



HASTINGS
DISTRICT
COUNCIL

CITY OF
NAPIER



HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY

REPORT TO:	Joint Committee
FROM:	Consultant Project Manager and Technical Advisors
MEETING DATE:	3 March, 2010
SUBJECT:	Draft Strategy Document: Recommendation to Partner Councils

1.0 Introduction

This report seeks a decision from the Joint Committee to recommend the draft Heretaunga Plains Urban Development Strategy (as attached as **Appendix 1**) to the partner Councils (Hastings District Council, Napier City Council and Hawke's Bay Regional Council) for adoption for the purposes of consultation and calling for submissions.

2.0 Consultation and Hearings

It is intended that the consultation on the draft Strategy will occur in parallel with consultation on the Councils' Annual Plans and is intended to commence in late March/early April. The Partner Councils will prepare and use similar statements of proposal. A draft consultation mail out will be circulated at the meeting for Joint Committee consideration.

In addition, the draft statement of proposal (special consultative provisions – LGA 2002) will be circulated to members of the Joint Committee for input prior to being considered by the partner councils. This statement is currently being prepared by partner Council staff.

The consultation will occur utilising the special consultative provisions of the Local Government Act 2002. Upon completion of the consultative period, partner Council staff will summarise the submissions, and prepare the officer report (with provision of feedback from the consultant team) for consideration by the Joint Committee.

The Committee will conduct hearings and hearing dates (5) have been set aside for that purpose. The consultant team representatives will be available to respond to questions and provide advice.

3.0 Draft Strategy

The development of the Heretaunga Plains Urban Development Strategy (HPUDS) has involved a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council to plan for and manage urban development for the period 2015-2045. The strategy takes a long-term integrated view of land-use and infrastructure.

Community stakeholder involvement has been an integral part of the development of the strategy especially in establishing the Vision, which focuses on matters to be addressed as part of strategy development process and what is to be achieved by implementation of the strategy.

The strategy has also been developed against a large number of global, national and local influences.

These include such matters as climate change, peak energy, transport efficiency objectives, national environmental standards and at a regional and local level, demographic and employment projections. The latter show that the growth being planned for is modest, that the population is ageing and that there will be an increase in the Maori population, particularly in the 15-24 age range. The Hawke's Bay region's median annual income level also falls well below the national average and there are increasing levels of social deprivation in some areas. This is a challenge to the economy and in providing affordable housing.

- **Strategy Development**

Three basic growth options were put to the public in the informal consultation period to ascertain the direction for growth through to 2045. They were:

- ~ **Current Approach**- *No change from existing approaches, There are conflicts between desires for a wide range of lifestyle and business development in new areas and the importance of the primary sector to the districts' economies.*
- ~ **Consolidation with Growth off the Plains** - *Future growth considered in context of providing for an increasing number of households on a smaller land area in settlements across the sub-region.*
- ~ **Compact Development** - *Napier and Hastings have defined urban limits lines so there is a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice.*

Submissions from the community together with the technical work undertaken, has clearly showed that the compact development pattern was the preferred scenario.

However, the compact development scenario requires that a significant level of intensification will need to take place. There are issues relating to public acceptance of moving quickly to more dense living environments and also the higher costs of funding intensification of existing areas and for these reasons there is a need to transition from the current approach through to a full compact settlement scenario.

- **The Growth Areas**

The settlement pattern is made up of key growth areas that have been identified within Napier City and Hastings District. The settlement pattern out to 2045 will involve an increase in the number of households within a smaller land area. This is achieved by focusing development into the growth areas.

The key elements of the settlement pattern are:

-60% intensification (10 – 20% intensification or brownfields)

-35% greenfield

-5% of population in rural areas.

One of the aims of the Heretaunga Plains Urban Development Strategy is to have defined urban areas. This allows for more cost effective and efficient servicing and creates definite boundaries between the urban and rural environments.

The following are the growth areas for the Heretaunga Plains beyond 2015.

