

# Heretaunga Plains

## Urban Development Strategy Brownfields Study

September 2009



HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY  
BROWNFIELDS STUDY

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## SUMMARY

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.

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.

**High potential** brownfields areas are:

- ❑ Ahuriri;
- ❑ Napier Hospital;
- ❑ 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.

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** 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.

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.

It is recommended that:

- ❑ The low end of the capacity range should be adopted;
- ❑ Given the level of likely demand a cautious approach should be taken in the growth strategy, focussing on a few sites with the strongest locational and amenity attributes;
- ❑ The “high potential” sites should be incorporated into all scenarios, including the base case;
- ❑ The “moderate potential” sites could be incorporated into a higher intensity scenario;
- ❑ Low potential sites should not be included in any alternative growth scenarios as they are not likely to be sufficiently feasible.

## **1.0 PURPOSE**

The Brownfields Study is part of the Phase 2 Research for Heretaunga Plains Urban Development Strategy (HPUDS). The purpose of the study is to identify sites within the urban boundaries of Napier and Hastings that could achieve successful compact and comprehensive residential developments while achieving the level of amenity expected in the more traditional residential developments.

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

## **2.0 BACKGROUND**

The Hastings District Council, Napier City Council, and Hawke's Bay Regional Council are jointly undertaking a strategy to provide for the urban growth needs of the Heretaunga Plains. This study will provide strategic direction for the growth needs of the commercial, industrial and residential sectors.

As part of the sustainability objective, the Heretaunga Plains Urban Development Strategy (HPUDS) is investigating methods of achieving more compact forms of residential development. In order to ascertain how this may be achieved a base level of information will be required on the land resources available.

Both Napier and Hastings have ongoing infill development that results from individual property owners subdividing a part of their property or removing the existing dwelling to achieve a number of units on the site. It is highly desirable to carry out a comprehensive development across a site so that the best design principles can be adopted rather than undertaking piecemeal development. This is especially true when more compact forms of development are the aim. This type of development can be achieved if a Brownfield site is available.

## **3.0 RELATIONSHIP TO OTHER STUDIES**

There are other planning assessments being undertaken that are directly relevant to the Brownfields Study.

### **3.1 Heretaunga Plains Urban Development Strategy**

**Economic and Demographic Projections** – Economic Solutions Ltd – Demographic and economic outlook 2015-2045

**Market Demand Study** – Telfer Young – Trends for future development and community aspirations.

**Infrastructure and Services Study** – MWH – opportunities and constraints for servicing growth.

**Tangata Whenua** – WIKI Design and Consultancy – Manawhenua responses to urban development including aspirations in urban landscapes

### **3.2 Other Council Strategic Planning**

**Hastings Urban Design Strategy** - Urbanism Plus - (in progress) - The aim of this work is to investigate and provide a response to various planning issues facing the District particularly within the urban centres. This includes consideration of medium density residential development opportunities.

**Ahuriri Urban Design Assessment** – Urban Perspectives Ltd - 2007 – The aim of this work was to describe and evaluate the key urban design elements, qualities and characteristics of the area and to identify how these elements/qualities can be enhanced and integrated in any future redevelopment.

**Former Napier Hospital Urban Design Assessment** – Urban Perspectives Ltd (in progress). The aim of this work is to describe and evaluate the key urban design elements, qualities and characteristics of the area and to identify how these elements/qualities can be enhanced and integrated in any future redevelopment.

## **4.0 DEFINITION OF “BROWNFIELD DEVELOPMENT”**

The term “Brownfield” typically refers to land or premises which has previously been used or developed for urban purposes. Brownfield land is not fully in use, although it may be partially occupied or used. It may also be vacant, derelict or contaminated. Brownfield development has the connotation of reclaiming previously used land for a more beneficial or sustainable use.

Land that has not been developed for urban use in the past (e.g. rural land) is typically classified as “greenfield”.

For this study Brownfield Development is defined as the reuse of previously developed urban land for comprehensive residential development, but excludes:

- Redevelopment of brownfield sites for industrial or commercial uses.
- Conventional small site residential infill
- Redevelopment of any of the industrially zoned areas of the Cities which could result in competition for an already scarce land resource.
- Residential development in the CBD via office conversions.

## 5.0 CONSULTATION

Extensive consultation was beyond the scope of the project. Participants were identified in conjunction with consultants undertaking the Market Demand research brief. Later phases of the Growth Strategy Project will provide scope for further input.

General consultation has been undertaken with the real estate sector and with others with interests in residential landholdings. The apartment/townhouse (compact living) sector was specifically identified for analysis as part of this work.

## 6.0 DEMAND INFLUENCES

Demand influences for all sectors of urban development are addressed in separate Strategy research briefs on Demographic and Economic Projections (Sean Bevan) and Market Demand (Telfer Young).

There are several general trends that point to increasing demand for more compact forms of residential development:

- An aging population with smaller household sizes seeking smaller units with lower maintenance requirements.
- Households seeking a more secure, managed residential environment.
- Households with transient lifestyles that may live in more than one location (e.g. mobile home owners, seasonal workers, etc)
- Provision of more affordable housing
- Increased transport costs or other issues such as health, limiting mobility.
- Ethics based demand for more sustainable forms of living environment

On the issue of reduced household size, the growth projections for the subregion are that whilst the population will increase by 8,255 by 2045, the number of households will rise by only 8,014. On this basis the average size of each additional household could be as small as 1.03 persons. This has major ramifications for growth accommodation and housing types. The housing market will need to respond to this change in due course.

Counter to these drivers toward more compact housing types are:

- Lack of price differential, where demand for compact housing is generally driven by its affordability relative to conventional housing larger lot housing.

- Cultural value of space and privacy, including gardening as a recreation, particularly strongly held in provincial urban centres.
- A perceived association between compact living and inferior living standards (leaky buildings, low standards of privacy and amenity, social problems, etc) and a lack of good local examples.
- Recent property market events that have reduced access and increased the cost of funding for developers, and the perceived security of investing in apartments.

## 7.0 DESIGN PRINCIPLES AND LOCATIONAL ATTRIBUTES

Increasing the density of any residential area is unlikely to increase livability unless careful attention is paid to the quality of the environment, both in the local setting and in the development itself. Quality is imperative because the impact on the quality of life of residents of poor quality development is considerably greater at higher levels of density.

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.

