

REPORT OF THE JOINT COMMITTEE ON SUBMISSIONS TO THE DRAFT
HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY

Summary of Submissions and Recommendations

1.0 Introduction

- 1.1 This is a summary of the submissions and findings of the Joint Committee appointed by the Napier City Council, the Hastings District Council and the Hawke's Bay Regional Council to hear and make recommendations on submissions received on the Draft Heretaunga Plains Urban Development Strategy (HPUDS).
- 1.2 HPUDS is a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council to plan for urban growth for the period 2015-2045; taking a long-term integrated view of urban land-use and infrastructure.

2.0 Key Submission Themes

- 2.1 The following submission themes were identified and form the basis of the reporting back on the Committee's findings below:
- Consultation and Engagement
 - Strategy Assumptions, Monitoring and Adaptability
 - Settlement Pattern and Urban Limits
 - Greenfields/Intensification Balance
 - Intensification, Amenity and Urban Design
 - Housing Affordability and Choice
 - Rural Settlement Lifestyle
 - Coastal settlement
 - Versatile Soils definition
 - Mana whenua Issues
 - Industrial and Commercial Land
 - Protection of Water Quality
 - Water and Waste Water

- Transport and Infrastructure
- Sensitive Landscapes
- Plan Provisions and Integration
- Climate Change and Energy
- Specific Sites
- Implementation
- Mapping

3.0 Committee Findings on Key Themes

3.1 Theme: Consultation and Rollout

3.1.1 Eight submissions expressed concern over a lack of consultation, four of these relating to consultation with Marae and Hapu.

3.1.2 **We are satisfied that adequate steps have been taken, to ensure that a wide range of views and opinions have been considered.**

3.2 Theme: Strategy Assumptions and Review Processes

3.2.1 Eight submitters expressed concern that the growth projections are pessimistic and higher growth rates should be planned for or actively promoted. Some also questioned what the process would be if higher growth rates eventuate.

3.2.2 **We do not recommend amending the strategy assumptions and projections.**

3.2.3 **We do recommend that the strategy be amended to better explain the process for reviewing the adequacy of the land needs in the event of significant household growth levels and/or changes in circumstances.**

3.3 Theme: Ageing Population and Retirement Assumptions.

3.3.1 Ten submissions were received relating to Ageing Population and the Retirement Sector, primarily focused on:

- Validity of the assumptions
- Whether the retirement sector needs will be met.
- Whether older persons' sector consultation has been adequate.

- 3.3.2 **We consider that the changing needs of the region's ageing population have been thoroughly considered throughout the consultation period and that the impact of settlement and market trends will continue to be monitored.**
- 3.3.3 **We do consider that it is important that this dialogue with the Positive Ageing Forum is continued throughout implementation and within the periodic reviews of the strategy.**
- 3.4 Theme: Strategy Monitoring and Adaptability
 - 3.4.1 Six submitters commented on the need for a cohesive and collaborative approach to managing growth and a robust monitoring and review process for the implementation of the strategy.
 - 3.4.2 **We consider it appropriate for the partner councils to formally commit to reviewing or updating the strategy on a five yearly basis.**
 - 3.4.3 **We also agree further assessment and review of individual action priorities and timings needs to be conducted before any other formal strategy implementation actions are committed.**
- 3.5 Theme: Settlement Pattern, Selection Criteria and Urban Limits
 - 3.5.1 Three submissions supported the strategy direction and two submissions specifically supported the introduction of defined urban limits. Two others are concerned that such limits might be introduced too quickly and without sufficient information about their impact on growth.
 - 3.5.2 In a similar vein two submissions questioned the process for the selection of the recommended growth areas.
 - 3.5.3 **We consider urban limits are important so that the community knows which areas are for future development and which are not.**
 - 3.5.4 **We consider that there is time to consider the how/when of such limits should apply, before their inclusion in regional and territorial authority policy and regulatory documents**
 - 3.5.5 **We recommend that the strategy should be enhanced by making the site selection reasoning more transparent.**
- 3.6 Theme: Greenfield General
 - 3.6.1 One submission suggested all the Hastings Greenfield development should be located in the Havelock Hills at higher densities and the flat lands earmarked for horticultural production. Another suggested extensive flat areas on the south side of the Hastings City and Havelock

North for Greenfield development (700m²-1400m² sites), rural residential lots (0.5ha to 3ha) and industrial development.

