

THE HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY

PHASE 2 – FURTHER RESEARCH

SUMMARY OF FINDINGS

1. PURPOSE

This paper summarises the key findings that have become apparent through the seven pieces of further research work that has been completed to fill gaps in existing strategies and plans that were identified through the Phase 1 Data Needs Review Report.

The seven pieces of research are focused on:

1. Demographic and Economic Projections
2. The Retirement Sector, trends and issues
3. Market Demand, trends and influences
4. Infrastructure and Services constraints and issues
5. Climate Change, issues and influences
6. Mana Whenua, issues and aspirations
7. Brownfield sites, issues and options

2. FORMAT OF FINDINGS

The findings are summarised by research topic and highlight the broad themes, trends and factors that have become apparent. It is important to note that the findings do not take into account the impacts of any intervention actions which may have the ability to influence, manage, mitigate, transfer, eliminate or exaggerate these themes, trends and factors.

3. PHASE 2 FINDINGS AND SCENARIO DEVELOPMENT AND EVALUATION WORK

Phase 2 reports have been provided to the Lead Consultants – Wasley Knell Ltd for use as part of scenario development and evaluation.

4. ACCESS TO DETAILED REPORTS

Reports and summary findings (Section 5 of this paper) are posted on the HPUDS website and can be accessed via www.hpuds.co.nz.

5. SUMMARY OF FINDINGS

The following sections summarise the findings by research topic and highlight the broad themes, trends and factors that have become apparent.

Demographic and Economic Growth Outlook

Background

This research provides an analysis of the long-term demographic and economic 'environment' expected to prevail in the Heretaunga Plains area over the forecast period 2015-2045.

The specific matters addressed by the report are as follows:

- i. The long-term demographic, household, economic and employment growth outlook for the Napier-Hastings area.
- ii. The key Central Government policy, social, economic, business, infrastructural and other factors considered most likely to influence the long-term socio-economic outlook for Napier-Hastings.
- iii. The assessed impact of the forecast growth outlook for future land uptake/demand in the area.

Item ii) above is incorporated within the analysis in Item i), whilst Item iii) is considered separately.

Key findings

Population Growth

- Slowing rate of national population growth.
- Hawke's Bay not projected to be a strong population growth area as a whole.
- Study area population projected to grow along midpoint of the New Zealand Medium-High projection, which also sees the population fall slightly from Year 2036.
- Overall population growth of 8255 or 6.3%, driven by natural increase.
- Projected 68% increase in the 65+ population; other age-group populations fall
- Maori population projected to grow by 25%.
- Growth within the study area projected to be strongest for the Meeanee, Frimley, Karamu and Havelock North Census Area Units (CAU); population decline in established parts of the main urban areas.
- Napier-Hastings is a relatively low income area and has a significant degree of socio-economic deprivation.

Economic and Employment Outlook¹

¹ The Statistics New Zealand Census and Business Demography survey definition of the Employment indicator is used in the report, that is, employment refers to the number of people working one hour or more per week. Consequently, it should be noted that population (in particular, the working-age 15+ age range) is only one of the factors influencing the level of employment in the study area; others are the level of part-time/ seasonal work and work migration into the area from locations outside the area. In support of this situation, it is noted

- Key industries in the study area will continue to include primary production and processing, commercial business services (including visitor industry servicing) and wholesale/retail trade.
- These activities plus construction, education and health services should also continue to be the leading employing industries.
- Strongest GDP growth over the period forecast for construction, education, tourism/hospitality services, cultural/recreational services, transport/storage, public administration and business services.
- Total employment forecast to increase by approximately 18% over 2015-2045.
- Key growth influences in the longer-term include the region's natural resource base, world importance of food, continued ability to 'add value', impact of international market and exchange rate fluctuations on the area's export performance, climatic factors, access to seasonal and skilled labour, science and technological application, quality infrastructure, and population and household growth.
- Forecast 21% growth in total commercial sector employment and 15% growth in industrial employment.