Urban Design Quality	Principles	Locational Criteria
Context	Seeing buildings, places and spaces as part of whole towns and cities	Current Use Surrounding Uses Potential use: development form, density and scale.
Character	Reflecting and enhancing the distinctive character, heritage and identity of the urban environment	Heritage values Cultural Values Landscape and Amenity Values
Choice	Ensuring diversity and choice for people	Desirability Capacity
Connections	Enhancing how different networks link people	Access to amenities and services



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	together.	
Creativity	Encouraging innovative design solutions	Opportunities for innovation, including environmentally sustainable design.
Custodianship	Ensuring design is environmentally sustainable, safe and healthy.	Natural values Hazards Reserves and Open Space Infrastructure limitations: <ul style="list-style-type: none"> <li>• Transport</li> <li>• Water</li> <li>• Wastewater</li> <li>• Stormwater</li> </ul>
Collaboration	Communicating and sharing knowledge across sectors, professions and with communities.	Community attitudes and interests. Regulatory framework

## 8.0 BROWNFIELD AREA IDENTIFICATION

The Locational Criteria set out in the proceeding section have been used to identify and assess potential Brownfield Development Areas in the study area.

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

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.

The scope for residential development in Hastings CBD and the centres of Flaxmere and Havelock North has not been assessed as part of this study. This is the subject of the work undertaken by Urbanism Plus.

No potential brownfield sites were identified for assessment outside Hastings or Napier. Clive and Bayview may have small potential sites but these are unlikely to make a significant impact on the capacity for this type of development.

## 9.0 BROWNFIELD AREA ASSESSMENT

A site assessment was undertaken over two days in September 2009 where the sites and the surrounding area were visited. Attractors and detractors for each of the criteria were identified and documented.

The assessment of potential sites is set out in the table in Appendices 1 (Napier) and 2 (Hastings).

Identified sites have been mapped and areas measured. These maps are included in Appendix 3.

Development capacity estimates have been provided for each site based on stated density outcomes. These are set out in the table in Appendix 4.

The estimates of capacity must be treated with some caution as the study scope has not enabled detailed site investigations to occur. A range is provided given the uncertainty of the actual form of development that may take place. The capacity estimate is intended to enable the relative contribution of brownfield growth accommodation to be assessed alongside other opportunities. (e.g. conventional infill and greenfield development). If any of the brownfield areas are included in the Strategy for implementation, a further more detailed assessment should be undertaken to provide a higher level of confidence on yield achievability.

## 10.0 BROWNFIELD AREA DEVELOPMENT POTENTIAL

The assessed sites have been evaluated to determine their overall potential for development. A three tiered framework has been applied:

- ❑ **High Potential** –sites that are immediately available for development that offer good amenity values and high levels of desirability with few constraints. It is highly likely that development of these sites would occur within the planning period of the Strategy.
- ❑ **Moderate Potential** –sites that are not currently available but may be within the term of the Strategy development that offer good amenity values and good to reasonable levels of desirability with few constraints.
- ❑ **Low Potential** –sites that have some potential but are likely to have significant constraints to development. It is unlikely that development of these sites would occur within the planning period of the Strategy.

## **10.1 High Potential**

### **10.1.1 Ahuriri**

The Ahuriri area is already in a process of transformation from its historic port related industrial use to mixed residential and commercial use. This area has potential for accommodation of 660-1100 households. As such it will likely play the dominant role in the sub-region for this type of development.

The land has already been zoned to enable this transformation. Urban design strategies have also been developed by Napier City Council to facilitate the conversion process.

The adjacent West Quay area is recognised as a successful example of mixed use redevelopment in a provincial urban setting:

*“West Quay is an excellent example of the active provision of a mix of uses - in this case adapting buildings to suit evolving functions and needs. The focus of the design process has been on managing and guiding this process so as not to destroy the characteristics of the area that make it attractive to potential users and developers”. (Ministry for the Environment Urban Design Case Studies 2005)*

### **10.1.2 Napier Hospital**

The Napier Hospital site is vacant and in a derelict state. Redevelopment may offer potential to accommodate 150-250 households although this is particularly difficult to estimate given the nature of the site and existing structures.

The site has unsurpassed views to the north. The wider area at Bluff Hill has high amenity values and is a desirable residential location.

Traffic constraints are likely to be a significant issue in considering redevelopment of the site. There is the potential to incorporate some mixed use local services (diary, café, medical and personal services) to counteract some of the demand for external trips.

### **10.1.3 Hukarere School**

This is a vacant site with redevelopment likely within the foreseeable future. The surrounding area has high amenity and is a highly desirable residential location.

The form of development will need to be sympathetic with the surrounding residential area but offers some potential for medium density development. Capacity is estimated at 30-40 dwellings although geotechnical constraints may result in a lower yield.

## **10.2 Moderate Potential**

### **10.2.1 Motel Areas**

Motels range in condition from old outdated to more recent formats. There is potential for these sites to be converted or redeveloped for medium density housing.

These sites do not conform entirely to the definition of “brownfield” as they are mostly in full use and in no way could be classified as vacant or derelict. There is clearly demand for visitor accommodation that needs to be met. However, within the term of the Strategy, these circumstances may change as facilities become obsolete.

There may be a degree of community resistance to the conversion to permanent occupation with possible perceptions that sites may become low income enclaves with attendant social problems.

Conversion from motel use to permanent accommodation requires careful consideration of on site amenities and open space, car parking and also protection from high levels of environmental noise in some cases.

- ❑ **Westshore Motels**  
This area offers good potential having regard to local amenity including high quality views across the Ahuriri Estuary. These sites are subject to high levels of environmental noise due to a major arterial road. There are 8 motel sites which in total could accommodate 60-100 households depending on the type of redevelopment that is undertaken.
- ❑ **Pakowhai Road Motels**  
Sites at Pakowhai Road are close to local servicing, schools and open space as well as employment. Capacity for 30-50 households may be available subject to the type of redevelopment.
- ❑ **Karamu Road Motels**  
Six existing motel sites are of varying age, scale and quality. This site is relatively distant from any major amenity, although local services are within walking distance. Capacity for 45-75 households would be available subject to the type of redevelopment. One motel has already been converted to permanent accommodation.

### **10.2.2 Hotel – Railway Road**

This site has an operating hotel, including accommodation and liquor outlet. Although it is not in a disused or derelict state, it does offer potential for redevelopment for medium density housing. It is located near to the Hastings CBD and has schools, sports club and racetrack in close proximity. Capacity for 40-70 households on the site would be dependent on the form of conversion of building or full redevelopment.

### **10.2.3 Winery – St Aubyn Street**

This site is an operational winery and restaurant / function venue. Although it is not in a disused or derelict state, it does offer potential for redevelopment for medium density housing. It is close to the main arterial route between Hastings and Havelock North which is an area being considered for intensification as part of the Hastings Urban Design Strategy. The site offers potential for 16-24 households and there is also potential for some mixed use of the site given the commercial activity that is already present.

#### **10.2.4 Stockyards**

This site is an existing stockyard. It is in current use. It is understood that there are plans for relocation, but that current economic feasibility is a current constraint.

The site has many good attributes and a size that enables a lot of creative opportunity. Redevelopment will improve amenity for nearby housing.