- 3.6.2 **We consider that accepting the first submission would conflict with the strategy principles relating to sustainability.**
- 3.6.3 **We consider the Murdoch Road West and Wall Road options should be discussed in the strategy as options that were considered, but are not required over the planning period.**
- 3.6.4 **We do not consider except as recommended below the other areas suggested in the submission should be included in the strategy.**
- 3.7 Theme: Greenfield / Intensification
 - 3.7.1 A number of submissions generally supported intensification, but queried whether the intensification targets can be met within the timeframe suggested in the strategy. There also appeared to be some confusion over the transitioning timeframe to achieve the targets. Two submissions also suggested Greenfield areas and coastal/rural towns could provide a contribution to the intensification targets through higher densities.
 - 3.7.2 **We recommend a transitioning from 45% intensification at 2015 to 60% at the end of the period rather than aiming for 60% intensification over the period from 2015 to 2045.**
 - 3.7.3 **We also recommend that strategy actions be altered to recognise the need to complete the more detailed investigations on the intensification capacity of the existing urban areas before any specific references to the proposed settlement pattern are included in the Regional Policy Statement and District Plans.**
 - 3.7.4 **We also recommend that be amended to have a single intensification target for the entire Hastings, Flaxmere and Havelock North area.**
 - 3.7.5 **We also agree recommend that new Greenfield sites allow pockets of denser development of up to 20-30 households per hectare.**
- 3.8 Theme: Residential Intensification, Amenity and Urban Design.
 - 3.8.1 Twenty submissions were received expressing concern about the potential negative consequences of intensification, the need for openspace and greenbelts, walkway and cycleway links, and sustainable urban design.
 - 8.7.5 **We recommend changes to the implementation section of the strategy to ensure a strong direction for high levels of amenity and design to be a prerequisite for intensification.**

- 3.8.2 **We also recommend that the strategy be amended to make the need for openspace, cycleways and walkway linkages more explicit.**
- 3.8.3 **We recommend that the strategy be amended to clarify that greenbelts will be required in new greenfields developments to define the new urban edge created.**
- 3.8.4 **We also recommend that the strategy give stronger direction to innovative and sustainable approaches and refer to 'Low Impact Urban Design and Development (LIUDD) principles.**
- 3.9 Theme: House and section affordability.
 - 3.9.1 Five submissions raised concerns that limiting greenfields land development could affect housing affordability.
 - 3.9.2 **Housing affordability is recognised as an important part of the regular strategy monitoring and review process. No change to the strategy is recommended.**
- 3.10 Theme: Rural Settlement and Lifestyle
 - 3.10.1 Nine submissions commented on the demand for rural residential and rural lifestyle developments and the preservation of rural land.
 - 3.10.2 **We note that the Strategy seeks to provide for residential choice but generally accepts the point that lifestyle development is less sustainable. No additional changes to the strategy are recommended.**
- 3.11 Theme: Coastal Settlements General
 - 3.11.1 Several submissions were concerned that the positive contributions that coastal residential growth can make to the region have not been addressed by the Strategy.
 - 3.11.2 **We recommend (see later) that further provision be made for housing development at Haumoana/Te Awanga.**
 - 3.11.3 **We also recommend that the potential for some holiday home development at Waimarama and Waipuka be signalled in the strategy, but without making any additional allocation from the projected permanent household demand.**
 - 3.11.4 One submission challenged references to preventing housing development at Ocean Beach. This highlighted a potential conflict with existing policies and plans which could form the basis of future plan changes under the RMA.

We recommend that the strategy be amended to indicate that the Councils position is that notwithstanding the RMA merits of some development at Ocean Beach, further housing development at Ocean Beach beyond the existing Waipuka settlement is not encouraged and no allocation of projected demand has been made for Ocean Beach.

