

The Heretaunga Plains Urban Development Strategy – 2015 to 2045- Consultation

Introduction

Hastings District Council, Napier City Council and the Hawke's Bay Regional Council have committed to the development of an integrated growth management strategy for the Heretaunga Plains. This Strategy will provide for the growth of the area for the period 2015 through to 2045.

The strategy is necessary to recognise the twin urban centres that are located on versatile soils, manage the tensions between urban development and the protection of resources such as the Heretaunga Plains

A draft vision and guiding principles have been developed, with an emphasis on thriving communities, quality living environments, a growing economy, protection of versatile soils, and water resources and provision for mana whenua values and aspirations

The existing growth strategies will successfully cater for growth up to 2015. The Heretaunga Plains Urban Development Strategy is about deciding on what type of environment you want in 2045.

Three different scenarios for how growth may be catered for have been developed. They are to help you think about how the area may develop out to 2045.

Further information is available on the website: www.hpuds.co.nz, or by contacting Raoul Oosterkamp at Hastings District Council - Contact details overleaf.

What do we need to plan for in 2045? (national comparison in brackets)

- A 6.3% increase in population from 130,300 to 138,500. (National increase 18%)
- A 68% increase in the number of people aged 65 and over. (National increase 80%)
- A decline in all of the other age groups.
- A 25% increase in the Maori population. (National increase 22%)
- A 29% increase in the number of single person households (national increase 40%) and a 37% increase in couples without children. (National increase 50%)
- An economy that will remain reliant on its primary production base.
- Employment Growth of 18% in the period 2015-2045 led by primary production & processing. (Nationally a similar increase)
- Protection of natural resources such as landscapes and versatile soils.

We need to plan for an ageing population, with a greater ethnic diversity and over 8000 (16% increase) new households, and based on current density levels, the possibility of having to provide an additional 670 hectares of land for our business and housing needs.

The scenarios are based on a common set of assumptions and any move away from those assumptions or the conclusions reached from the research undertaken, (see base assumptions paper and research reports on website) will trigger a review of the adopted strategy. For example an increase in traditional energy and fuel costs, implications of climate change.

Scenario 1 – Current Approach

This is a no change scenario where both the Napier and Hastings communities cater for their growth needs independently and it occurs on the periphery with densities of around 12 dwellings per ha. The method of planning is the same as it has been since the first growth studies were developed in the early 1990's. This scenario conflicts with the values of the rural sector which recognises the importance of primary production to the Heretaunga Plains economy, and the sector rejects proposals such as commercial developments and new housing areas on the versatile soils.

It is 2045...

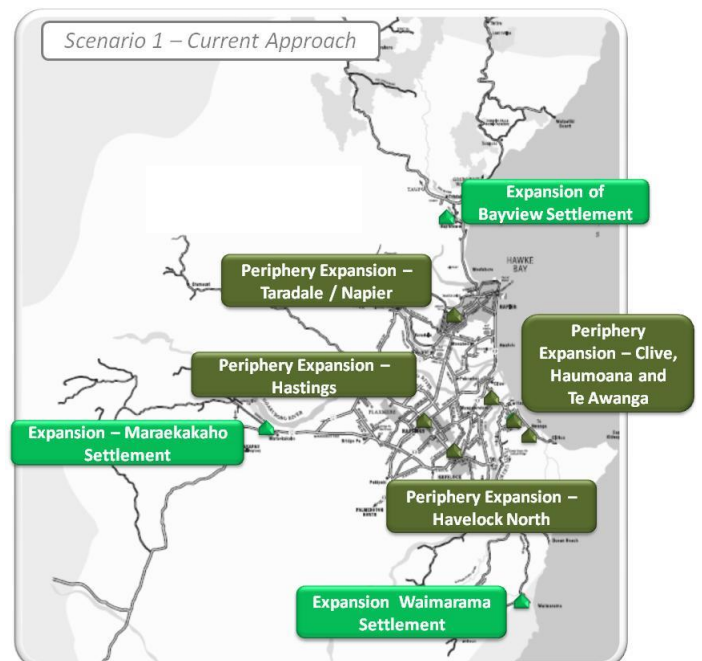
Napier and Hastings

In Napier, the Te Awa and Riverbend/Loop growth areas have been fully developed and an additional 119 hectares of residential land has been provided for, opposite the Fryers Road intersection with Puketitiri Road.