The site has potential for 65-85 households.

### **10.3 Low Potential**

#### **10.3.1 “Splash Planet”**

Redevelopment of the existing aquatic theme park for medium density housing could accommodate 200-300 household units. The site would enable a very high quality development within an area of high amenity and desirability. However, the land forms part of a significant public open space and there is likely to be strong community resistance to its use for private residential purposes.

#### **10.3.2 Camping Ground – Windsor Avenue**

Redevelopment of the camping ground for medium density housing could accommodate 70-100 household units. Similar to the Splash Planet site, the land is public reserve and likely to be highly controversial for any conversion to private residential use. Coupled with this is a general community concern over the loss of camping areas to residential development.

#### **10.3.3 Flaxmere Surplus Reserves**

The suburb of Flaxmere has large areas of open space, some of which may be underused. There is potential to convert some of this land to medium density residential use.

The Hastings Urban Design Strategy is considering the provision of medium density development around the Flaxmere commercial centre, which would be a more viable and appropriate location.

There is likely to be strong community resistance to loss of open space, particularly from individual owners adjoining the open space who will be subject to a direct impact and loss of outlook and amenity.

#### **10.3.4 Racecourse – Hastings**

The site is an existing fully functioning racecourse. With such a large site, the ability to plan for on-site services is significant (open space, commercial uses etc). If effect, it would be planned much like a greenfield site.

The location may be present some wastewater capacity difficulties, but the scale of redevelopment should be capable of absorbing this.

Feasibility of relocation of the racecourse to another site is likely to be a major detractor. The return from redevelopment may not be sufficient to support relocation as uptake would be relatively slow, particularly given the range of alternative sites available.

## 11.0 STRATEGY IMPLICATIONS

The purpose of this study is to provide information on the ability of the Napier and Hastings communities to provide for comprehensive compact residential development and the extent to which this may reduce the need to further expand the residential zone boundaries.

Brownfield development sites could realistically provide for between 850 to 1500 future households, with the actual capacity dependent on the availability of sites and the form of development.

The growth in households in the period 2015 to 2045 is estimated at approximately 8,000. Therefore, brownfield sites could accommodate 10-20% of this growth.

Actual uptake is dependent on the nature of that demand which is being assessed as part of other growth strategy research.

Brownfield development has potentially strong benefits for sustainable growth accommodation. However, compared to growth accommodation in greenfield areas and conventional infill, brownfield development has inherent uncertainties and risks for planning. For example, the scale and timing of uptake is relatively hard to predict.

The level of likely demand suggests a cautious approach should be taken in the growth strategy focussed on a small number of sites with the strongest locational attributes. For planning purposes, the low end of the capacity range should be adopted.

## 12.0 CONCLUSIONS

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

The brownfield development study has identified a range of sites that are available or have potential for development of medium density housing.

The identified sites provide capacity for 1100-1800 households to be accommodated.

**High potential** brownfields areas are:

- ❑ Ahuriri;
- ❑ Napier Hospital;
- ❑ 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.

Areas of **moderate potential** for development comprise areas that are currently used for accommodation and hospitality uses. These sites cannot be classified as “disused” or “vacant” but within the period of the strategy circumstances may change which may lead to demand for these sites to convert to residential use. 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** brownfield sites comprise sites on reserve land which have some positive attributes but are likely to have low feasibility for development given the likelihood of strong community opposition and constraints under the Reserves Act. As with the moderate potential sites, these sites cannot currently be classified as “disused” or “vacant” but this may situation may change.

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.

It is recommended that:

- ❑ The low end of the capacity range should be adopted;
- ❑ Given the level of likely demand a cautious approach should be taken in the growth strategy, focussing on a few sites with the strongest locational and amenity attributes;
- ❑ The “high potential” sites should be incorporated into all scenarios, including the base case;
- ❑ The “moderate potential” sites could be incorporated into a higher intensity scenario;
- ❑ Low potential sites should not be included in any alternative growth scenarios as they are not likely to be sufficiently feasible.

## ***APPENDICES***



**Appendix 1 – Brownfield Area Assessment Napier**

Urban Design Quality	Principles	Locational Criteria	Location			
			Ahuriri: British American Tobacco Site	Hospital, Hospital Terrace	Hukarere School, Napier Terrace	Westshore Motels
Context	Seeing buildings, places and spaces as part of whole towns and cities	Current Use	22 ha approx  Mixed residential and industrial uses.	3 ha approx  Old Hospital buildings, many vacant some with transitional uses.	2ha approx  Vacant site – former school	2ha approx (combined area).  Eight existing motel sites.  Varying age and scale.
		Main Proximate Uses	Port, residential, retail, commercial, industrial, and major road/rail infrastructure. Some potential interface sensitivity.  Primary School	Residential, school, botanical gardens.	Residential, school, botanical gardens.	Residential, school, major arterial, coastal reserves.
		Potential use: development form, density and scale.	30-50 dwgs/ha  Already zoned.  Low/medium rise apartments'	30-50 dwgs/ha.  Reuse of existing buildings.	15-20 dwgs/ha  Grain of development should be similar to surrounding areas.	30-50 dwgs/ha.  Conversion of motel buildings or redevelopment.
Character	Reflecting and enhancing the distinctive character, heritage and identity of the urban environment	Heritage values	Significant buildings with distinctive form and image  Industrial character	Some heritage buildings	None known	None known
		Cultural Values	Not known	Not known	None known	None known
		Landscape Values	Backdrop of harbour and hills	Prominent site visible from wide area to north.  Existing buildings highly visible.	Site visible from wide area to south.  Development scale will need to be in keeping with surrounding area.	Minimal
Choice	Ensuring diversity and choice for people	Desirability	Diversity likely to appeal to wide demographic range.  Access to waterfront	Generally desirable area with extensive urban coastal and rural views.	Very desirable location.  Extensive urban coastal	Desirable location.  Potential affordable apartment living in good

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Urban Design Quality	Principles	Locational Criteria	Location			
			Ahuriri: British American Tobacco Site	Hospital, Hospital Terrace	Hukarere School, Napier Terrace	Westshore Motels
			amenities and quality open space.  Close to City Centre.	Close to City Centre – although steep terrain makes it less accessible.	and rural views to south.  Close to City Centre. - Although steep terrain.  Quiet location.	location.  Estuary views to south.  High day/night noise environment from arterial.
		Estimated Household Capacity	660-1100  (Subject to use mix)	150-250  Estimate based on gross area.	30-40  Estimate based on gross area.	60-100  Subject to type of redevelopment.
Connections	Enhancing how different networks link people together.	Access to transport network	Very good	Poor	Poor	Very good
		Walking access to local amenities and services	Very good	Limited, but site could provide opportunity for local services and other uses to be developed to service local area.	Limited	Very good
		Access to public transport	Very good	Check		Very good
		Access for walking/cycling	Very good, although some conflict with heavy vehicles.	Poor	Poor	Very good
Creativity	Encouraging innovative design solutions	Potential Opportunities for innovation, including environmentally sustainable design.	Yes	Yes, but reuse of existing buildings likely to be limiting.	Yes	Yes, but reuse of existing buildings likely to be limiting.
Custodianship	Ensuring design is environmentally sustainable, safe and healthy.	Natural values	Modified site	Modified site	Modified site.	Modified site
		Hazards	Old building materials and earthquake safety may be issues.	Old building materials and earthquake safety may be issues.	Some steeper areas.	None known
		Infrastructure limitations:	None known	Road network is narrow,	Road network is narrow, steep and difficult.	None known

