



HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAU-A-MĀUI

Extraordinary Meeting of the Hawke's Bay Regional Council

Date: 13 November 2024
Time: 9.00am
Venue: Council Chamber
Hawke's Bay Regional Council
159 Dalton Street
NAPIER

Agenda

Item	Title	Page
1.	Welcome/Karakia/Apologies/Notices	
2.	Conflict of Interest Declarations	
3.	Confirmation of Minutes of the Hawke's Bay Regional Council meeting held on 30 October 2024	
Decision Items		
4.	Report and recommendations from the Napier-Hastings Future Development Strategy Joint Committee	3

Subject: Report and recommendations from the Napier-Hastings Future Development Strategy Joint Committee

Reason for report

1. This report presents a report and recommendations from the Napier Hastings Future Development Strategy Joint Committee's meeting held on 23 October 2024. In particular, the Joint Committee has recommended a draft Napier / Hastings Future Development Strategy (FDS) be adopted and released for public consultation by the three partner councils (Hawke's Bay Regional Council, Hastings District Council and Napier City Council).

Staff recommendations

2. There are no staff recommendations presented in this report. This is a report featuring recommendations passed by the Joint Committee at its recent meeting on 23 October 2024.

Executive summary

3. This report recommends that Council adopts the draft Napier Hastings Future Development Strategy (FDS) for public notification and public consultation under the Special Consultative Procedure (SCP) in Section 83 of the Local Government Act 2002.
4. The draft FDS has been developed by Barker & Associates, which is a specialist planning consultancy. The draft FDS development has been a partnership with Hastings District Council, Napier City Council, Hawke's Bay Regional Council (Partner Councils), Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua, with input from officers, consultants and interested individuals, groups and stakeholders.
5. The draft FDS satisfies the statutory requirements for Future Development Strategies under the National Policy Statement for Urban Development 2020 (NPS-UD).
6. The NPS-UD states that the purpose of an FDS is to promote long term strategic planning by setting out how the Partner Councils intend to:
 - 6.1. Achieve well-functioning urban environments in existing and future urban areas
 - 6.2. Provide at least sufficient development capacity over the next 30 years to meet expected demand, and
 - 6.3. Assist with the integration of planning decisions under the Resource Management Act with infrastructure planning and funding decisions.
7. The final FDS will replace the current Heretaunga Plains Urban Development Strategy 2017 (HPUDS) once adopted by the Partner Councils following public consultation using the SCP.
8. The draft FDS was considered by the Joint Committee at its meeting on 23 October 2024.
9. The Joint Committee resolved:
 - *That the Napier-Hastings Future Development Strategy Joint Committee receive the report titled Adoption of Draft Future Development Strategy for Notification dated 22 July 2024.*
 - *That the Joint Committee adopt the following Objective, to be added to its 'Strategic Objectives' for the FDS, which the Joint Committee adopted at its meeting on 11 July 2023, "The values and aspirations of mana whenua for development are a priority and are recognised and supported".*

- *That the Joint Committee adopt the draft ‘Napier / Hastings Future Development Strategy’ (FDS) attached as Attachment One and ‘Summary of Information’ attached as Attachment Two with the following variations,*
 - I. *That the Ahuriri Station land is identified for inclusion as redress land as detailed in Attachment 5.*
 - II. *Hn3a- Middle Road (excluded).*
 - III. *Hn3b- Middle Road extension (excluded).*

On the basis for II & III that:

These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),

Hn3a and Hn3b are areas of land are Highly Productive (including ‘Land Use Capability’ level 1 and 2 land),

These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),

It would be contrary to the objectives of the FDS to include these areas.

10. The draft FDS is attached as **Attachment 1**.
11. A similar report is being presented to each of the Partner Councils, as each Council must adopt the draft FDS for notification and consultation.
12. The consultation period can commence after the Partner Councils have adopted the draft FDS for notification and consultation. The consultation period must be for a minimum 1 month. Staff recommend a consultation period 23 November to 23 December 2024.
13. The SCP requires Council to prepare and adopt a Statement of Proposal (SOP) and if Council considers on reasonable grounds that it is necessary to enable public understanding of the SOP, a summary of the information contained in the SOP.
14. The draft FDS serves as the SOP, and a *Summary of Information* has been prepared and is attached as **Attachment 2**.
15. The Terms of Reference for the Joint Committee, adopted by the Partner Councils, delegate the Joint Committee to hear and consider submissions on the draft FDS and make appropriate recommendations to the Partner Councils.
16. The Joint Committee resolved:
 - *That the Joint Committee appoint an Independent Panel to assist the Joint Committee by hearing all persons / parties who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide recommendations to the Joint Committee, for consideration by the Joint Committee. The Joint Committee can then recommend a final FDS to the Partner Councils.*
 - *That the Joint Committee directs the Independent Panel in Recommendation B, must act in accordance with the ‘Principles of Consultation’ under Section 82 of the Local Government Act 2002 (LGA), in the hearing of submissions, under the Special Consultative Procedure under section 83 of the LGA.*
 - *That the Joint Committee approves the appointment of a panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy. The Joint Committee directs the Chief Executive to assemble a list of suitable candidates and seeks the Committees feedback on the suitability of candidates for recommendation for Panel Membership and Partner Councils approval.*

17. This report recommends that the Partner Councils amend the Joint Committee Terms of Reference to allow the Joint Committee to appoint an independent panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the FDS. The independent panel will act in accordance with the *Principles of Consultation* under Section 82 of the Local Government Act 2002 (LGA); and in the hearing of submissions under the Special Consultative Procedure prescribed by section 83 of the LGA, to assist the Joint Committee by hearing all persons / parties who wish to submit on the draft FDS. The independent panel will prepare a summation of all submissions and provide recommendations to the Joint Committee for its consideration. The Joint Committee will then recommend a final FDS to the Partner Councils for adoption.