Household Growth

- Projected 8014 or approx 16% increase in total study area household numbers over the period.
- Household growth is largest numerically for Meeanee, Havelock North, Ahuriri, Frimley, Irongate and Karamu.
- Falling household occupancy ratio propels household growth significantly in advance of population growth.
- Continued changes in the housing profile-15% increase in 'couple without children' families, 20% fall in two-parent families and 29% increase in sole-person households.
- Wide range of factors will continue to collectively influence new household formation in the study area.

Land Uptake

- Total land area impact of the projected new housing growth in the study area over 2015-2045 is estimated at 1880 hectares.

that over the 2001-2006 Census period for example, total employment in the combined Napier-Hastings area increased by 8559 or 14%, whilst the 15+ population rose by 5334 or 5.8%. Also, at the 2006 Census, part-time employment accounted for approximately 25% of total employment in Napier-Hastings.

- Total estimated floor-space impact of the forecast economic and employment growth over the projection period is the commercial sector- 700,000m² and the industrial sector 900,000m².

The Retirement Sector

Background

This research analysed aspects of the future retirement housing market expected to prevail in the Heretaunga Plains study area over the long-term Projection period 2015-2045.

The specific matters that were requested to be addressed by the report are as follows:

- i. Changes in the size of the retirement population in the study area.
- ii. The impact of migration on future population change within the retirement age-group.
- iii. Retirement sector population and household growth drivers, issues and impacts.
- iv. Changes in the general housing profile of the retirement population sector.
- v. The specialist retirement housing supply and demand outlook.

Key Findings

Retirement Population

- Total retirement age population projected to grow strongly by 68% over 2015-2045, with the 80+ age-range growing the most.
- The 65+ population will be spread throughout the urban areas with a particular concentration in Taradale/Greenmeadows and Havelock North.
- These areas are projected to record the largest numerical 65+ population growth over 2015-2045.

Retirement Migration

- Over the past decade, the study area has recorded consistent annual overall net external migration loss but internal net migration gain.
- Natural population increase has been the main contributor to overall population gain.
- Internal migration has not been a major contributor to residential relocation of the 65+ population during Census periods.
- Hawke's Bay is not a key New Zealand internal and external migrant recipient region
- Overall small net migration gain of 65+ people for Hawke's Bay over the past decade.

Retirement Housing Issues and Influences

- Influencing factors include Central Government immigration policies and its fiscal policies impacting the income/affordability position of the 65+ population, the availability and quality of key community facilities for the retirement sector, local resource management policies, and the level and range of new housing developments specific to the sector.
- There is currently a lack of a focused strategy addressing the particular housing needs of the retirement sector.

- There is a need to address the future housing requirements of the elder Maori population in the study area.

Retirement Housing Profile

- Most of the 65+ population live in 'separate house' residential accommodation and this situation is expected to continue over the projection period.
- Proportion living in flats/units/townhouses projected to increase over the period
- Income/affordability a major issue for most 65+ New Zealanders despite a relatively high home ownership level.
- A general desire for smaller homes.
- Housing options for older people include continued home ownership (upgrading of existing homes, downsizing or relocation to clustered housing), renting, retirement village/other clustered private housing, social/communal housing, Maori housing options (e.g. Marae based) and residential care.
- Projected strong growth in dwelling numbers for all housing categories, for the 65+ population.

Retirement Housing Market

- The number of beds in known specialist retirement housing and rest home facilities in the study area presently accounts for over 10% of the 65+ population.
- Demand for such beds is projected to increase by a further third over the period to 2015 and then more than double during 2015-2045, accounting for 15% of the 65+ population.
- The additional land area implication of this latter projection is estimated at 81 hectares.

Market Demand

Background

This is a combined study on behalf of Hastings District Council, Napier City Council and the Hawkes Bay Regional Council to provide for urban growth needs on the Heretaunga Plains. The study is intended to provide strategic direction for the growth needs of the commercial, industrial and residential sectors for the 25 to 30 year period from 2015.

