

HPUDS Review
Hawke's Bay Regional Council
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Napier 4142

Draft HPUDS Revised Strategy 2016 – Submission

Submitter: Guy Panckhurst
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I wish to present my submission at the Working Group's meeting.

Points of Submission

1. There is presently significant pressure on greenfield land in both Napier and Hastings/Havelock North areas. Residential growth is being suppressed which has huge implications for the land based economy. There is urgent need to release greenfield land to the market.

We have received significant increases in inquiry from people wanting to build new homes in Hawke's Bay, but have been unable to find land on which to build. This has led to desperate measures by some, such as buying an existing section to subdivide, and becoming a reluctant developer.

There are many people that do not want to live in new areas such as Parklands, Te Awa, Arataki or Lyndhurst. It is essential that alternative areas are made available that provide variety of choice. Adequate options are essential to providing for people's health and wellbeing, and underpin the quality of life of living in Hawke's Bay. Failure to provide options restrains economic growth and is a poor outcome for the region.

It cannot be overemphasized that the greenfield options have to be realistic and achievable, not only from the Council perspective, but also from the developer and market driven perspective.

2. The review recognises the significant increase in retirees in coming years. This needs to be reflected in the greenfield growth areas, by specifically providing pathways for the establishment of retirement villages.

The strategy recognises that retirement housing requires block of 6ha, and yet there is no mechanism that facilitates blocks of this size to be made available. Retirement housing has specific needs in respect of proximity to facilities, amenity, land contour etc. If the needs of retirement villages are not recognised there will be no villages built, and one of the fundamental findings of the strategy will not be addressed.

Should there be more work done to ensure the housing needs of the elderly are met in the future? It does not appear this has been adequately addressed in the review.

3. Changing demographics in Maori will lead to a marked increase in the elderly, and also in the 15-24 age group. There is a need to specifically cater for this through encouraging Papakainga on Maori Land around the urban fringe.

Maori have an increasing demographic that requires significant flexibility in planning requirements. Marae and Papakainga based living is becoming more prevalent as the demographics change and family and hapu groups want to live in close proximity. This is not generally well dealt with under traditional planning regimes. There is a need for the strategy to more strongly recognise that Papakainga is a credible and necessary living option for Maori, and that District Plans should be more receptive to alternative living options than traditional greenfield and infill housing.


4. One area in the Taradale hills is suggested for inclusion as an urban cluster growth area, with densities higher than the current rural residential zoning.

Two large rural residential zoned parcels, as highlighted on the attached plan, are a possible area in which a residential cluster of housing may be appropriate. There is a broad valley with significant natural amenity within which a residential cluster could be established. This would be a good use of land that would otherwise be underutilised.

5. It is suggested The Loop greenfield area is extended to include the parcel adjacent to Bledisloe Rd.

The review suggests inclusion of The Loop greenfields area, but does not include the parcel of land shown on the attached plan. It is suggested this parcel is also included, being contiguous and of the same general nature as the land already included.

In general we support the intent and conclusions of the 2016 Review, and significant reporting that substantiates the conclusions. Thank you.



Guy Panckhurst

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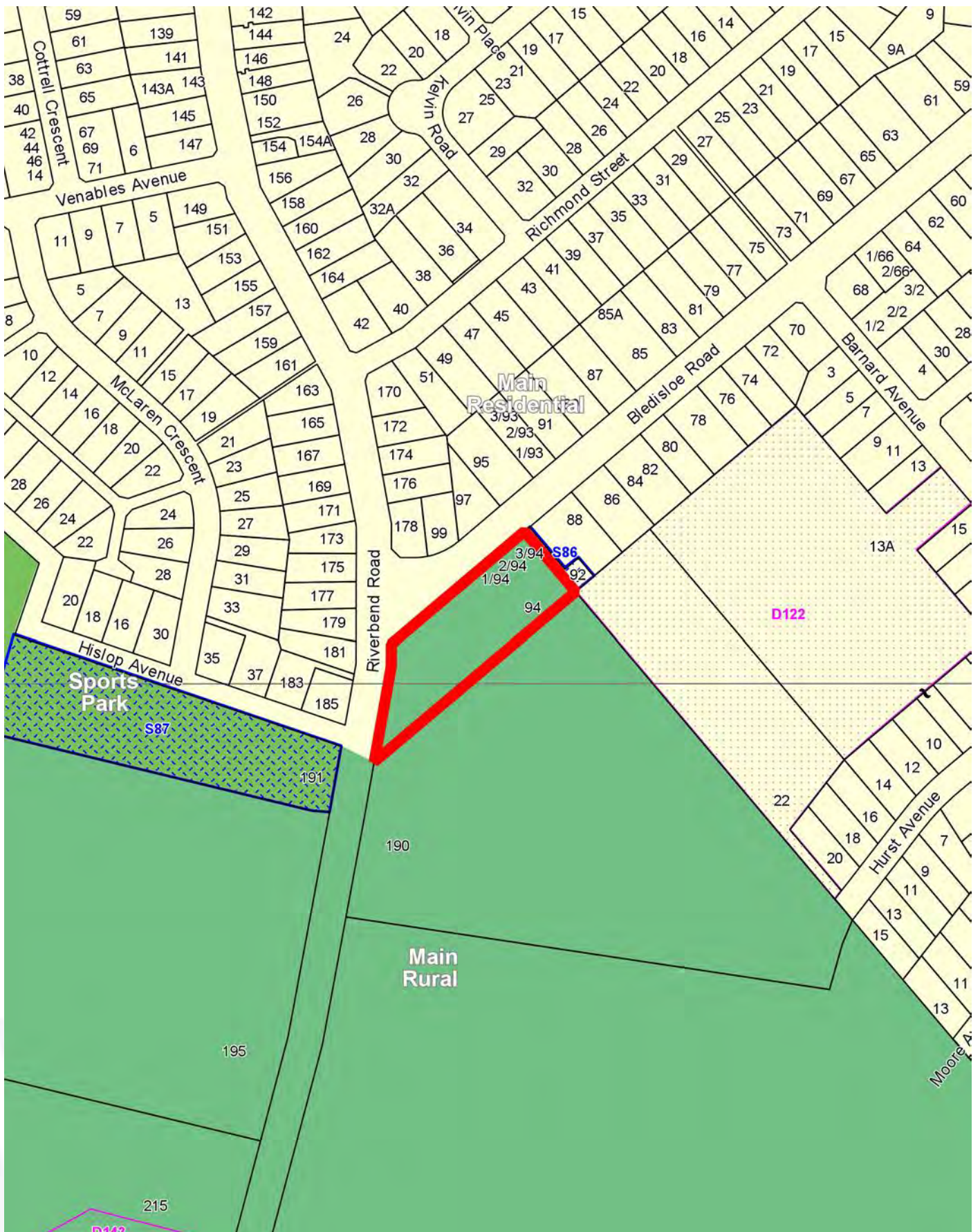
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