- 3.11.5 Finally one submission promoted increasing density in the coastal towns.
- 3.11.6 **We do not recommend that the strategy be amended to encourage higher densities in coastal settlements beyond those recommended for developments in the main urban areas.**
- 3.12 Theme: Protection of Soils
- 3.12.1 Four submissions brought to our attention confusion about versatile soils versus productive and unproductive soils.
- 3.12.2 **We recommend also that the Strategy to be amended to set out some guiding principles surrounding the recognition and provision for the versatile soils of the Plains for productive purposes.**
- 3.13 Theme: Mana Whenua engagement, interests, marae based settlement, papakainga housing and Ocean Beach

Consultation

- 3.13.1 Submissions raised an issue with about a lack of consultation with marae and hapu groups on mana whenua issues prior to the drafting of the HPUDS document.
- 3.13.2 **That the Committee will hold a meeting between the Maori Committees of the Hawke's Bay Regional Council, Napier City Council and Hastings District Council to discuss ongoing consultation, and servicing of marae based and papakainga developments and protection of versatile soils.**

Population Recognition

- 3.13.3 Submissions queried whether adequate consideration and provision had been given to the changing Maori population and demographic profile.
- 3.13.4 **The Maori demographic and housing implications have been considered in the strategy. No recommendations to change the strategy are made.**

Marae Based Settlements and Constraints on Maori Housing

- 3.13.5 The issues raised by submitters are valid; in that HPUDS should not give preference of development to one marae settlement over another.
- 3.13.6 **The strategy does not prevent development on other Marae. No changes to the strategy are considered necessary to meet this concern. The Committee however, wishes to be clear that any future reticulated services provided to Bridge Pa, Omahu or any other marae or papakainga development should not be funded by the ratepayer.**

Papakainga

- 3.13.7 Concerns were raised in submissions about the HPUDS strategy limiting dwellings in the non-urban zones to 400 over the next 30 years.
- 3.13.8 **We recommend that the strategy be amended to make it clear marae based settlements and papakainga developments will be excluded from any restriction on non-urban dwellings of the overall HPUDS study.**
- 3.13.9 Concerns were raised about the understanding of what constitutes papakainga development.
- 3.13.10 **We recommend that amendments are to be made to 'Provide for Papakainga and associated work, rest and play opportunities' to clarify that this concept relates more to marae complexes than to papakainga housing.**

Economic Opportunities

- 3.13.11 Submitters were concerned that the economic aspirations of Maori and Maori land holdings have not been recognised.
- 3.13.12 **We consider that Maori economic aspirations have been considered in the strategy. No changes to the strategy are considered necessary to meet this concern.**

HPUDS limiting development of Waipuka settlement at Ocean Beach

- 3.13.13 A number of submissions promoted some development of Maori owned land south of the Waipuka Stream.
- 3.13.14 **We recommend that the reference to Ocean Beach under the heading 'Areas Where there is No Provision for Growth' be amended to acknowledge the potential for papakainga south of the Waipuka Stream.**

Maori Relationship with Surrounding Environment

- 3.13.15 A number of submissions noted that Maori have a relationship with their natural environment as a whole.
- 3.13.16 **Maori relationships with whole environment have been considered in the strategy, not just land and water. No changes to the strategy are considered necessary to meet this concern.**
- 3.14 Theme: Industrial and Commercial Land Areas
- 3.14.1 One submission requested a more co-ordinated approach to requirements for industrial land suggesting that this issue needs to be addressed on a regional basis. Two others expressed concern that the strategy does not take a sufficiently long-term view, that the proposed supply is insufficient and that no or insufficient buffer has been provided in vacant land. One submitter has requested that the assumptions regarding the demand for Commercial land be explained and further evidence be supplied to support them.
- 3.14.2 **We consider that the strategy takes an appropriate approach to commercial and industrial land needs and no changes to the strategy are recommended.**
- 3.14.3 A further aspect commented on by one of the submissions is the possibility of establishing a Business Park within the Airport Zone. At this stage the proposal is only at the conceptual stage and therefore it is unclear as to whether the proposal will proceed or not.
- 3.14.4 **We recommend an explanation be added to refer to a possibility that a Business Park may be developed within the Airport Zone at some stage in the future, subject to normal RMA processes.**
- 3.15 Theme: Protection of water quality
- 3.15.1 We heard from two submitters specifically reminding us of the importance of protecting the quality of the Heretaunga Plains Aquifer System, particularly in relation to the impact of land use activities in the Ngaruroro Catchment, which recharges the aquifer system.
- 3.15.2 **We recommend that the strategy be amended to highlight that 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.**
- 3.16 Theme: Water and Wastewater
- Water Supply

3.16.1 Four submitters raised matters of concern relating to water supply. We note that the Heretaunga Plains aquifer system is a significant groundwater resource, and is the main source of water for irrigation, industrial processing, and domestic supplies.

