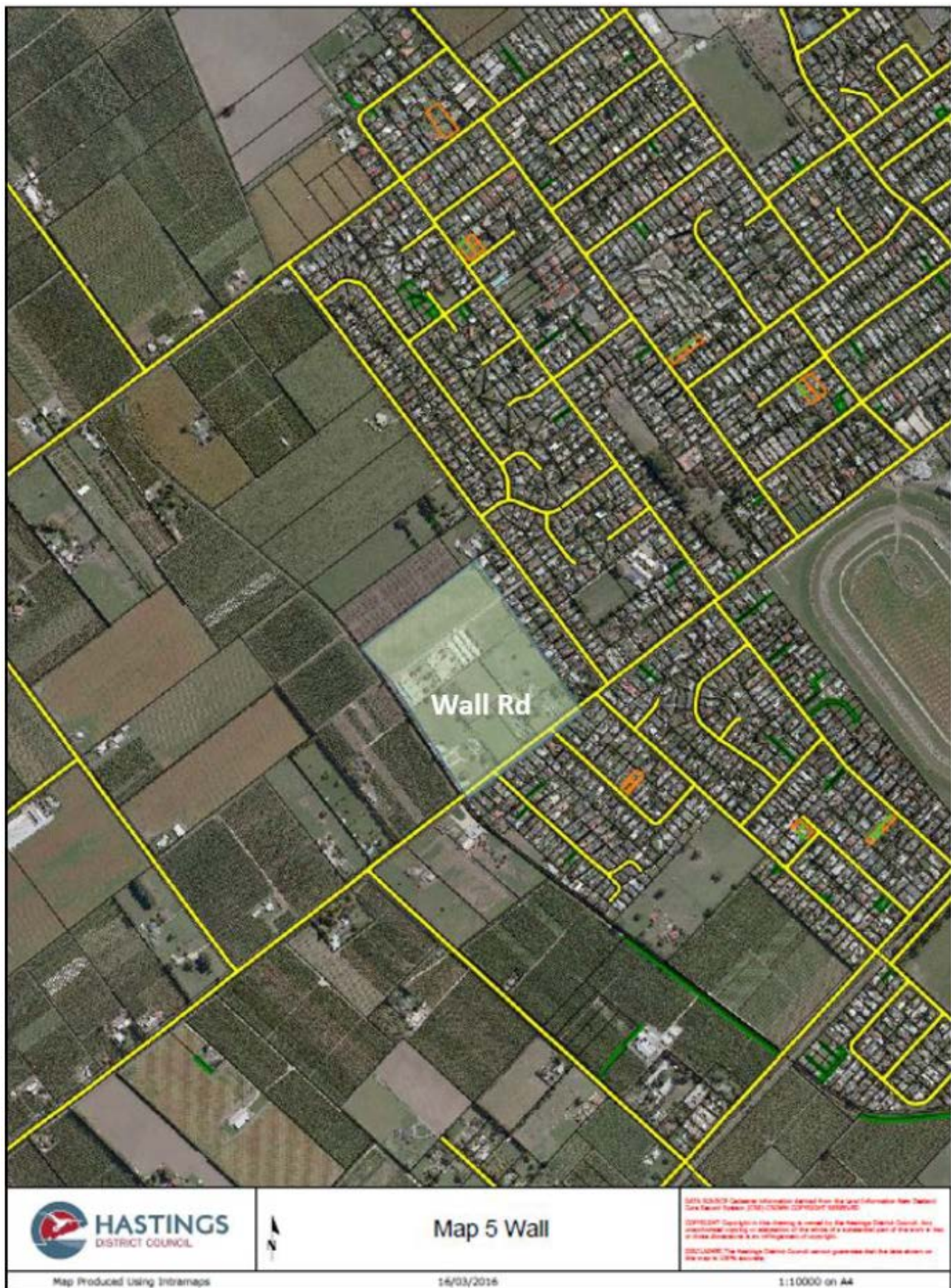
7 Appendix A – Maps of Suggested Reserve Greenfield Development Areas