The purpose of this work was to:

- Obtain a better understanding of the residential market by undertaking a market analysis of the various components of the residential sector on the Heretaunga Plains and to identify levels of demand for various components that comprise the residential sector i.e. “know who wants what and where”.
- Investigate the issue of competing land uses.
- Establish the level of acceptance towards more compact forms of residential development.
- Provide guidance on the quantity of lifestyle blocks and guidance as to the best locations for them.

Important points

- Data analysis is based upon number of lots created, which may not always be developed. Projections are therefore “optimistic” in nature, and supply may in fact diminish more rapidly should external factors influence the rate of developments, thus reducing lifespan.
- Further assessment of the infill vs. Greenfield supply is being conducted.
- All projections need to be treated with caution as relatively small percentage changes result in significant changes over the period of the study.

Key Findings

Residential Market

- The current stock of Hastings District residential sites is 1,224 sites or supply up to 2024 based on projected uptake rates of 84 sites per annum until 2015 and reducing to 76 sites per annum for the study period.
- The current stock of Napier residential sites from existing subdivisions or future stages of these is 2099 sites or supply until up to 2038 based on projected greenfield uptake rates of 98 sites per annum until 2015 and reducing to 71 sites per annum for the study period with infill rates estimated at 75 new sites per annum until 2015 and then reducing to 47 per annum for the study period.
- The Napier supply is considerably greater than that available for Hastings due mainly to the Parklands and Te Awa subdivisions.
- There are fewer development options available in Napier City when compared to the Hastings District.

- The risks of rising sea levels and erosion problems as a consequence of ‘climate change’ appear to have negatively impacted on demand levels within coastal areas for beachfront sites where low stock is currently matched by low demand.
- It is anticipated that future demand for land in coastal areas will remain steady if it is not affected by erosion issues but which enjoys sea views and/ or easy access to the coast. Some of this is of a lifestyle nature.
- While overall supply appears sufficient to meet expected greenfields demand on a region wide basis until 2038, there are imbalances in supply evident between Napier City and the Hastings urban areas.
- The identification of supply option in advance of expected demand remains critical and Hastings will have to look at available options in advance of this date.
- If the infill supply figures used in our analysis are found to be high, this would hasten the time until supply is depleted.
- In the past there have been imbalances in the supply of new sites suitable for the building of new higher quality homes.
- Development is likely to be primarily in the upper medium and higher priced sectors with developers resistant to lower priced localities and development options.
- The medium and upper medium quality housing areas across the survey area are likely to be well received by the market while resistance would be expected for lower priced subdivisions.
- Better quality higher valued new housing is generally expected to be located in Havelock North and potentially on the Mission Heights subdivision.
- Demand for sites within rural settlements is expected to remain at low levels due to the lack of amenities provided and the higher costs associated with travel. Major servicing issues exist in areas such as Maraekakaho and any development would need considerable scale to justify the servicing development costs. We see demand in these areas as unlikely to reach the required critical mass without some major stimulus or focal point.
- Limited new apartment development is forecast for the next 5-10 years and beyond then will depend on the availability of land with significant views.

Lifestyle Market

- There is sufficient supply to 2015 with a predicted surplus in supply from 2015 – 2045, however this is based on projected demand for new lifestyle housing being 10% of household growth projections. Over the last 10 years it has been approximately 20%.
- Lower future demand is predicted due to changing demographics, demonstrated by a significant fall off in demand over the last 2 years when demand has been between approximately 5 - 10%.
- Supply and demand outcomes are sensitive to small variations in assumptions however to some extent market forces will balance supply. If there is insufficient supply of lifestyle blocks, prices will rise and demand may ease and vice versa.
- A number of existing development proposals have stalled due to current economics and recent falling demand.
- Any future demand is likely to be close to urban facilities.