Napier:

Riverbend / The Loop (part of current strategy)

The Serpentine/Te Awa (part of current strategy)

Bay View

Napier Central Area

Taradale Hills

Park Island (part of current strategy)

Hastings:

Lyndhurst (part of current strategy)

Irongate / York (part of current strategy)

Arataki

Middle Road / Iona (part of current strategy)

Hastings City / Havelock North

Te Awanga

Lower Havelock North Hills

Murdoch Road West

Murdoch Road East

Howard Street

Copeland Road

Maraekakaho

Lyndhurst

- **Implementation and Monitoring**

The success of the strategy will be determined by the implementation of a long-term formal commitment to collaboration by the partner Councils. Collaboration and liaison with government agencies will also need to be implemented to ensure success. The strategy outlines a number of recommended actions for implementation by the partners.

It is also important that there is a regular review of the information used, particularly in the forecasting of growth, funding of infrastructure and assumptions to ensure the strategy is kept up to date and relevant.

It has been agreed that the monitoring of the strategy, the demographic projections upon which it is based and projected against actual uptake rates, should be undertaken following each census.

4.0 Additional Strategy Input

As a result of briefings to the combined Partner Councils on Monday 22 February 2010, and the Regional Stakeholder Group (RSG) and Technical Advisory Group (TAG) on Tuesday 23 February 2010, a number of additional points have been added to the Strategy. In summary these are:

- a clearer explanation between the population growth and household growth
- confirmation of Maraekakaho and Lyndhurst Rd as growth areas
- a further explanation of why employment numbers will keep growing when the population is declining
- specific statements on intensification as an evolutionary process and how this will be implemented through Council and private sector initiatives
- an explanation of the role of the 7000 undeveloped rural titles which we have considered as part of the greenfields development areas since following experience elsewhere in New Zealand, they are unlikely to make a significant contribution to the total settlement pattern
- a more detailed settlement pattern map to accompany the generalised map from the Strategy draft
- reference to how future retirement village needs may be met

In addition there are footnotes under Table 1 indicating that the land areas contained in the existing Council strategies through to 2015 are still to be added to the table. Some reconciliation may be needed between figures that have recently been compiled and those used in the current strategies

Likewise there is a footnote at the bottom of the new 'Map 4' indicating that Infill needs to be integrated as part of Intensification.

5.0 Additional Sensitivity Analysis

The Committee is asked to note that work is continuing with a sensitivity analysis of some of the growth locations from an integrated land use, infrastructure and funding perspective. This work was discussed at the Councillor briefing held on 22 February and at the Regional Stakeholder Group workshop on 23 February. Having a strategy that is credible from an implementation perspective is critical in particular any LTCCP impacts that arise from both infrastructure to support either a particular location or combination of locations.

Part of this work also involves integrating the land areas and uptake rates of the current strategies into the tables so an overall picture can be obtained.

It will not be possible to complete this work by 26 February. The work will continue during March and will be made available to the partner councils for Strategy adoption.

It is likely that it will not be fully completed given the nature of the financial modelling involved until the Strategy is adopted in June 2010. The Strategy document clearly indicates this course of action.

Any suggested strategy amendments will be refinements of the proposed Scenario 3. There will be no change in direction from that contained in the draft strategy document.

6.0 Recommendations

- 6.1** *That the report dated 3 March 2010 be received;*
- 6.2** *That the draft Strategy (as attached as Appendix 1) subject to any other amendments arising at the meeting, be recommended to the partner Councils for adoption for the purposes of consultation;*
- 6.3** *That the Chair of the Joint Committee in conjunction with the Technical Advisory Group be empowered to undertake any editorial amendments arising from any further elected member, Reference Stakeholder Group, Technical Advisory Group and Consultant input;*
- 6.4** *That the consultation period be undertaken at the same time the respective Councils undertake consultation on their annual plans;*
- 6.5** *That the consultation be undertaken in accord with the special consultative provisions of the Local Government Act 2002;*
- 6.6** *That the Joint Committee undertake the hearings of submissions and make recommendations on any amendments to the draft strategy, to the partner Councils;*
- 6.7** *That the Joint Committee note a Statement of Proposal will be circulated to the Committee for comment prior to the Statement of Proposal being confirmed and publicly notified by the partner Councils.*

Appendix 1 - Draft Heretaunga Plains Urban Development Strategy