



Urban form and development



KOTAHI

TŌ TĀTAU PAPA, TŌ TĀTAU ANAMATA
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HAWKES BAY
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What do we know?

This topic covers the built environment and where development and infrastructure should occur to create urban communities. There are a few HBRC and government policy documents that relate to this topic.

The Government's National Policy Statement for Urban Development aims to ensure New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.

Hawke's Bay Regional Council, Napier City Council and Hastings District Council developed a strategy called the Heretaunga Plains Urban Development Strategy (HPUDS) in 2010. A reviewed version was re-adopted by the same councils in 2017. The HPUDS strategy looks at managing urban growth on the Heretaunga Plains and surrounds, over the thirty-year period from 2015 to 2045.

The Regional Council has found issues with subdivision and consent applications from local territorial authorities. The issues that often arise in local applications where HBRC has been a submitter include:

- the adverse effects of ad-hoc, unplanned development, particularly adequacy of related infrastructure
- loss of highly productive soils
- the potential impacts of reverse sensitivity
- proposals to develop areas known to be at risk of natural hazards
- the availability and allocation of water
- risks posed by development to community drinking water sources.



Where to from here?

HBRC needs to meet the requirements of the National Policy Statement for Urban Development (NPSUD). The NPSUD requires a Housing and Business Analysis as well as a Future Development Strategy to be completed in time to inform the respective 2024 Long Term Plans for Napier City, Hastings District and Hawke's Bay Regional councils. This work can then inform the appropriate provisions for inclusion in the regional policy statement of Kotahi.

however urban development is occurring elsewhere in the region. Development and infrastructure issues need to be considered across the region like resilience to natural hazards, reducing impacts of climate change, and reducing greenhouse gas emissions.

A number of issues raised locally will be common across the region. To make the best use of everyone's time, HBRC will set up region-wide working groups to tackle region-wide issues, and local, catchment-based groups to work on developing practical action plans to meet local needs. This should enable regional consistency to the Kotahi plan.

The Regional Council also needs to look at urban areas across the wider region. Many of the provisions in the current plan are concerned with urban development in the Heretaunga Plains sub-region,

How we are doing?

One chapter in HBRC's Regional Policy Statement looks at Urban Development. Chapter 3.1B of the RPS, Managing the Built Environment, looks at:

- the adverse effects of sporadic and unplanned urban development on the natural environment, infrastructure, services
- the wellbeing of the people and communities
- the adverse effects from urban development on versatile land.

The chapter is particularly concerned with development in the Heretaunga Plains sub-region, but also includes policies for urban development in the wider region.

A Housing Assessment for the Hastings-Napier Urban Area was completed in 2021 by Hawke's Bay Regional Council, Napier City Council and Hastings District Council. It focused on housing demand and development capacity over the short, medium and long-term. The assessment found that Napier City Council and Hastings District Council have enough capacity for various types of housing and sufficient infrastructure capacity including planned investment, for

the short and medium term. However, there are limitations around the modelling for infrastructure as there is unknown infrastructure capacity, especially in Hastings. A Business Land Capacity Assessment is due for completion in mid-2022.

We know there will be infrastructure gaps in greenfield areas. There are objectives and policies in our current plan that ensures infrastructure is delivered at the same time of subdivision. They also ensure that subdivision and development do not occur out of sequence. These objectives and policies will need to be considered alongside the development of Kotahi.

The TANK plan change, Proposed Plan Change 9, is relevant to this topic as it discusses water quantity for the Heretaunga Plains area. Read more about this in the Heretaunga and Ahuriri catchment summary fact sheet.

Chapter 3.1B of the Regional Policy Statement needs further revision to give effect to the 2020 National Policy Statement for Urban Development, alongside other relevant national policy statements and national planning standards.