3.16.2 **We consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**

Wastewater Management

3.16.3 One submitter called for the Councils to be innovative in future wastewater management and made a number of suggestions to recycle grey water. He also indicated that technology is available to treat wastewater to a high quality but expressed concerns over potential development at Maraekakaho and the impact on the quality of the Heretaunga Plains aquifer system (discussed later under Specific Sites).

3.16.4 **We consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**

3.17 Theme: Landscapes and Sensitive areas

3.17.1 A number of submissions were received concerning the protection of sensitive landscapes and sensitive areas or receiving environments.

3.17.2 **We consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**

3.18 Theme: Transport Planning

3.18.1 A number of submissions raised the issue of transport planning to support the settlement pattern, including greater use of rail and the need to provide for cycling and walking facilities given the uncertainty about fuel availability and prices.

3.18.2 **We consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**

3.19 Theme: Energy, and Infrastructure

3.19.1 Two energy generators submitted emphasising the need to adequately protect energy infrastructure and to ensure that infrastructure can be provided to developments in an appropriate manner. Another submitter supported electricity generated at a household level.

- 3.19.2 **We accept that discussion on Growth Issues could be improved by including references to all infrastructure being potentially impacted by reverse sensitivity issues – not just transport hubs and corridors and this is recommended.**
- 3.20 Theme: Business and Economic Development
 - 3.20.1 One submitter sought the development of an economic strategy that does not solely rely on primary production, even in rural areas and the Heretaunga Plains in particular.
 - 3.20.2 **We are clear that this Strategy is not an economic development strategy and accordingly no change is recommended to the strategy.**
- 3.21 Theme: Climate change
 - 3.21.1 Four submissions noted that peak oil and/or climate change needed to be factored in long term planning.
 - 3.21.2 **We consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**
- 3.22 Theme: Sport and Recreation
 - 3.22.1 One submitter requested more use of the word “sport” in the document. While we consider “Sport” is encompassed by “Recreation”, today’s sport is not restricted to recreational activities. Sport forms may be economic and tourism drivers through events or a professional occupation.
 - 3.22.2 **We consider that sports facilities are important in providing for both recreational and economic benefits to the community and in this regard should be separately and specifically referred to in the strategy and this is recommended.**
- 3.23 Theme: Childhood Education
 - 3.23.1 The Heretaunga Kindergarten Association requests the opportunity to be involved in consultation regarding the implementation of the Strategy through the Regional Policy Statement and District Plan review processes.
 - 3.23.2 **We commend the submission to the partner Councils, but no change to the strategy is considered necessary.**
- 3.24 Theme: Plan provisions and regulations
 - 3.24.1 Three submissions related to specific requests or comments on District Plan and Regulatory matters as follows:

Egg Production

- 3.24.2 One requested that specific provision be made in the strategy for locating “egg production” on rural sites within the Heretaunga Plains. At this time egg production is a generally permitted activity within the rural areas of the Heretaunga Plains.
- 3.24.3 **The strategy is not likely to result in a change to the current approach and is not designed to deliver to this level of planning detail. Accordingly no change to the strategy is recommended.**

Places of Assembly & Recreation Activities Permitted in Plains Zone

- 3.24.4 Two submitters highlight an inconsistency in the way Places of Places of Assembly and Recreation Activities are dealt with in the two District Plans.
- 3.24.5 **We consider that the permitted activity status of Places of Assembly and Recreation in the Hastings District Plan is inappropriate and advise the Hastings District Council accordingly. No change to the strategy is however considered necessary.**