- Smaller lifestyle blocks may be a developing trend and the relaxing of subdivisional rules in rural residential areas (ie in-fill) may help meet some of the land demand in preferred areas, thus reducing the need for further rezoning.
- Demographics (aging population and smaller family units) are expected to result in lower future lifestyle demand but if demand does not ease as predicted, there would be a shortfall in supply.
- Projections are based on 27 new lifestyle houses per year on average over the study period.

Subdivision Preferences, Densities and Developers Survey

In the current market, the most popular form of development from those surveyed is standard housing in greenfield developments. This is followed by in-fill developments with a small percentage in low cost housing and multi unit/ townhouse developments.

- New homes being built are within the \$325,000 to \$500,000 price bracket.
- Frimley, Brookvale and Parklands are the areas predominantly being targeted by developers with site areas from 400 square metres to 700 square metres appearing favourable.
- In addition to the urban development the survey indicates some demand for rural and lifestyle sections with site areas from 2500 square metres to 10,000 square metres.
- The key determinants in selecting a development are; the ability to complete in a timely fashion; meeting client needs; profitability and; preferred development and realisation periods
- A high proportion of developers concentrate the majority of their business in the new dwelling and single dwelling housing markets which are also the areas considered as having the highest market demand.
- Havelock North was identified as being an area where the demand for housing is greater than supply. Flaxmere and Frimley were identified as being areas where supply is greater than demand.
- Rezoning and the immediate over supply of land within the Frimley area was one reason for the imbalance in this otherwise popular location.
- It was identified that the attractiveness of an area is greatly enhanced by reputation. It is considered those areas renowned for being in a 'safe' community and with good schools are preferred locations. This was followed by wealth perception of an area and its future prospects.
- From an aesthetic viewpoint it was indicated that there was a demand for attractive streetscape and reserve outlooks.
- The list of factors attributing to the unattractiveness of an area include cheap housing, reputation of surrounding suburbs, traffic volumes, proximity to industrial areas and orchard sprays and isolated communities where medical and other services aren't easily accessible.
- The main factors identified in making a dwelling attractive were price, condition and maintenance requirements whereas proximity to shops and commercial areas was not considered as 'critical'.
- Variation of building design, good private outdoor living areas, low street fencing and modern behavioural covenants were other factors considered important when making a dwelling attractive.
- In general, the majority of those surveyed indicated that they were open to more intensive forms of residential development providing that there was sufficient demand and a more flexible approach taken by the Council to accommodate developers and their requirements.
- Advantages associated with higher density development included more affordable housing given that less land would be required per unit, less encroachment on productive land and improved economic utilisation of the land.

- Comparably high development levies and current demand factors were the two main constraints against building more intensively.

Other factors

The following elements were also researched: competing land uses, urban development adjacent to significant landscape areas, influence of migration on demand levels, influence of temporary workers and holiday accommodation on demand levels, cluster housing, acceptance of compact forms of living, identify areas where limitations on soil productivity are apparent. Key findings are noted below:

There are competing rural and urban land demand issues of the Heretaunga Plains.

- The less productive soil areas generally do not fit the more preferred areas of development.
- Development on the hills adjacent the Heretaunga Plains would likely be well received, if close to urban facilities and not impacting on significant landscape areas.
- The effect of migration and temporary workers on future demand needs to be monitored.
- Cluster housing could be successful but generally would require a focal point of difference.
- More intensive forms of development have seen limited market success and future development in these areas will be tempered by modest demand.

Infrastructure and Services

Background

This study assesses the infrastructure constraints and opportunities within the Heretaunga Plains. Infrastructure was noted as including electricity, telecommunications (voice and data), water, wastewater, stormwater, and transport.

For the purposes of this study transport was considered to include car, motorcycle, cycling, walking, public transport, trucks, rail, shipping, and air.

Infrastructure constraints and opportunities have been collated from available information and knowledge of the key infrastructure and services considerations that could effect development. Discussions were held with asset managers at each of the three Councils, the Port, Airport, Aerodrome and lines companies.

