

## DRAFT DISTRICT PLAN

*Topic summary:*

# RURAL

## KEY OUTCOMES

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- *Regional approach to industry*
- *Greenfield growth in the hills*



## INTRODUCTION

*Approximately two thirds of Napier's land area is rural; utilized for agriculture, horticulture and pastoral farming, as well as activities that support primary production. Rural land is also home to several significant landscapes, features and areas of cultural importance.*

Because our versatile rural land supports food production, it also supports life, and is therefore an essential resource in shaping and enabling the wellbeing of the Napier community. The vibrant mix of versatile productive soils - including vineyards and wineries and striking hills - are easily visible and accessible from urban Napier and give the city's urban fabric a provincial setting.

The rural chapters of the Draft District Plan promote land uses that support primary production and rural industry, enable a range of compatible rural activities and seek to protect the sustainability of the rural resource while maintaining reasonable amenity for the area.

However, productive rural land is under increasing pressure from subdivision and development for housing.

## OVERVIEW OF CURRENT DISTRICT PLAN PROVISIONS

The Draft District Plan proposes three rural zones, rural settlement precincts and a special control area. No substantive changes to the policy framework are proposed, however the rural precinct of Jervoistown is identified as a potential new development area, and the form it takes is dependent on a clear consensus from the community.

## OVERVIEW OF CURRENT DISTRICT PLAN INDUSTRIAL PROVISIONS

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### ***Rural Production Zone***

This zone replaces the current Main Rural Zone. It applies to the most productive and versatile soils of Napier north-west of Bay View, pockets of Western Hills and Awatoto/ Meeanee. The main activities within this zone involve primary production that relies on access to our versatile soil for economic success (such as agriculture, horticulture and viticulture) with low population density in spread-out dwellings and clusters of farm buildings.

The Draft District Plan aims to protect this land for ongoing productive uses and the rights of people to undertake these activities without unnecessary constraint (while still meeting environmental bottom lines).

### ***Rural Lifestyle Zone***

This zone replaces the Rural Residential Zone, and provides residential lifestyle living with rural amenity on low density lots. Farming, both commercial and hobby, can still occur on smaller lots than those outlined within the Rural Production Zone. These lots are scattered throughout areas of Poraiti, elevated parts of Taradale Hills and Bay View.

Potential future growth areas are indicatively identified in Napier's Spatial Picture (which is open for feedback and comment in conjunction with feedback on the Draft District Plan) on hill areas of Taradale and behind Tironui Drive. Feedback on the Spatial Picture is being sought during the same time period as feedback is received on the Draft District Plan.

The Rural Lifestyle Zone, covering the hills surrounding Napier, contains a host of significant natural and cultural features which need to be protected and managed for future generations.

### ***Settlement Zone***

This zone applies to the established residential areas of Bay View, Jervoistown and the core residential area of Meeanee. Characterized by large sites, deep front yards, more modest buildings and extensive

planting, the zone has a spacious feeling, compatible with its rural surrounds. However, the rural surroundings also mean that there are some levels of noise, odor and other effects associated with rural land use practices that wouldn't normally be experienced in a suburban context.

### ***Jervoistown Precinct and Development Areas***

Jervoistown is an established large-lot residential settlement with a distinctive character on the outskirts of Napier. It is situated to the east of the Hawke's Bay Expressway, to the north and south of Meeanee Road.

Detached houses are set back from the road with their own on-site services, roads are narrow without footpaths, and there are areas of mature vegetation and a number of open roadside stormwater drains.

Council worked with the Jervoistown community several years ago to investigate options and challenges posed by a series of subdivisions, in an area without sufficient supporting infrastructure. The result of that process was an agreement to permit only a limited level of development within Jervoistown, thereby avoiding the need to reticulate three-water infrastructure to the whole community.

This agreement has ultimately led to the Jervoistown Precinct overlaying the Settlement Zone as there are several District Plan provisions unique to Jervoistown that differ from the other Settlement Zone areas of Bay View and Meeanee.

The Jervoistown Development Areas (structure plans) identify the infrastructural servicing plans (including road connections) to support growth in the area, whether that growth is previously agreed large lot subdivision, or becoming a full residentially zoned area. There is flexibility to switch between the two development area options, provided there is demonstrable and agreed community support for doing so.

### ***Mission Rural Precincts***

Mission Estate is a winery that includes a wide mix of primary productive activities, as well as commercial, residential activities and historic uses such as the Order of Marist seminary.

The District Plan seeks to enable and provide for the sustainable integrated management of these various land uses under three precincts.

#### **PREC12 - MISSION LANDSCAPE AND VISITOR PRECINCT**

This precinct includes the existing hub of the Mission Estate in the Grande Maison building and other buildings and facilities, including the concert venue. It also includes the hills framing the iconic Mission landscape as viewed from Church Road. This precinct acknowledges the opportunities this iconic asset presents for tourism, visitors and local residents. Limited change is envisaged within this precinct.

#### **PREC13 - MISSION PRODUCTIVE RURAL PRECINCT**

This precinct emulates the Rural Production Zone, with specific modifications appropriate to its setting within the wider Mission landscape. The versatile flat land fronting Church Road continues to be used productively for wine growing and production or other forms of agricultural or horticultural production.

#### **PREC14 - MISSION RURAL RESIDENTIAL PRECINCT**

This precinct emulates the Rural Lifestyle Zone with specific modifications appropriate to its setting and character. These modifications allow for a mix of residential, farming and forestry activities on land unsuitable for full residential development.