Constraints on Sustainable Approaches and Energy Savings

- 3.24.6 One submission expressed concern that the environmental sustainability component of the strategy may be difficult to implement in the existing regulatory environment and the threat of private plan changes to a settlement pattern based on sustainability principles.
- 3.24.7 **The point is noted, but we consider the strategy provides sufficient direction and recognition on this point and no changes to the strategy are recommended.**
- 3.25 Theme: Maraekakaho Rural Settlement
- 3.25.1 One submitter supported the inclusion of the Maraekakaho settlement Area. Regional Council officers’ however have raised concerns about growth being promoted in Maraekakaho due to the shortage of water in this area and have advised that the Ngaruroro River and the Maraekakaho Stream are currently fully allocated for water use.
- These concerns promulgated the submission on Maraekakaho from the HPUDS Technical Advisory Group.
- 3.25.2 **The HPUDS Technical Advisory Group recommended a nominal reduction to 50 households for Maraekakaho Village. We accept that figure as reasonable given the water allocation issues in this area and recommend accordingly.**

Specific Site Requests

3.26 Specific Sites: Tangoio Greenfield Area

3.26.1 One submitter pointed out that there is an area of newly zoned Coastal Residential land at Tangoio capable of containing between 30 and 40 new dwellings (which are subject to floor area restrictions and design controls to protect the character of the coastal bach community). Subdivision and development is yet to occur.

3.26.2 **We recommend that the assessment of Tangoio Beach be amended to reflect the current zoned potential.**

3.27 Specific Sites: Clive / East Clive Development Area

3.27.1 One submission advocated for further development in the Clive/ East Clive area. This submission was verbally withdrawn as a result of the officer's report pointing out the current 50 year flood levels which affect the area.

3.27.2 **On this basis no change to the strategy is recommended.**

3.28 Specific Sites: Haumoana/Te Awanaga

3.28.1 As we noted earlier under Coastal Communities generally, we received a number of submissions requesting further land for development in the stretch of coast from Haumoana to Te Awanga, ranging from smaller individual parcels, to the entire coastal flat between Haumoana and Te Awanga and the hills behind.

3.28.2 **We recommend that provision for approximately 130 lots can be made away from significant coastal hazards at Haumoana and Te Awanga. Careful consideration of the growth options for Te Awanga can then be undertaken as part of the implementation of HPUDS through a specific master planning process.**

3.29 Specific Sites: Arataki Greenfield Area

3.29.1 A number of submissions supported the inclusion of this area in draft strategy as notified.

3.29.2 **Accordingly no recommendation to amend the strategy is made.**

3.30 Specific Sites: Brookvale Greenfield Area

3.30.1 One submitter sought the inclusion of his property in Brookvale Road together with other properties on the west side of Brookvale Road between Romanes Drive and Davidson Road.

- 3.30.2 **This area has some productive capacity and is not required in the planning period. We do not recommend that the land be included for development at this time.**
- 3.31 Specific Sites: Havelock Hills Greenfield Area
- 3.31.1 One submission generally supports more rational use of finite soil resources as long as Iona/Lane Road area is not developed too intensively.
- 3.31.2 **No amendment to the strategy is considered necessary.**
- 3.32 Specific Sites: Te Aute / Gilpin / Iona Roads Greenfield Area
- 3.32.1 Three submissions sought the inclusion of this area in preference to the Arataki and Lane Road/Iona Road blocks. Another submission however, promoted more intensive development of the hillier land as a means of reducing pressure for the flatter land.
- 3.32.2 **This large area has some existing productive capacity and is not required in the planning period. We do not recommend that the area be identified for future urban development.**
- 3.32.3 It was however drawn to our attention by the officers that the description of this area in the draft strategy was in error and therefore confusing.
- 3.32.4 **We therefore recommend that the strategy be amended to discuss the consideration given to the Middle Road/Te Aute Road/Gilpin Road area separately from the Iona/Lane/Middle Road area.**
- 3.33 Specific Sites: Howard Street / Havelock Road Greenfield Area
- 3.33.1 There were a number of submissions relating to this area. They essentially raised two issues; the first is whether the Howard Street area should be included in the proposed settlement pattern due to its soil characteristics and the second, as to where the boundary should lie if it is.
- 3.33.2 **We recommend that the Howard Street area as described in the strategy be extended as far as the Awahou drain crossing underneath Havelock Road.**
- 3.33.3 **The remainder of the area has a less defined boundary to the north and is not required over the planning period. Accordingly we do not recommend providing for further development eastwards to the open Awahou Stream at this time.**
- 3.34 Specific Sites: Riverslea Road Greenfield Area