Key Findings

Overall

- Required Level of Service, including risk assessment needs to be taken into account across all infrastructure areas, as this ultimately affects the scale of the opportunities and constraints.
- Capacity for development will exist from 2015 in areas previously identified for development.

Wastewater

- Shared treatment plants have been assessed but were not considered to be an option.
- Hastings City, Flaxmere, Havelock North, Napier and Taradale all have reticulated wastewater systems. There is also a wastewater system in Waipatiki.
- Intensification of existing settlements outside of Hastings, Flaxmere, Havelock North, Napier and Taradale is limited by the need for disposal field space on lots.
- The existing trunk mains have remaining capacity.
- The smaller communities are currently constrained by wastewater.

Stormwater

- There is no more capacity available in the Karamu system, beyond that planned in HUDs 2005.
- Stormwater is not seen as a constraint to intensification in Hastings as long as developments are planned with onsite solutions.
- 75% of Napier's Stormwater is pumped, intensification of development will increase the level of pumping.
- Sea level rise as a result of any climatic changes may impact on groundwater levels in coastal communities such as Clive.
- Natural detention areas need to be considered.

Water

- The aquifer has capacity to cope with additional demands from growth; the quality of this supply does vary by location.
- The Hawke’s Bay Regional Council have identified a number of water short areas, which could limit ability for growth
- Havelock North currently has a constrained water supply
- Growth above that previously planned for will require additional reticulation capacity.

Gas, Electricity, and Telecommunications

- No significant issues to note.
- Cost of development is directly related to proximity of existing infrastructure.

Transport

- Many of the assumptions used in the previous Heretaunga Plains transportation model have since changed. A number of the previously identified projects are unlikely to occur within the timeframe previously defined (or not at all) due to economic and planning constraints. Therefore this model is of limited use for this study period, and reference/linkages to the new model will be required.
- New transport models are being prepared at present (Hastings District Council urban and new Heretaunga Plains).
- Discussion on Level of Service resulted in different perspectives from the stakeholders.
- Existing rural roads are likely to require rebuilding where a change of land use occurs.
- Public transport not currently playing a significant role as a mode of travel to work and school.
- New mass limit routes may cause issues on structures, and industrial / commercial sites would ideally be placed close to the proposed heavy mass limit routes.

Shipping – Port of Napier

- Storage is the main constraint of the existing site
- Further urban development in the port area is a possible constraint on the potential for growth of the Port.
- The previously discussed ‘Inland’ Port option has been discounted by the Port, due to operational inefficiencies.
- An increase of rail usage to the port would have a negative effect on the general roading network in Napier, due to the number of rail crossings.

Air

- Airport fans and noise boundaries for the Napier Airport exist already, taking into account the planned runway extension.
- Sea level rise as a result of any climatic change is likely to create additional stormwater management demands on the Napier airport.
- Residential development around the Bridge Pa aerodrome could constrain the usage.
- Noise contours have been developed but are currently not included in the District Plan for the aerodrome.

Shared Services

- No additional shared services were identified, however where development does occur alongside Council boundaries either Council could provide services to the other.

Infill

- Potential to provide for infill as long as the development takes into account the existing service capacity.

Climate Change

Background

This report presents the findings of a review of potential effects of future climate change on urban land use planning for the Heretaunga Plains area. The results of the study will be used as a component in the development of a long term urban development strategy for the Plains area for the period 2015 - 2045.

This is a desk-top study based on a review of previous published reports and selected interviews. The report comprises a summary of findings of expected changes in climate in Hawke's Bay, as derived from these sources, and an assessment of how these changes may impact on long term urban planning in the Heretaunga Plains.

Key Findings

Most of the future effects of climate change will not be felt within the existing timeframe and planning horizon of the overall Heretaunga Plains Urban Development Study. The long term effects (on a 50 to 150 year time frame) will nevertheless be potentially significant and have a bearing on all land use planning decisions made in the present day.