### ***Rural Specific Control Area***

This specifically recognizes the large area of land that comprised Te Whanganui a Orotū (or the Ahuriri Estuary) prior to the 1931 earthquake. The estuary is a significant, ecological, and cultural habitat. Management of the water within the estuary falls within the

jurisdiction of the Hawke's Bay Regional Council and Department of Conservation, while Napier City Council is responsible for the land that adjoins it. The land is notable for its recreational values, archaeological sites, and significant landscape and features.

This area surrounds the Hawke's Bay Airport. Portions of the area are within the airport noise boundary and flight path overlay to manage the effects of noise from the airport itself and effects of surrounding land uses on the operation of the airport.

The District Plan provides for the protection and management of the land within and adjoining the estuary, controlling the use and development within the estuary surrounds in order to avoid any adverse effects on the estuary and its margins.

## **KEY ISSUES**

### **LIFE SUPPORTING CAPACITY OF THE RURAL RESOURCE.**

***Manage the rural resource and its significance as the primary food base.***

The District Plan safeguards the life-supporting capacity of our rural resource as the primary food production base for the economic wellbeing of the Napier community. The rural chapters ensure that the productive soils are protected, sensitive natural areas are managed appropriately, rural activities and compatible non-rural uses are enabled, and effects of conflicting uses are managed in a sustainable manner. It also recognizes and provides opportunities to grow the rural production business sector and economy, both locally and nationally.

***Expand the economic base for primary production with diverse types of activities.***

Rural industries that process products grown rurally can add value to their business by bringing production, sales and marketing to occur on-site. There are often positive effects from diversifying activities

in this way. However such diversification must not undermine the productive capacity of the soil resource, the ability of soils to meet the needs of future generations, or displace rural activities that are reliant on the soil resource.

### **HOUSING DEMAND AND RESIDENTIAL DEVELOPMENT PUT PRESSURE ON LIMITED RURAL LAND.**

***Providing housing alternatives has the potential for reverse sensitivity in rural areas.***

Urban growth can place pressure on high-quality productive soils. In turn, this can impact the sustainability of the rural resource.

The District Plan identifies a number of areas for residential growth around the city fringe where efficiencies with infrastructure are achievable, and accessibility maximized - thereby reducing greenhouse gas emissions. The potential for conflicts arising between existing rural land uses, types of rural production activities and neighboring residents or non-rural land uses is acknowledged and will be addressed via setbacks, controls, and other appropriate mechanisms.

***Inappropriately located rural lifestyle use and development can result in the irreversible loss of versatile rural land with high productive value.***

The need to provide more housing for the increasing population continues to challenge the limited versatile land available in Napier. The Draft District Plan allows for a mix of rural living in the Rural Lifestyle Zone and Settlement Zone, and identifies future growth areas where adverse effects can be better managed and efficiencies in the provision of infrastructure achieved.

### **DISTINCTIVE RURAL CHARACTER AND AMENITY**

***Rural settlements contribute towards the provision of different housing options.***

Economic growth and increases in population drive demand for a range of lifestyle and housing options. The Settlement Zone allows for semi-rural residential style living in the established settlements of Meeanee, Jervoistown and Bay View while being a short travel distance from the Napier CBD. These areas provide a choice and variety of housing with character and a range of basic community and commercial services for residents of a specific era and amenity.

***Urban activities such as increases in building and structures and impermeable surfaces have potential to affect rural settlements' open spacious character and amenity.***

Spaciousness, vegetation, low density buildings, uncluttered landscapes, privacy and a rural outlook are some of the unique characteristics of existing settlement patterns. Increases in development intensity not only change the character and amenity of an area but might also generate infrastructural issues. Such issues could include potential flooding and ponding that can compromise the ability of onsite servicing to operate effectively.

The Draft District Plan controls and manages the location, height and scale of any proposed buildings or structures. This ensures that development does not dominate the neighborhood or compromise the open space qualities of the semi-rural setting. Consideration of established character and amenity are encouraged in the design and development of any new structures.

## SERVICING INFRASTRUCTURE

### *Cost and capacity of infrastructure*

Provision of infrastructure is a significant issue in Napier. Our low-lying land is vulnerable to natural hazards and makes it difficult to put in place long lasting reticulated networks. Any new housing requires increased capacity of existing infrastructure to service future growth - and this comes at a cost.

Council will continue to explore a range of avenues when determining appropriate nodes for growth. These might include partnering and/or working with landowners, developers, authorities and key stakeholders such as the Hawke's Bay Regional Council to find \ integrated sustainable solutions that benefit the whole region. Council needs to strike a balance, so that landowners have some certainty in the use and development of their land, and our rural resource is protected.

### *Servicing non-rural uses would place unsustainable pressure on Council resources and may have significant adverse effects on natural resources, cultural and landscape values.*

On-site servicing is common in rural areas where reticulated infrastructure may not be available. As such, the Draft District Plan allows and provides for on-site servicing options, so long as the natural, cultural and landscape values of surrounding ecological environments are not compromised.

## CUMULATIVE EFFECTS OF RURAL ACTIVITIES ON NATURAL AND PHYSICAL RESOURCES.

Some rural activities such as vegetation removal, landfills, gravel extraction and so on may be minor when viewed individually. However, they can deplete the life supporting capacity of our soil resource and quality of the environment. If not managed in an integrated manner, the cumulative effects of these types of activities can eventually exacerbate environmental degradation.

### *Manage and provide for unique and regionally significant physical and natural resources in the rural area that contribute to the significance of the Napier area.*

The Ahuriri Estuary (or Te Whanganui a Orotū) is a large wetland area of regional and national significance due to its ecological values, aquatic life and coastal ecosystem. It also forms part of our urban waterway and drainage system. Water quality is poor, and the estuary and surrounding land is vulnerable to flood hazards. In order to improve the health of the estuary, land adjoining it is subject to development constraints.