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Urban Design Quality	Principles	Locational Criteria	Location			
			Ahuriri: British American Tobacco Site	Hospital, Hospital Terrace	Hukarere School, Napier Terrace	Westshore Motels
		<ul style="list-style-type: none"> <li>• Transport</li> <li>• Water</li> <li>• Wastewater</li> <li>• Stormwater.</li> </ul>		steep and difficult.  Improvements difficult.	Improvements difficult.	
		Reserves and Open Space	Quality open space in area.	Quality open space in area.	Quality open space in area.	Quality open space in area.
Collaboration	Communicating and sharing knowledge across sectors, professions and with communities.	Community attitudes and interests.	Area of established change in land use. Existing zoning. Beneficial changes likely.	Redevelopment expected and desired, but form is likely to be contentious.  Established area likely to be sensitive to change, particularly with traffic increase.  Provision of local services may mitigate some concerns by reducing trips on network...	Residents likely to have expectation of some redevelopment.  Established area likely to be sensitive to change, particularly with traffic increase.	Possible community resistance if perceived as low cost.  High quality refurbishment of buildings and site may mitigate.
Overall Potential			High	High	High	Moderate

**Appendix 2 – Brownfield Area Assessment Hastings**

Urban Design Quality	Principles	Locational Criteria	Location								
			Railway Road Hotel	Flaxmere Reserves – Surplus areas.	Splash Planet – Windsor Park	Windsor Avenue Camp Ground	Pakowhai Road Motels	Karamu Road Motels	St Aubyn Road Winery	Racecourse Southland Road	Stockyards Maraekakaho Road
Context	Seeing buildings, places and spaces as part of whole towns and cities	Current Use	1.4ha approx.  Existing hotel/tavern.	Areas not assessed.  Existing open space.	6 ha  Existing aquatic theme park.	3.6 ha  Existing camping ground. Cabins etc.	0.9 ha approx – combined area.  Two existing motel sites	1.8 ha approx (combined area).  6 existing motel sites.  Varying age and scale.	0.84ha  Existing winery/function venue.	31.66ha  Racecourse  In current use.	4.29ha  Stockyards  In current use.
		Main Proximate Uses	Residential, schools, major arterial, rail, sports club, race track.	Residential, schools	Residential, schools, reserves.	Residential, schools, reserves.	Residential, schools, reserves, industrial and commercial uses.	Residential, commercial.	Residential	Residential, community and commercial.	Residential industrial and community.
		Potential use: development form, density and scale.	30-50 dwgs/ha  Conversion of buildings or redevelopment.	30 dwgs/ha.  New development.	15-20 dwgs/ha  New development.	15-20 dwgs/ha  New development	30-50 dwgs/ha.  Conversion of motel buildings or redevelopment.	30-50 dwgs/ha	20-30 dwgs/ha  New development.	15-20 dwgs/ha  New development	15-20 dwgs/ha  New development
Character	Reflecting and enhancing the distinctive character, heritage and identity of the urban environment	Heritage values	None known	None known	None known	None known	None known	None known	Possibly – wine heritage.	None known	None known
		Cultural Values	None known	None known	None known	None known	None known	None known	None known	None known	None known
		Landscape Values	Minimal	Open space for surrounding areas – local values will be changed and diminished for some	Large scale existing structures within treed area.  Landscape values may	Existing structures within treed area.  Landscape values may not be	Minimal	Minimal	Landscape setting from St Aubyn Road provides local amenity.  Rear of site presents	Minimal	Minimal

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Urban Design Quality	Principles	Locational Criteria	Location								
			Railway Road Hotel	Flaxmere Reserves – Surplus areas.	Splash Planet – Windsor Park	Windsor Avenue Camp Ground	Pakowhai Road Motels	Karamu Road Motels	St Aubyn Road Winery	Racecourse Southland Road	Stockyards Maraekakaho Road
				properties...	not be significantly altered by conversion.	significantly altered by conversion.			industrial built form to residential area. Enhancement likely.		
Choice	Ensuring diversity and choice for people	Desirability	Desirable location. Good quality new development nearby.  Near to Hastings CBD.  Affordable apartment living in good location.  Outlook to horse racing track.  High noise environment from arterial.	Not currently a sought after location.	Very desirable location.  Park surrounds.  Quiet location.	Very desirable location.  Park surrounds.  Quiet location.	Moderately desirable.  Likely to be attractive to workers in nearby industrial commercial area.  High day/night noise environment from main road.	Less desirable location.  Distant from any major amenities.	Moderately desirable location.  Distant from any major amenities.  Quiet location.	Moderately desirable location.	Moderately desirable location.
		Estimated Household Capacity	40-70  Subject to type of redevelopment.	Not estimated.	150-200	50-70	30-50  Subject to type of redevelopment.	45-75  Subject to type of redevelopment.	16-24	475-630	65 - 85
Connections	Enhancing how different networks link people together.	Access to transport network	Very good	Very good	Very good	Very good	Very good	Very good	Very good	Very good	Very good
		Walking access to local amenities and	Very good	Good	Limited	Limited	Very good	Limited	Good	Good	Good

HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY  
BROWNFIELDS STUDY

Urban Design Quality	Principles	Locational Criteria	Location								
			Railway Road Hotel	Flaxmere Reserves – Surplus areas.	Splash Planet – Windsor Park	Windsor Avenue Camp Ground	Pakowhai Road Motels	Karamu Road Motels	St Aubyn Road Winery	Racecourse Southland Road	Stockyards Maraekakaho Road
		services									
		Access to public transport	Very good	Good	Good	Good	Very good	Good	Good	Good	Good
		Access for walking/cycling	Very good	Very good	Very good	Very good	Very good	Very good	Good	Good	Good
Creativity	Encouraging innovative design solutions	Potential Opportunities for innovation, including environmentally sustainable design.	Yes, but reuse of existing buildings likely to be limiting.	Yes	Yes	Yes	Yes, but reuse of existing buildings likely to be limiting.	Yes, but reuse of existing buildings likely to be limiting.	Yes	Yes	Yes
Custodianship	Ensuring design is environmentally sustainable, safe and healthy.	Natural values	Modified site	Modified site	Modified site	Modified site	Modified site	Modified site	Modified site	Modified site	Modified site
		Hazards	None Known	None Known	None Known	None Known	None Known	None Known	None Known	None Known	Agricultural chemicals may be an issue.
		Infrastructure limitations: • Transport • Water • Wastewater • Stormwater.	None known	None known	None known	None known	None known	None known	None known	Wastewater On site stormwater retention	Wastewater On site stormwater retention
		Reserves and Open Space	Quality open space in area.	Quality open space in area.	Quality open space in area.	Quality open space in area.	Quality open space in area.	Some open space. Near City edge.	Quality open space in area.	Some open space. Can be provided on site.	Excellent open space adjoining. Can be provided on site.

HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY  
BROWNFIELDS STUDY

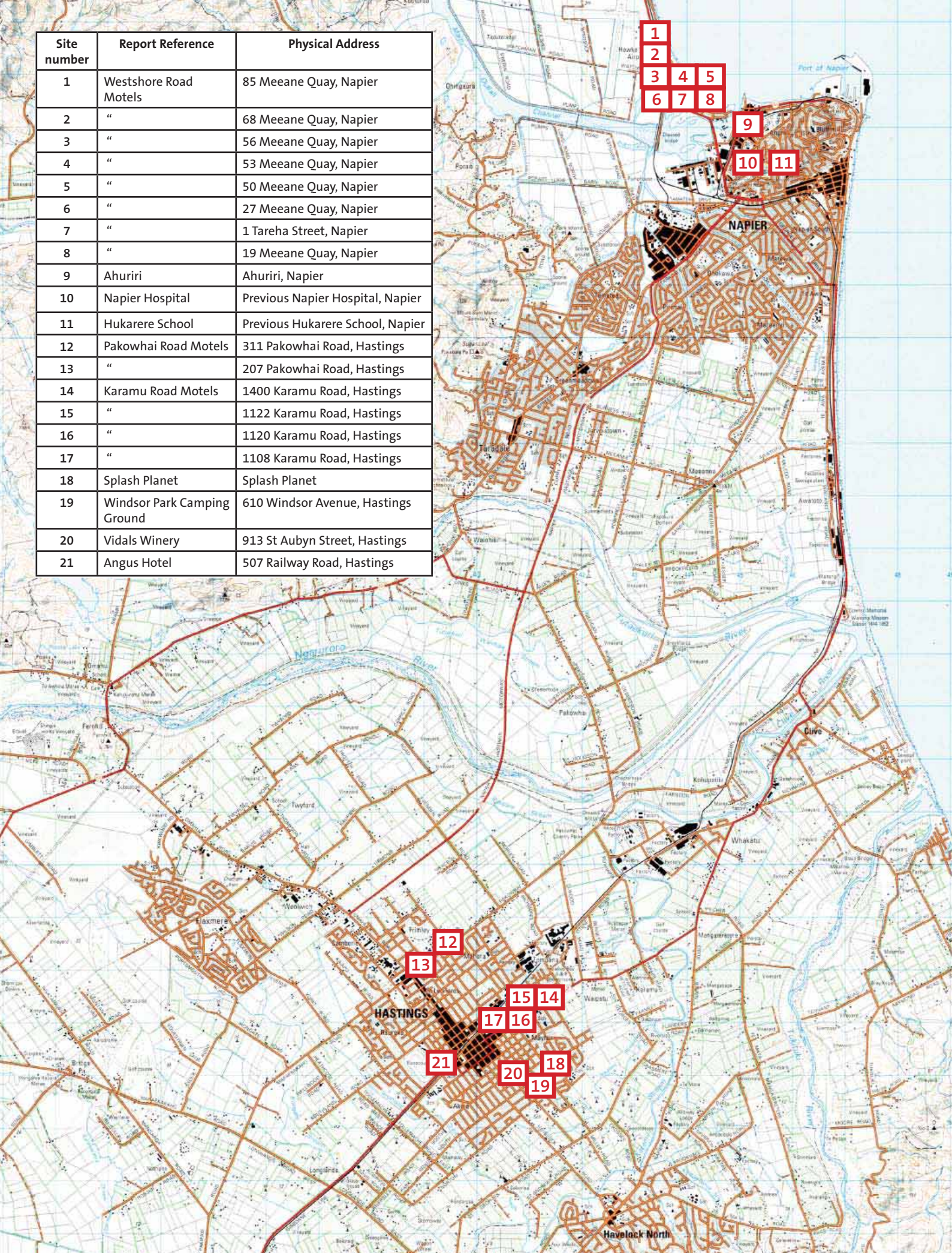
Urban Design Quality	Principles	Locational Criteria	Location								
			Railway Road Hotel	Flaxmere Reserves – Surplus areas.	Splash Planet – Windsor Park	Windsor Avenue Camp Ground	Pakowhai Road Motels	Karamu Road Motels	St Aubyn Road Winery	Racecourse Southland Road	Stockyards Maraekakaho Road
Collaboration	Communicating and sharing knowledge across sectors, professions and with communities.	Community attitudes and interests.	Possible community resistance if perceived as low cost.  High quality refurbishment of buildings and site may mitigate.	Likely strong community resistance to loss of open space. Individual owners will be concerned about impact on outlook and amenity.  Reinvestment of funds in local area for improved facilities may mitigate.	Likely to be strong community resistance to use of reserve land for private residential use.  Site is central placed and dominant within a major park area.	Likely to be strong community resistance to use of reserve land for private residential use.  Loss of camping areas likely to be of some public concern.	Possible property owner resistance if perceived as low cost.  High quality refurbishment of buildings and site may mitigate.	Possible community resistance if perceived as low cost.  High quality refurbishment of buildings and site may mitigate.	Redevelopment likely to be expected.  Mixed reactions likely as site presents differently to two street frontages.  Existing site has a baseline of development opportunity.	Feasibility of relocation to another site likely to be a major detractor.	Relocation will bring significant amenity benefits to nearby housing.  Feasibility of relocation to another site likely to be a minor detractor in longer term.
Overall Potential Rating			Moderate	Low	Low	Low	Moderate	Moderate	High	Low	Moderate