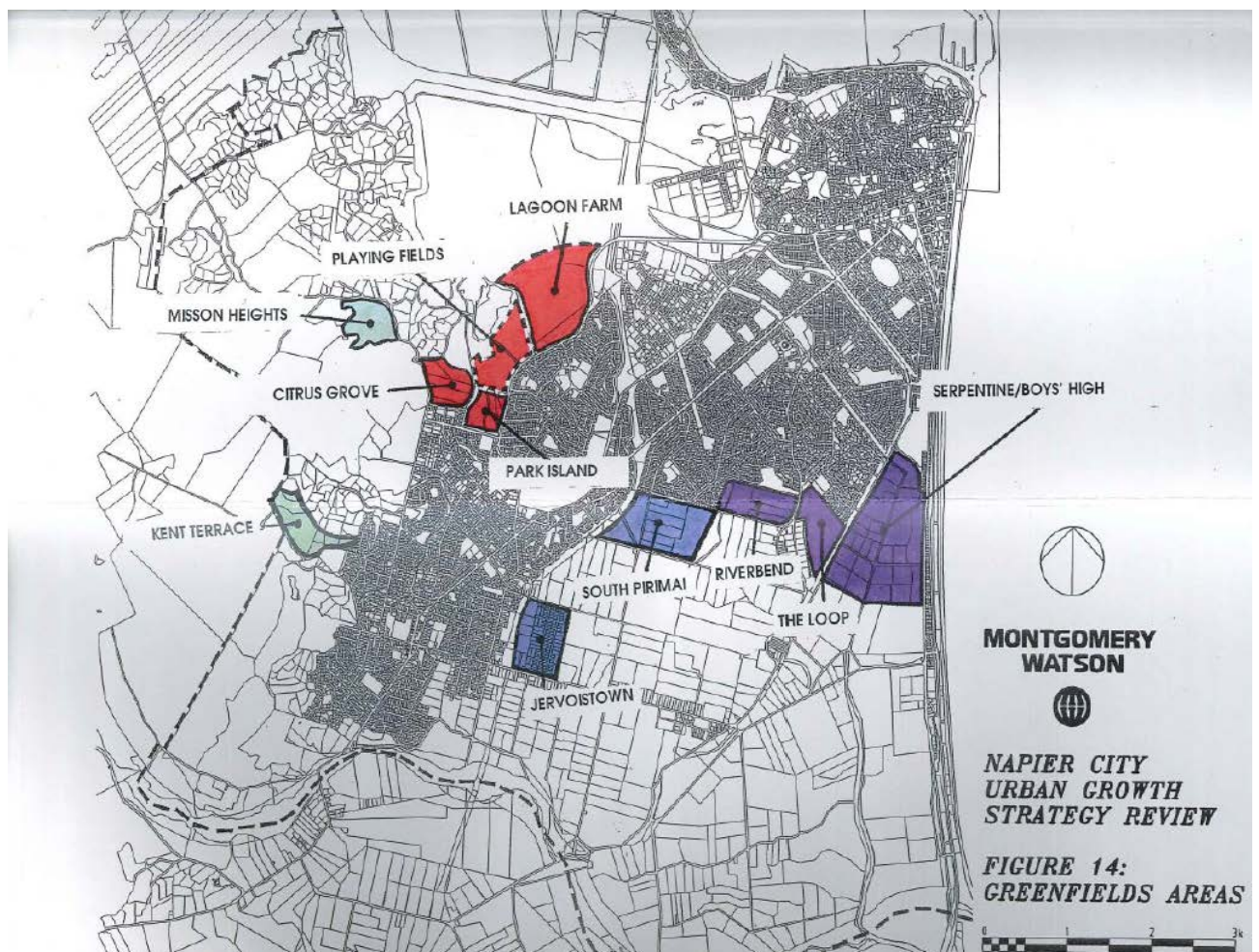














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