Flood Risk

The main change affecting future urban development will be a predicted increase in the severity of rainstorms and resultant flooding. The risk of flooding already exists and is therefore not a 'new' risk, but the scale and frequency of flood events, and the probability of a flood breaking over or through of the existing river protection works, will steadily increase over time. Existing flood protections have only been designed to deal with historical patterns of rainfall and river-flow. Those patterns are now changing. Anywhere that is currently at risk from flooding will be all the more at risk of flooding in years to come. For urban planning purposes it will therefore be advisable to ensure that there is a higher standard of preparedness for future flood events, with care to be taken in deciding where houses are located, minimum heights above ground level, control of stormwater peaks, and protection of areas for flood water detention. By 2040 the risk of a 50 or 100-year flood event will be about 7% greater than now, and by 2090 will be 17% greater than now. By 2090, events on the scale of what would now be considered a 100-year flood will be occurring with an average 50-year frequency.

Coastal Inundation

The risk of inundation from coastal storms is not expected to increase appreciably over the next 50 years. Sea level rise over this period will not be enough, on its own, to exceed natural ground levels, and although there is likely to be an increase in the frequency and severity of coastal storm events, the height of the beach-crest should naturally self-adjust. Where overtopping does occur, the existing inland drainage systems should be able to cope. The areas of inundation risk that are already identified are not predicted to increase.

Long term (150 – 200 year) predictions for sea level rise do, however, indicate that parts of the Heretaunga Plains, in the coastal fringe areas, will eventually be below sea level and protected only by the coastal berm, river stop-banks and continual pump drainage.

There would be the potential for major flooding to result in the event of failure of any of these protections. If a 200-year planning horizon was assumed it would therefore be advisable to minimise exposure to development on low-lying coastal land. Any land that is currently sitting below the RL 12 metre mark will be at risk of dropping below sea level within that period. If development is to proceed within these areas it would be advisable ensure that protection from flooding, including ability to pump-drain, is likely to be feasible in the longer term.

Coastal Erosion

Existing coastal erosion trends are likely to continue. Areas at risk from further retreat of the shoreline are identified in the Hawke's Bay Regional Coastal Environment Plan. Those predictions are valid for the next 90 years, and are inclusive of predicted effects of climate change.

Salination of Groundwater

With sea level rise, and continued pumping of low-lying areas, it is anticipated that there will be salination of shallow groundwater in some areas. Although a nuisance, it should not have any major bearing on future urban planning decisions for the Heretaunga Plains. There will be no effect on the main Heretaunga Plains aquifer.

Water Supply

Future rainfall will be more intermittent – with longer periods of drought, and with rainfall tending to be more torrential when it comes. This prediction highlights the potential value of water harvesting. It does not, however, have specific implications for future urban design. Urban water supply will continue to be sourced from the Heretaunga Plains aquifer.

Reduction of Greenhouse Emissions

The greatest scope for reducing greenhouse gas emissions from existing industry, through the urban planning process, is through the development of a fuel-efficient transportation system. The most fuel-efficient transport mode is shipping. Linkages to the Port of Napier are therefore important. The establishment of a coastal shipping or barging service between the Port of Napier and Port of Gisborne could also be investigated.

Mana Whenua

Background

This report presents mana whenua issues, needs and aspirations in regard to the study area of the Heretaunga Plains Urban Development Strategy.

This is not a technical report, as it was not feasible within the scope of the study to provide technical or quantifiable information due to a lack of pre-existing or readily accessible information. It is also acknowledged that more in-depth study will be required to further substantiate and quantify the findings and directions of this report.

Key Findings

A number of key themes and priorities have emerged from mana whenua research, interviews and hui that need to be reflected in the HPUDS.

Papakainga development

The strategy needs to ensure conditions are created conducive to the development of Māori communities to meet a growing aspiration and economic imperative to develop mixed use solutions on Māori land for housing, cultural and economic activity.