## ***Appendix 3***

### ***Site Maps***



Site number	Report Reference	Physical Address
1	Westshore Road Motels	85 Meeane Quay, Napier
2	"	68 Meeane Quay, Napier
3	"	56 Meeane Quay, Napier
4	"	53 Meeane Quay, Napier
5	"	50 Meeane Quay, Napier
6	"	27 Meeane Quay, Napier
7	"	1 Tareha Street, Napier
8	"	19 Meeane Quay, Napier
9	Ahuriri	Ahuriri, Napier
10	Napier Hospital	Previous Napier Hospital, Napier
11	Hukarere School	Previous Hukarere School, Napier
12	Pakowhai Road Motels	311 Pakowhai Road, Hastings
13	"	207 Pakowhai Road, Hastings
14	Karamu Road Motels	1400 Karamu Road, Hastings
15	"	1122 Karamu Road, Hastings
16	"	1120 Karamu Road, Hastings
17	"	1108 Karamu Road, Hastings
18	Splash Planet	Splash Planet
19	Windsor Park Camping Ground	610 Windsor Avenue, Hastings
20	Vidals Winery	913 St Aubyn Street, Hastings
21	Angus Hotel	507 Railway Road, Hastings



## HERETAUNGA PLAINS - Brownfield Study

Date: 29.09.09

Scale: NTS @ A3

Project ID : T09102

TAURANGA



Boffa Miskell

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DOMAIN ROAD

CHARLES STREET

CHARLES STREET

MEEANE QUAY

SH 2B

Site number	Physical Address	Area
1	85 Meeane Quay, Napier	2800 m <sup>2</sup>



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Site number	Physical Address	Area
2	68 Meeane Quay, Napier	1900 m <sup>2</sup>



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Date: 29.09.09

Scale: NTS @ A3

Project ID : T09102





Site number	Physical Address	Area
3	68 Meeane Quay, Napier	3000 m <sup>2</sup>
4	56 Meeane Quay, Napier	1900 m <sup>2</sup>
5	53 Meeane Quay, Napier	1600 m <sup>2</sup>



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Site number	Physical Address	Area
6	27 Meeane Quay, Napier	2000 m <sup>2</sup>
7	1 Tareha Street, Napier	2700 m <sup>2</sup>
8	19 Meeane Quay, Napier	3200 m <sup>2</sup>



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Site number	Physical Address	Area
9	Ahuriri	22 ha



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Site number	Physical Address	Area
10	Previous Napier Hospital	5 ha



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Site number	Physical Address	Area
11	Previous Hukarere School	2 ha



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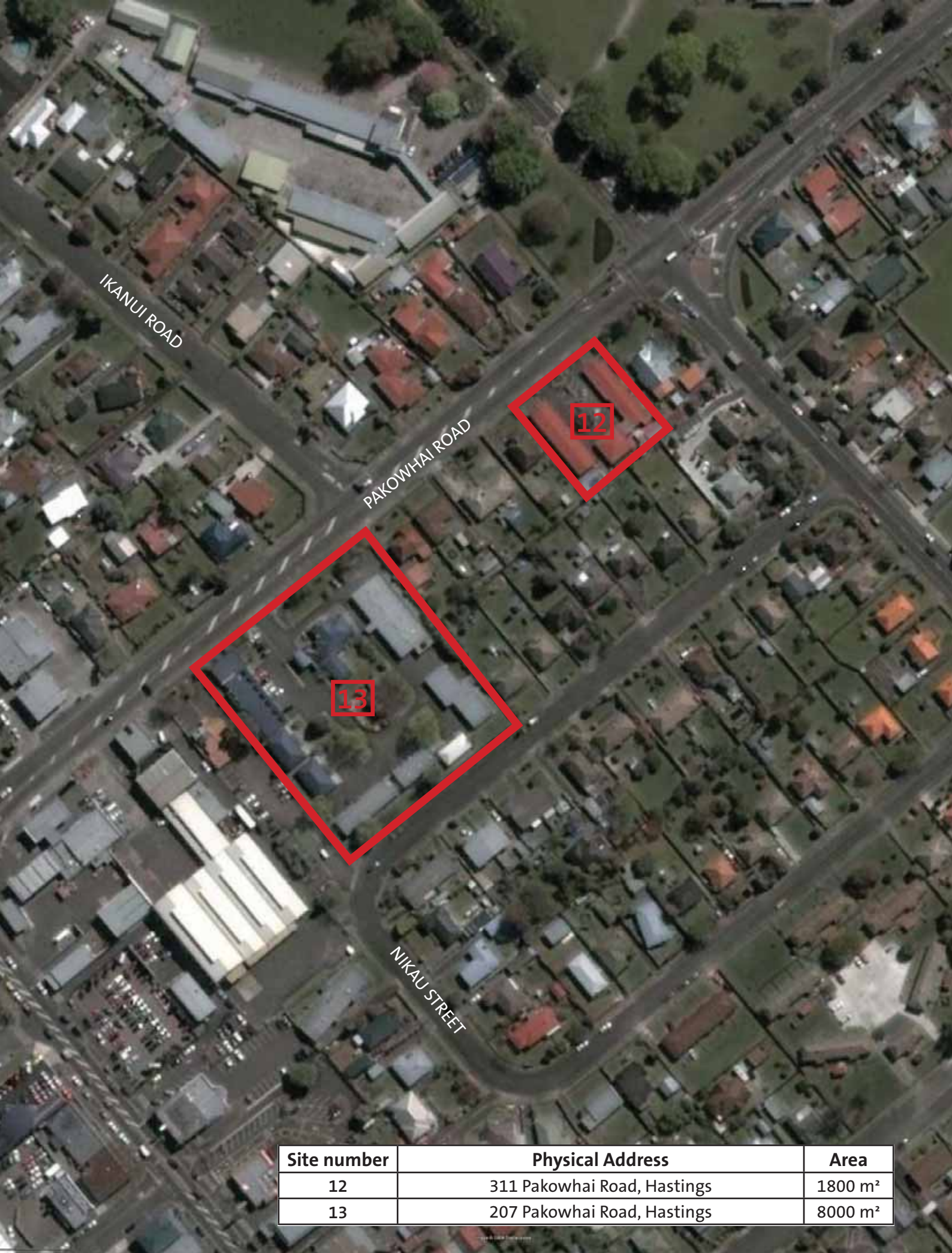
Date: 29.09.09

Scale: NTS @ A3

Project ID : T09102







Site number	Physical Address	Area
12	311 Pakowhai Road, Hastings	1800 m <sup>2</sup>
13	207 Pakowhai Road, Hastings	8000 m <sup>2</sup>