In Hastings, the Irongate/York area has developed with an emphasis on affordable housing. However, with the need for an additional 154 hectares of land there has been an extension of the Lyndhurst development through to Evenden Road.

Havelock North has also seen some extension to the south in the Breadalbane Ave/ Lane Road area as the land to the north beyond Arataki currently used by the viticulture industry.

The older suburbs of both Napier and Hastings have consolidated to some degree although there is now a limited amount of the "one into two" infill developments in many of these areas.



There is more dense development occurring in Ahuriri, Napier and adjacent to the parks in Hastings where higher levels of amenity can be obtained. The more intensive type of development offers attractive housing to the 65+ age group.

Retirement villages are on large sites on the fringe of the city where land is slightly cheaper but this is further from facilities.

Peripheral Settlements

There has been a small amount of growth in the peripheral settlements, although this has been constrained by the lack of infrastructure.

Clive has witnessed limited growth along Farndon Road, as the remaining fringes of the settlement are subject to flooding issues.

Maraekakaho has expanded and is popular with families wanting larger sites at a more affordable cost. Housing in the lower price bracket within new residential development areas is unattainable as the value of land for new housing has increased.

At the northern end of the Heretaunga Plains, Bay View has continued to be constrained by the infrastructure limitations with regard to wastewater and there has been little expansion of this community.

Marae Communities

There has been development around the larger marae communities such as Bridge Pa, Waipatu, Omahu and Paki Paki with some improvements to the infrastructure having been achieved due to their relative proximity to the Hastings.

Business

The land rezoned as a result of the Industrial Strategy, which included Irongate, Omahu Road and Tomoana/ Whakatu has largely been developed and the supply of land is starting to tighten. Demand for industrial land in Napier has been less prominent although the servicing of the Awatoto area has been undertaken to allow for the deferred land in the area to be used. The Napier Business Park off Prebensen Drive has provided an attractive setting for the limited number of technology industries that have been attracted to Hawke's Bay.

The Central Business Districts are the vibrant retail cores of both Napier and Hastings. In Napier the large format retail is on the outer fringe of the CBD within a 5 minute drive. In Hastings it is on edge of the CBD.

There is a heavy reliance on personal car-based transport in this scenario.

Scenario 2 – Consolidation with Growth off the Plains

This scenario recognises that we cannot continue to encroach onto the Heretaunga Plains, but conversely higher-density development cannot be the only alternative.

Increased densities and infill in suitable locations has reduced the spread of both Napier and Hastings. Densities average around 15 houses per hectare in the suburbs, with greater redevelopment of existing urban areas to provide for intensification. There is reduced reliance on cars with walking, cycling and public transport as viable alternatives.

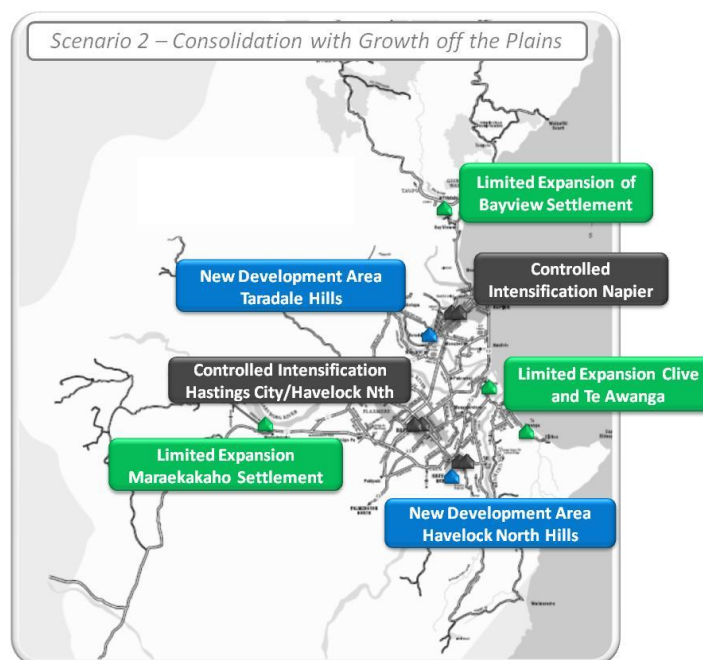
It is 2045...