Compositional shift

A growing youth and aging population means there will be an increasing need to provide low cost housing solutions through a mixture of papakainga development as well as a flexible approaches to urban intensification through house extensions, construction of secondary dwellings / kaumatua flats and increasing permanent use of temporary accommodation such as garages, caravans and sheds. This shift will also likely lead to an increase in rental housing demand due to inaccessibility of home ownership.

Urban well-being

There is a desire to see Māori communities rejuvenated in suburban centres like Camberley, Flaxmere and Mahora, many of which have lost their heart and lack some of the key infrastructure to the health of Māori communities including tangible points and places of cultural connection and exchange. This is consistent with the national Te Aranga Māori Cultural Landscapes Strategy developed in Flaxmere which has been endorsed by Ngati Kahungunu and provides a useful frame of reference. See www.tearanga.maori.nz

Whenua development

There is an increasing desire, need and support to unlock the untapped potential of Māori freehold land in terms of primary sector production. There are strategies in place within mana whenua organisations to do this. The HPUDS will need to consider how it can enable this to occur.

Treaty Settlement

There are two pending treaty settlements in the study area.

This means by 2015 Mana Whenua will have a stronger role and influence in the local economy and political structures. Mana whenua will need to be treated as decision making 'partners', rather than 'stakeholders' to be consulted with. The implications of this are that the directions developed in HPUDS are more likely to be effected by mana whenua issues, needs and aspirations by 2015 and beyond.

HPUDS development process

From a mana whenua frame of reference the development process for this strategy is inappropriate in terms of mana whenua involvement and methodology, the timing of the study is unfortunate, its development timeline too short, its horizon too close and it's scope of consideration too narrow.

Given the pending treaty settlements and increasing influence mana whenua will have at local and central government levels by 2015 the partners are strongly advised to pre-empt that eventuality by expanding the three-way partnership to a four-way partnership moving forward. Failure to do so may result in tensions later.

A move from 'consulting' mana whenua to 'partnering with' mana whenua is inevitable and should be pre-empted not only in the content of this strategy, but also the process by which it is develop moving forward from here.

Brownfield Sites

Background

This Study provides information on the ability of the Napier and Hastings communities to provide for compact residential development on brownfield sites and the extent to which this may reduce the need to further expand the residential zone boundaries.

“Brownfield Development” is defined as the reuse of previously developed urban land for comprehensive residential development.

Urban Design Qualities identified in the New Zealand Urban Design Protocol provide a framework for developing principles and locational criteria for considering brownfield development in Heretaunga. Locational criteria have been developed and used to identify and assess potential Brownfield Development Areas in the study area.

Key Findings

Potential sites were determined through desktop assessment and via discussions with senior staff in both Hastings District Council and Napier City Council and consultants undertaking other Phase 2 assessment work and consultation.

The sites identified are conceptual and are in no way predetermining or confirming that they can or will be developed in the future.

A site assessment was undertaken and attractors and detractors for each of the locational criteria were identified and documented. The assessed sites have been evaluated to determine their overall potential for development. A three tiered framework has been applied: high, medium and low potential.

Overall, brownfield development sites can provide a modest contribution to growth accommodation within the subregion. Brownfield sites could theoretically provide capacity for 12-22% of the projected 8,000 additional households to 2045, although actual uptake is dependent on the nature of that demand.

High Potential

High potential brownfields areas are:

- Ahuriri;
- Napier Hospital; and
- Hukarere School.

Together, these sites make up 77% of the capacity of the assessed areas. The Ahuriri area is already in the process of transformation and given its attributes and availability will likely accommodate a significant share of the demand for this form of residential development.

Moderate Potential

Brownfield areas of moderate potential for development comprise areas that are currently used for accommodation and hospitality uses, and stockyards. Of this group, the hotel, winery and stockyard sites and motel sites at Westshore may provide the greatest potential as they offer good amenity and access to local services.

Low Potential

Low potential brownfield sites comprise sites on reserve land and the Hastings racecourse which have some positive attributes but are likely to have low feasibility for development. For reserve areas there is the likelihood of strong community opposition and constraints under the Reserves Act.