- 3.34.1 One submission sought the inclusion of an isolated property on the eastern side of Riverslea Road opposite the proposed Murdoch Road East settlement area.
- 3.34.2 **This is an isolated site amongst producing orchards. We do not recommend amending the strategy to include this land for future urban development.**
- 3.35 Specific Sites: Irongate / York Road Area
 - 3.35.1 One submission questioned the economic viability of developing the Irongate/York land at the present time.
 - 3.35.2 **Given the need for affordable housing choices we consider the Irongate/York proposes new urban development area should not be removed from the settlement pattern.**
- 3.36 Specific Sites: Lyndhurst Greenfield Area
 - 3.36.1 Three submissions questioned whether the Lyndhurst Road area should be included in the proposed settlement pattern due to its soil characteristics. Another submission seeks that their land to the rear of the Lyndhurst Road area and fronting Pakowhai Road be included.
 - 3.36.2 **We recommend that the Lyndhurst Road proposed new development area remain in the Strategy without change and the Pakowhai Road site requested by a submitter not be included.**
- 3.37 Specific Sites: Kaiapo Road Area
 - 3.37.1 A number of submitters requested the full inclusion of the Kaiapo Road Area in the proposed settlement pattern. One submission opposes the inclusion of the area due to the nature of the soils.
 - 3.37.2 **The Kaiapo Area is required within the planning period on the adjusted intensification targets and transition rate. It is therefore recommended for inclusion for future urban development, rather than a contingency site.**
- 3.38 Specific Sites: Oak Road Development Area
 - 3.38.1 One submission requested the inclusion of an area of land for urban development in Oak Road Napier.
 - 3.38.2 **This is an isolated area amongst rural residential development. We do not recommend this area for inclusion as a future urban development area.**
- 3.39 Specific Sites: Golf Course Development

- 3.39.1 One submission seeks to have the part of the Hastings Golf Club site identified for future urban development.
- 3.39.2 **We do not recommend the Golf Club land for inclusion as a future urban development area as it does not promote a compact urban settlement.**
- 3.40 Specific Sites: Eriksen Road Development Area
 - 3.40.1 The submission supports the Strategy and so **no amendment to the strategy is required.**
- 3.41 Specific Sites: Industrial Land Allocation
 - 3.41.1 One submitter requested that their property at Awatoto be identified for industrial development.
 - 3.41.2 **We consider that the strategy should be amended to reflect the situation whereby further industrial development at Awatoto is possible in the future providing infrastructural issues are resolved.**
- 3.42 Specific Sites: Tomoana / Whakatu Industrial
 - 3.42.1 Two submitters have requested that the 60ha of land identified for 'wet' industry at Tomoana / Whakatu be removed from the proposed settlement pattern, due to the versatile nature of the soils located there.
 - 3.42.2 **We do not consider that the Tomoana/Whakatu area should be removed from the strategy for future industrial development, but consider that it should only be made available on an, if and when required, basis. The committee accepts the trade off of versatile/productive type soils because this is the only area that can service significant wet industry.**
- 3.43 Theme: Implementation
 - 3.43.1 One submission, while being very supportive of the draft strategy is concerned that the concepts and principles may carry over into the rural sector without specific consideration.
 - 3.43.2 **We note that it is not intended that concepts or principles for an urban development and settlement strategy will have unconsidered application in the rural environment and a statement to that affect should be made in the strategy.**
 - 3.43.3 Two submissions expressed general support but one noted "Young people and the elderly need to be involved in the HPUDS consultation, so far that does not appear to be the case".

- 3.43.4 **During the implementation phases it may be appropriate for specific consultation and representation for elderly and young people on stakeholder groups.**
- 3.44 Theme: Settlement Pattern Map
 - 3.44.1 Three submissions requested that more detailed maps be included in the strategy.
 - 3.44.2 **We agree that an intermediate level settlement pattern overview map of the proposed areas to cater for growth needs to be incorporated into the Strategy.**