Napier and Hastings

The provision of new development areas in Hastings is constrained by the valuable land resource upon which much of its economy is based. For this reason new development has been limited to the lower Havelock Hills in the Iona Middle Road/Lane Road area. The settlements on the periphery of Hastings, Havelock North, Te Awanga, Haumoana and Maraekakaho provide for new development with. The extensions of these areas have been undertaken with the consideration of climate change influences. They have strong neighbourhood centres that provide a focal point for neighbourhoods and a gathering place for the community.

The new development area for Napier is an extension of the Mission residential development on Puketitiri Road. This land is off the Plains and adjoins the rural lifestyle development at Poraiti.

Intensified residential development has been encouraged around the identified sites near the CBD and Cornwall Park in Hastings and in Ahuriri, Napier.



These areas have infrastructure that can cope with increased densities. With increased density the affordability of new houses has improved to some extent. Similarly, retirement housing needs are being increasingly met within existing suburbs rather than through large standalone complexes.

Shopping occurs within the Central Business District's, and at expanded large scale centres, but with local needs met within small neighbourhood centres.

Peripheral Settlements

Bay View has grown to provide an important settlement to the north that is readily accessible to Napier.

Transport routes have been developed to support settlements as they grow and there is an efficient and convenient public transport offering a real choice for the journey to work.

Marae Communities

Development around the larger marae settlements supports housing and social needs of Maori.

Ten percent of the population has been accommodated in rural areas principally in rural residential zones, but also centred on existing village clusters like Puketapu and Maraekakaho that protect land for productive use. There has been no need for the expansion of the rural residential zone because of the large undeveloped land supply already within this boundary.

Given the relatively modest levels of growth in the region the more remote beach settlements, such as Waimarama to the south and Waipatiki to the north continue to provide for recreation needs and retain their small-scale charm. There has been no expansion of the Ocean Beach settlement which is viewed as an important natural coastal resource.

Business

The planned industrial areas are catering for the needs of the district and no further areas are required for expansion.

Scenario 3 – Compact Development (within existing boundaries)

This scenario recognises a major shift in approach to ensure long term sustainability for the Heretaunga Plains versatile soils. There is clear recognition by all sectors of the community that the versatile soils are the most valued natural resource.

This Scenario still provides choice but it is more limited and densities are higher.

Napier and Hastings both have very defined urban limits. The higher density locations across each of the cities are noticeable and are close to commercial nodes and areas of higher amenity. Councils have had to invest heavily in upgrading the existing infrastructure.

There is an average of 17 dwellings per hectare for greenfields development and over 70 percent of all development occurs as residential intensification.

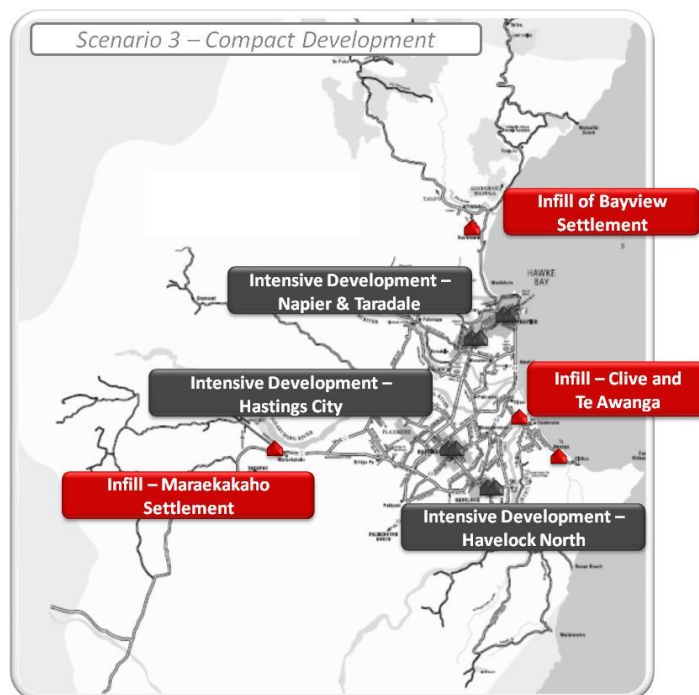
It is 2045...