## HERETAUNGA PLAINS - Brownfield Study

Date: 29.09.09

Scale: NTS @ A3

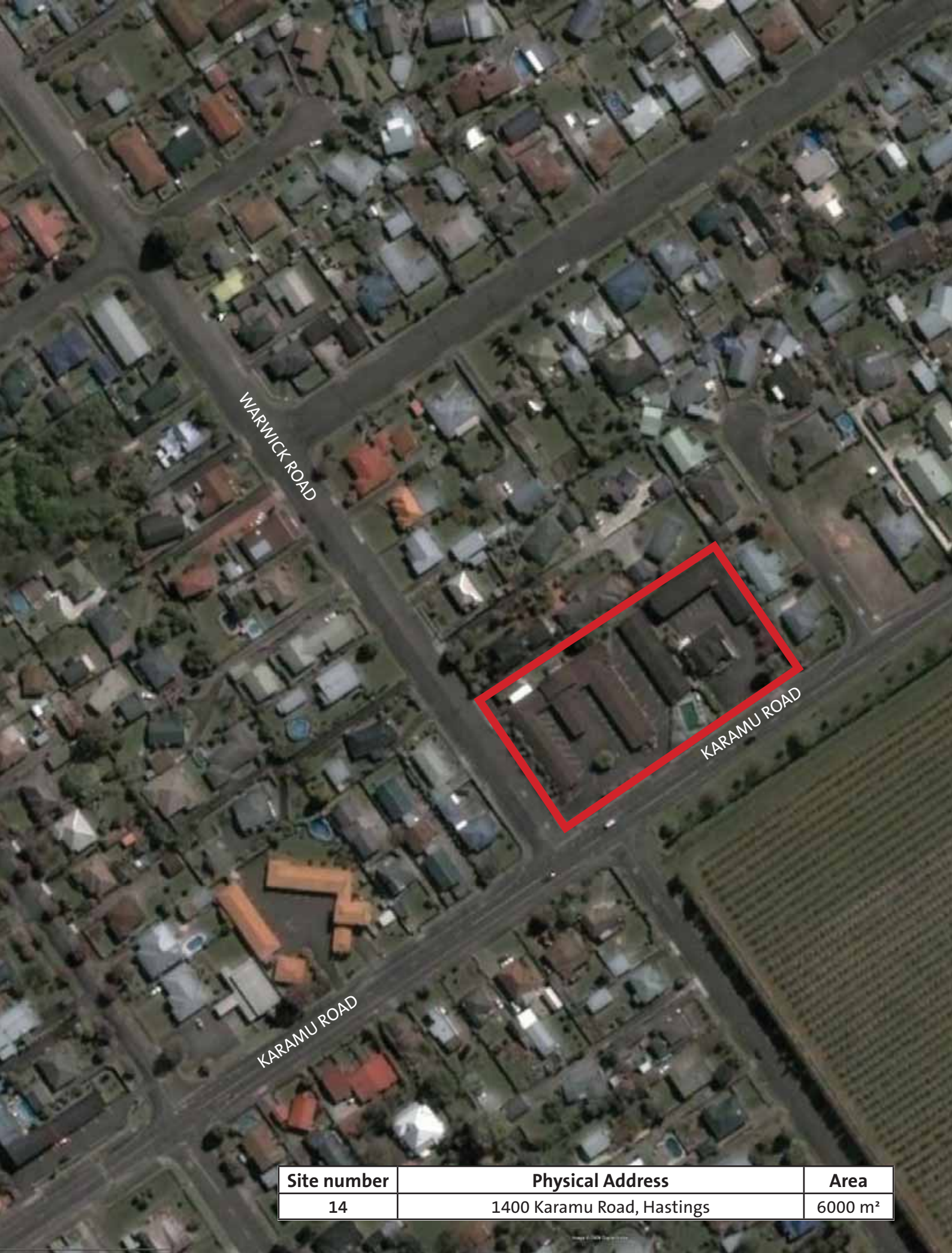
Project ID : T09102

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WARWICK ROAD

KARAMU ROAD

KARAMU ROAD

Site number	Physical Address	Area
14	1400 Karamu Road, Hastings	6000 m <sup>2</sup>



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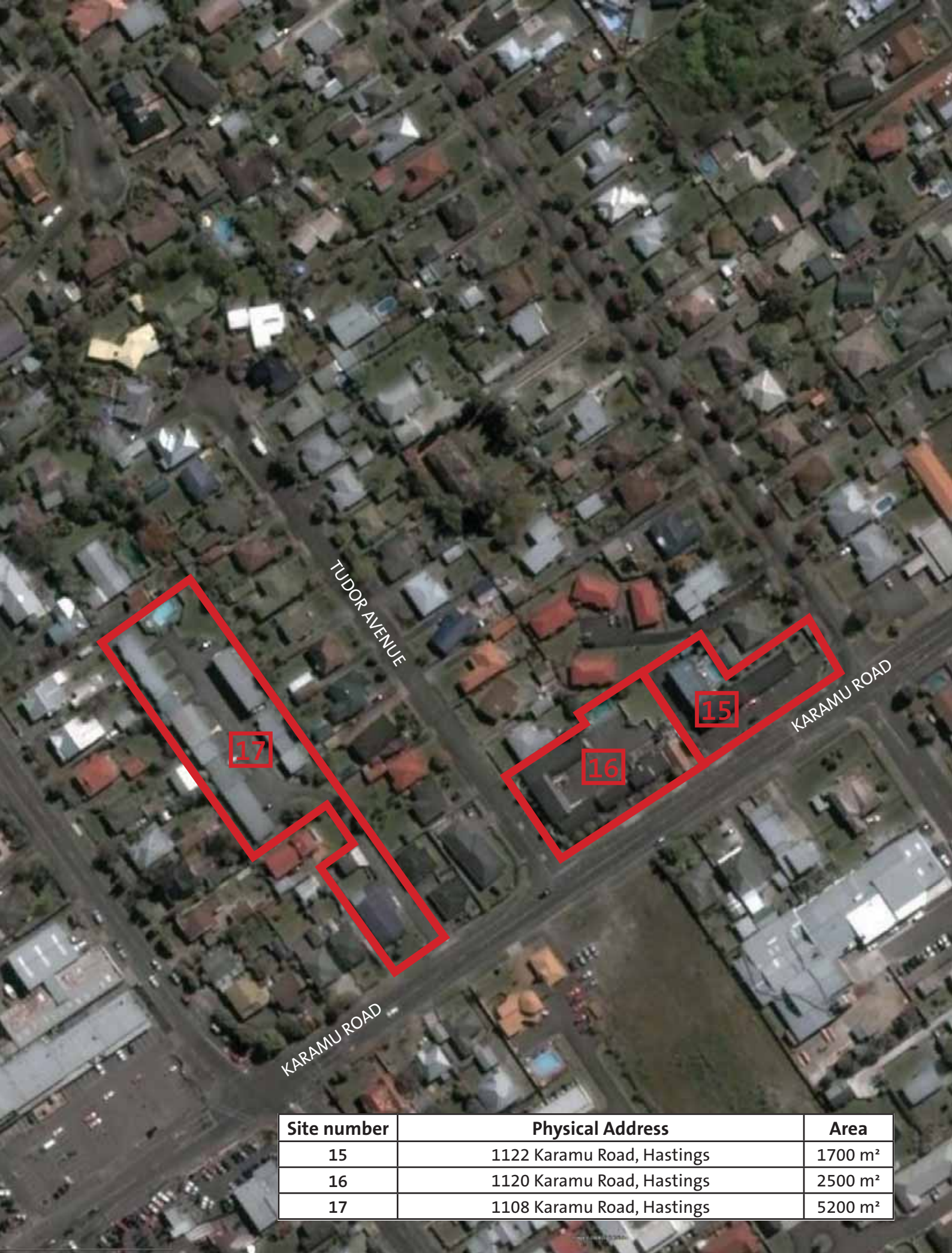
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Site number	Physical Address	Area
15	1122 Karamu Road, Hastings	1700 m <sup>2</sup>
16	1120 Karamu Road, Hastings	2500 m <sup>2</sup>
17	1108 Karamu Road, Hastings	5200 m <sup>2</sup>



