

SPATIAL PICTURE SUMMARY



OVERVIEW

Central government has directed all Councils to improve planning processes to better plan for growth and to enable more urban development. The National Policy Statement: Urban Development (2020) sets out requirements that Council needs to meet to ensure sufficient capacity for housing and business growth, and to provide for more intensive development in appropriate locations.

Napier needs to provide for approximately 3500 more homes over the next 10 years to meet anticipated demand. We also need to provide enough land across Hawke's Bay for industrial and commercial business growth.

As growth happens, it will be important for Napier to retain the key qualities that make it a great place to live – these qualities include its unique culture, heritage and natural beauty. It will be important for people to have good access to housing, jobs, parks and amenities and to be able to get around easily. Napier also has environmental conditions that will inform where growth occurs.

The Spatial Picture is the first step in us making a plan for this growth. It responds to both our community's needs, and the directives from central government. The spatial picture looks at where we can provide more housing and business land. Once we confirm where we will grow, we can plan for how to make this happen.

The how includes rezoning through the District Plan Review, and funding for infrastructure to service the growth areas.

The Spatial Picture pulls together the relevant information from Napier's existing statutory and non-statutory plans and policies, as well as insights from key stakeholders, and additional spatial analysis undertaken for this project.

KEY RECOMMENDATIONS

The key recommendations of the draft Spatial Picture are to:

- Better enable and support residential intensification around a clearly defined hierarchy of commercial centres, the Gloucester Street/ Kennedy Road /Taradale Road transport corridors, and in high amenity locations such as in Ahuriri and along Marine Parade;
- Recognise and plan for strategic greenfield opportunities (growth in undeveloped areas) at the southern and western extents of Napier;
- Continue to provide for industrial activities close to strategic infrastructure and transport in Napier, and identify opportunities for complementary transport, logistics and storage activities.

The Spatial Picture provides conceptual plans for the intensification areas identified, including Taradale and Ahuriri. These show the potential areas for medium and high-density housing and identify supporting transport and connectivity improvements. More information is available in the full Spatial Picture document available on our website at sayitnapier.nz, or through the interactive map at sayitnapier.nz.

URBAN INTENSIFICATION

Under the government's National Policy Statement: Urban Development, Council is required to provide opportunities for intensification in areas accessible to a range of commercial activities and community services, and in areas where there is significant demand. In Napier, this means potentially providing for higher density (five to six storeys) around our city centre, with medium density (up to three storeys) around our local centres and along the Gloucester Street/ Kennedy Road /Taradale Road transport corridors.

Having more people living close to our centres means we can reduce infrastructure costs for each new household, reduce reliance on cars for people to get to work or go shopping, and provide more housing choice for people wanting to live in our city. Smaller homes can also provide a more affordable option for those not needing a large family home and section.

Any increased density will be accompanied by rules and design criteria in the District Plan to ensure we create quality living environments that support the wellbeing of our communities. The criteria will include rules around privacy, daylight access and open space. The Draft District Plan discussion document for residential zones provides more information on how the rules could manage change in a way that doesn't detract from Napier's special qualities.

Although the District Plan is required to enable higher density, we know this won't happen overnight – change to our existing neighbourhoods will take place over time and will be carefully managed to achieve the key District Plan outcome of 'Great Urban Areas'.

More information on potential intensification areas is available in the full Spatial Picture document available on our website at [sayitnapier.nz](https://www.sayitnapier.nz), or through the interactive map at [sayitnapier.nz](https://www.sayitnapier.nz).

GREENFIELD GROWTH

Intensification will provide for some of the houses we will need, but we still need to open up more land for development. Napier has a number of challenges in providing for growth in undeveloped - or greenfield - areas. These include:

- low land that is susceptible to flooding, liquefaction and tsunami risk after earthquakes;
- the need to protect productive soils for growing food;
- steep slopes in the hills with associated geotechnical issues and infrastructure servicing costs.

The draft Spatial Picture identifies potential areas for greenfield growth including expansion of the Bayview settlement, areas at the south of Pirimai and Onekawa and the Western Hills. Each of these areas has its own challenges.

More information on potential greenfield growth areas is available in the full Spatial Picture document available on our website at [sayitnapier.nz](https://www.sayitnapier.nz), or through the interactive map at [sayitnapier.nz](https://www.sayitnapier.nz).

PRIORITY AREAS FOR ACTION

The Spatial Picture identifies preliminary priority areas for action and further investigation, including:

- Structure planning for the southern greenfield area options already identified in Council's existing urban growth strategy, Heretaunga Plains Urban Development Strategy (HPUDS), due to the current interest and pressure for development;
- Undertaking further structure planning in the Western Hills to explore development opportunities towards Puketapu;
- Working with Waka Kotahi on the Napier Port access business case to integrate land use and transport outcomes;
- Working with Kāinga Ora to deliver housing, as well as supporting amenities and infrastructure in Maraenui.



High-density housing example



Medium-density housing example