Napier and Hastings

There have been no new development areas for either Napier or Hastings since the last identified areas were completed around 2025-2030. There have been some new traditional greenfield sites by infilling on a very limited scale within the tightly controlled boundaries of the cities.

Intensified residential development has been encouraged in both Napier and Hastings around a number of high-density nodes. In Hastings this is close to the city centre and around the Cornwall Park area. In Napier, Ahuriri has further intensified to take advantage of its proximity to the coast and the micro-climate. There is also some intensification on the edge of the Napier central commercial area and adjacent to the Taradale shopping centre and Taradale Park. These areas are attractive to retirees. The character of other existing suburban areas remains largely intact.

Less than 5% of the population is accommodated in rural areas. There has been no expansion of the rural lifestyle zones and there is an emphasis on providing greater density within the existing zones or in rural village clusters within defined limits, such as Puketapu.



Havelock North is a significant area that is popular with the 65+ age group. There is a concentration of higher density around the village centre and along Napier Road which makes access into the centre easily achievable.

Peripheral Settlements

Bay View, Clive, Haumoana and Te Awanga have grown but only to a limited extent. There is a strong emphasis on maintaining a compact form of development for these settlements. The beach settlements of Waimarama and Ocean Beach have remained as 'Bach settlements' and no encouragement has been given to their growth, especially given their remoteness.

Marae Communities

The settlements of Omahu, Waipatu, Bridge Pa, Paki Paki and Moteo support housing, employment and social needs in flourishing marae communities and make a significant contribution toward accommodating growth.

Business

Shopping occurs within the CBD, and at expanded large scale centres, but with the increased density levels in several areas some of the local needs are again being met by the older neighbourhood centres that are close to these higher-density nodes.

The demand for industrial land has not been significant as the focus of industry in the region has been on the primary processing industry. Napier and Hastings work together to provide the best site for an industry's needs. This has meant some savings in the land area required for industry.

We want to hear from you...

The Heretaunga Plains Urban Development Strategy focuses on how you would like to see the area develop out to 2045. You have the opportunity to let us know how growth should be managed on the Heretaunga Plains over this period. The three different scenarios set out above are designed to help you think about future growth. No one scenario is necessarily correct and you may well think that a blend of the ideas would be the right approach.

Please fill in the Submission Form attached and post it back to:

Raoul Oosterkamp – Strategic Projects Planner
Hastings District Council
207 Lyndon Road East
Private Bag 9002
HASTINGS 4156
Email: raoulo@hdc.govt.nz
Phone: 871 5000

Alternatively you can also provide feedback online at www.hpuds.co.nz

Submission closure date is 15 January 2010.

What happens after 15 January 2010

- Comments received will be used for evaluating the three scenarios
- From the evaluation, a preferred scenario will be developed to provide the basis for development of the draft Heretaunga Plains Urban Development Strategy
- This draft will be formally consulted on in March / April 2010 and submissions called for
- Hearing of submissions and decisions made on them
- Amendments to strategy
- Final strategy to be adopted by the partners in June 2010

Submission Form

1. Your information

Submitters Name:

Postal Address:

Email Address:

Telephone:

2. Your Submission

1. Which Scenario best reflects how you think the growth of the Heretaunga Plains should be managed?

2. What are the most important issues for you in managing growth on the Heretaunga Plains through to 2045?

Any other comments?

Send your submissions to:

**Raoul Oosterkamp – Strategic Projects Planner
Hastings District Council
Private Bag 9002
HASTINGS 4156**

Submission closure date is 15 January 2010. All submissions must be received before or on this date.