



# HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY (HPUDS) JOINT COMMITTEE

## OPEN MINUTES Of The Inaugural Meeting

**HELD:** Wednesday 3 March 2010  
**TIME:** 2.00pm – 3.30pm  
**VENUE:** Main Committee Room, 3<sup>rd</sup> Floor Civic Building, Hastings Street, Napier

<b>Present</b>	Barbara Arnott (Mayor Napier City Council), Lawrence Yule (Mayor Hastings District Council), Alan Dick (Chair Hawke's Bay Regional Council), Napier City Councillor Mark Herbert (Chair NCC Environmental Management Committee), Hastings District Councillor Norman Speers (Chair HDC Development & Environment Committee)
<b>Apologies</b>	Ngahiwi Tomoana (Chair Ngati Kahungunu Iwi Incorporated), Hawke's Bay Regional Councillor Eileen von Dadelszen (Chair HBRC Environmental Management Committee).  <b>Accepted: Councillor Herbert / Mayor Yule</b>
<b>In Attendance</b>	Consultants – Bill Wasley, Ken Tremaine, Rowan Wallis Alastair Thompson - Planning Manager Napier City Council Ross McLeod – CE Hastings District Council (arrived 3.05pm) Helen Codlin - Group Manager Strategic Development Hawke's Bay Regional Council Mark Clews - Principal Advisor District Development Hastings District Council Raoul Oosterkamp – Strategic Projects Planner, Hastings District Council Faye Murray – Committee Secretary, Napier City Council

## 1. APPOINTMENT OF COMMITTEE CHAIR & DEPUTY CHAIR

Chair – Mayor Barbara Arnott

Councillor Herbert / Mayor Yule  
CARRIED

Deputy Chair – Mayor Lawrence Yule

A J Dick / Councillor Herbert  
CARRIED

## 2. REPORT ON DRAFT STRATEGY

Mayor Arnott outlined the background of the Strategy. The Target of 2045 had to be achievable with ‘buy in’ from all the Councils, groups and the public. Meetings had been held with Maori, stakeholder groups and an informal public submission process was undertaken. Protection of significant features, water and soil, energy needs in the future, Maori aspirations, Marae and/or traditional sites, and compact development were all to be considered. A regional transportation review will commence in July.

A flier was being produced which would be sent out to the Reference Stakeholder Group for recommendations and amendments for the Joint Council Committee to consider prior to being released to the public. The public had access to the Draft Strategy through the website, libraries and Councils and this would be updated with amendments as identified today.

The Consultants outlined the recommendations. Their powerpoint presentation covered the following:

- Process through to the strategy adoption by the partner Councils.
- Role of the Joint Committee through to HPU DS adoption.
- Consideration and recommendation of draft strategy to partner Councils for consultation, subject to any amendments.
- Consideration of draft notification flier.
- Public Notification, Consultation, Hearings & Decisions.
- Compact Development for Heretaunga Plains.
- Settlement Pattern – overview, demand (land requirements) land available for development at 2015, demand (households), allocation.
- Further Pre-Strategy Notification Work.
- Strategy Implementation.
- Monitoring & Review.

Special consultation would be carried out by the individual Councils as part of their Annual Plan process, and the Joint Council Committee would handle the process and the submissions.

**Special Consultation Process:** Discussion regarding the reason for a special process ensued. It was noted that this gave status to the strategy and a level of consultation to standards required by the Local Government Act will have been undertaken. It was important that the Local Government Act standards be met through the use of the special consultation process.

Input so far:

- Points summarised in Section 4 of the Agenda report.
- Compact Development – water was higher on the public’s list, not soil.
- The definition of ‘households’ – based on occupancy rates which were falling due to a large increase in the number of single people living in their own house. There would be a need for additional houses, retirement villages etc. Statistics from the five yearly Census were taken into consideration with continual monitoring of household levels.

The settlement pattern was outlined. Two changes were to be made to:

- Hastings Development – Industrial Land to be added.
- Napier 66ha on Table 4 – Industrial Land description to be added.

Consideration had to be given to the ageing population, fewer taxpayers, levels of migration, and what the local economy would be like in the future. These still needed to attract development to the area to increase the population base. We did not want to see a decrease, but do wish to make it clear that there was still choice available for people to move forward.