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SYLVAN ROAD

GROVE ROAD

WINDSOR AVENUE

18

19

Site number	Physical Address	Area
18	Splash Planet	9.8 ha
19	610 Windsor Avenue, Hastings	3.6 ha



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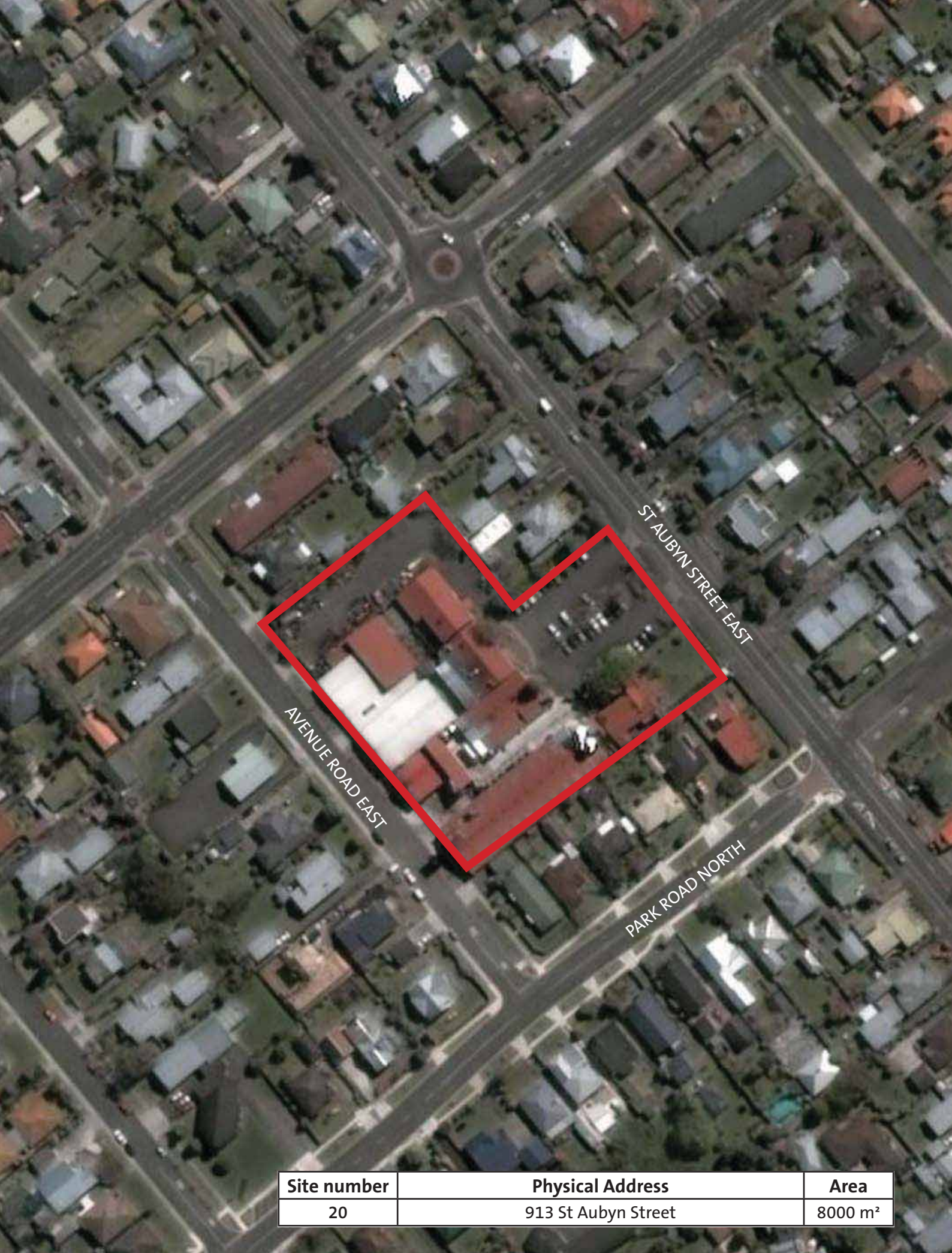
Date: 29.09.09

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Project ID : T09102







Site number	Physical Address	Area
20	913 St Aubyn Street	8000 m <sup>2</sup>



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RAILWAY ROAD

KARAMU ROAD SOUTH

Site number	Physical Address	Area
21	507 Railway Road, Hastings	1.4 ha



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Site number	Physical Address	Area
22	Southland Road, Hastings	31.66 ha



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MARAEKAKAHO ROAD

RAILWAY ROAD

RAILWAY ROAD

Site number	Physical Address	Area
23	Maraekakaho Road, Hastings	4.29 ha



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HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY  
BROWNFIELDS STUDY

## *Appendix 4*

### *Capacity Estimates*

Site	Gross Area (ha)	Dwgs/ha		Households		Share %	Share %
		Low	High	Low	High		
<b>High Potential</b>							
Ahuriri	22	30	50	660	1100	60%	61%
Napier Hospital	5	30	50	150	250	14%	14%
Hukarere School	2	15	20	30	40	3%	2%
Subtotal				<b>840</b>	<b>1390</b>	<b>77%</b>	<b>77%</b>
<b>Moderate Potential</b>							
Westshore Motels	2	30	50	60	100	5%	6%
Angus Hotel	1.4	30	50	42	70	4%	4%
Vidals Winery	0.8	20	30	16	24	1%	1%
Karamu Road Motels	1.5	30	50	45	75	4%	4%
Pakowhai Road Motels	1	30	50	30	50	3%	3%
Stockyards	4.3	15	20	64	86	6%	5%
SubTotal				<b>257</b>	<b>405</b>	<b>23%</b>	<b>23%</b>
<b>High/Moderate Potential</b>							
Total				1097.35	1794.8	100%	100%
<b>Low Potential</b>							
Flaxmere Reserves				0	0		
Splash Planet	9.8	15	20	147	196		
Windsor Park Camping Ground	3.6	15	20	54	72		
Racecourse	32	15	20	475	633		