A map was tabled showing the proposed growth areas from 2015–2045. The legend needed to show how many households or people were accommodated in each of the zones before the flier was distributed.

### Amendments

- Notification 1 & 2 – Amend tables 1a & 4.
- Page 18 - add new section.
- Page 96 - needed to clarify the intensification and make links to Section 18.
- Page 122 - Community Development to new and intensified communities.
- Page 54 - Clarify – Reference Stakeholder Group (RSG) & HPUDS – Ocean Beach example, in the current plan there is growth available, don't want to give the wrong message.
- Page 102, first bullet point – delete “*market to provide wider housing choice by developing smaller homes and/or apartments*” & replace with “*provision of wider housing choice*”.
- Page 122, bullet point 7 – Community development policies to new areas but also intensification in existing areas.
- Page 49 – refers to the region as “*The Hawke's Bay*”, take out the word “*The*”.
- Page 54, final bullet point – referring to no growth in Haumoana, this was being challenged by the Community Group and the reference on page 91 recognising Te Awanga and Haumoana – needed to be qualified so as not to suggest predetermination. Mayor Yule explained that of the two options available the managed retreat option was the most prudent. It was not a Policy issue but was consistent with the Coastal Policy statement and the HBRC Development Plan as a ‘natural retreat’. Change the wording to “*but may need to provide for managed retreat.*”
- Page 91 – tidy up both areas.
- Page 135 – Action 14 Cycle Trail – include developments being undertaken at the moment.
- Page 142, second to last bullet point – Karamu Stream Catchment. Engineering requirements to be included regarding the stormwater outfall. With street upgrades the stormwater would be stored in the system before discharge. The wording needed to clarify that the stormwater would be held on site. The action outlined on Page 144 related to that issue. Policies and plans needed to be developed as soon as possible through the District Plan reviews, not wait until 2015. (Napier & Hastings Councils were working towards a standard approach within the District Plans on stormwater, parking issues etc. The region could consider including Wairoa and Central Hawke's Bay Councils as well to maintain uniformity between the different areas, to have different character areas but common rules and standards. Section 80 of the Resource Management Act took a common approach to cross boundaries.)
- Page 101 – Confirm the statistic that it now takes 71.2% of one median income to pay the mortgage on a median priced house.

- Add a statement into Section 2 Context and 2.3 Regional Context regarding the development of industry, agriculture and growth in Central Hawke's Bay and the impact it will have on the Heretaunga Plains as well as Hastings and Napier. Business plans were regional with wider regional context, the implementation would have a serious challenge of environmental degradation.
- Strategy Implementation - the key actions were already in place through the LTCCP's etc. The Strategy was subject to change with the first review being post the 2012 census then every five years following each census.
- The Consultants were to check whether the Special Consultative Procedure needed to be viewed by the Audit Office.

### Recommendations

1. That the report dated 3 March 2010 be received.
2. That the draft Strategy subject to any other amendments arising at the meeting, be recommended to the partner Councils for adoption for the purposes of consultation.
3. That the Chair of the Joint Committee be authorised to confirm the final draft of the notification flier, and to finalise it, and the draft be circulated to the Reference Stakeholder Group for input. **Note:** This notification flier to be the summary.
4. That the consultation period be undertaken at the same time the respective Councils undertake consultation on their annual plans.
5. That the consultation be undertaken in accord with the special consultative provision of the Local Government Act 2002.
6. That the Joint Committee undertake the hearings of submissions and make recommendations on any amendments to the draft strategy, to the partner Councils.
7. That the Joint Committee note that the draft strategy will be the Statement of Proposal.

**Mayor Yule / AJ Dick  
CARRIED**

The Chair thanked the Technical Advisory Group (TAG) team and Consulting Team for their input, as well as the members of the public for their submission feedback.

**The Meeting Closed at 3.30pm**

**APPROVED AND ADOPTED AS A TRUE AND ACCURATE RECORD OF THE  
MEETING**

**CHAIRPERSON: \_\_\_\_\_ DATE OF APPROVAL: \_\_\_\_\_**