Background /Discussion

18. The Napier Hastings Future Development Strategy (FDS) is a strategic tool to assist with the integration of planning decisions under the Resource Management Act 1991 (RMA) with infrastructure and funding decisions. It shows:
 - 18.1. Where growth will be in Napier and Hastings, in existing and new urban areas over the next 30 years
 - 18.2. The infrastructure needed to support and service that growth, and
 - 18.3. Development constraints.
19. The FDS has been developed in partnership with Hastings District Council, Napier City Council, Hawke’s Bay Regional Council, Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua.
20. The FDS satisfies the statutory requirements for future development strategies under the NPS-UD which states that the purpose of an FDS is to promote long term strategic planning by setting out how the Partner Councils intend to:
 - 20.1. Achieve well-functioning urban environments in existing and future urban areas;
 - 20.2. Provide at least sufficient development capacity over the next 30 years to meet expected demand; and
 - 20.3. Assist with the integration of planning decisions under the RMA with infrastructure planning and funding decisions.

Heretaunga Plains Urban Development Strategy

21. HPUDS was initially developed in 2010 and adopted by the Partner Councils to manage urban growth on the Heretaunga Plains over a 30-year timeframe (2015–2045). Subsequent updates and amendments to HPUDS were made in 2017.
22. The FDS builds on and replaces HPUDS. The FDS responds to the new requirements of the NPS-UD and other legislative direction, including the National Policy Statement for Highly Productive Land 2022 (NPS-HPL).
23. In preparing the FDS, all unzoned future growth areas identified within HPUDS have been reconsidered to determine their appropriateness to accommodate future development.
24. The FDS proposes amendments to the land identified for growth over the next 30 years. The amendments include additional areas considered for development and removal of some existing growth areas from HPUDS.

FDS Alignment with other strategies

25. The following chart summarises the various key statutes, plus policy and planning instruments which influence the FDS.



Consultation and engagement

26. Co-development of the draft FDS has included engagement with mana whenua, elected officials, the community, interested landowners, and developers to inform detailed technical analysis and evaluation.
27. The key engagement phases have been:
 - 27.1. Community Engagement on the 'Issues and Options Report' which included:
 - 27.1.1. 'Call for Opportunities' inviting developers, consultants and interested parties to nominate sites for consideration.
 - 27.1.2. A two-week physical 'Shop Front' for the community to call in and engage with staff.
 - 27.1.3. Public interactive sessions.
 - 27.1.4. Specific meetings with those who nominated opportunities for development.
 - 27.1.5. A public questionnaire requesting feedback on the key themes and the preferred options, resulting in approximately 60 responses.
 - 27.2. Ongoing engagement with Mana Whenua, liaising with PSGEs (Post Settlement Governance Entities) Tamatea Pōkai Whenua, Mana Ahuriri Trust and Maungaharuru Tangitū Trust, and discussions with hapū and organisations.
 - 27.3. Engagement with infrastructure providers and Government organisations to test the spatial scenarios and supporting analysis. This group included the New Zealand Transport Agency, the Ministry of Education, Kāinga Ora, Transpower, Unison, Hawke's Bay Airport, Port of Napier, and Ministry for the Environment.

Ahuriri Station

28. Mana Ahuriri Trust proposed, through the *Call for Opportunities Process*, that the Ahuriri Station area be included within the FDS.

29. The Ahuriri Station area encompasses the existing Pāmu land, adjacent to Hawke’s Bay Airport and adjacent to Onehunga Road. Ahuriri Station is available to Mana Ahuriri Trust to purchase as part of the Treaty Settlement reached and entered between Ahuriri Hapū and the Crown. The ability to purchase Ahuriri Station is intended to provide Ahuriri Hapū with economic redress.
30. Mana Ahuriri Trust has advised that they intend to purchase and redevelop the site into an ecologically sensitive freight, logistics and industrial hub, and for a range of other activities (including residential). The development has recently been included as a project in Schedule 2 of the Fast Track Approvals Bill. The project is described as follows:
- “The project will develop an integrated resilient Green Communities commercial and industrial business park (circa 380 hectares), 1,000 plus houses as an extension to Bayview, the creation of ecological parks, and the preservation and enhancement of key cultural landmarks and features, connected to the regional airport, port and state highway and rail corridor.”*
31. The Fast Track Approvals Bill is intended to pass into law by the end of 2024. The final form of this legislation has not been confirmed although it has been signalled that resource consent application(s) will be considered by an independent hearings panel.
32. Following further discussions with Mana Ahuriri Trust, it was recommended to the Joint Committee by officers that the draft FDS identifies Ahuriri Station as Redress Land, which reflects its status under the Trust’s Treaty Settlement. Supporting text is included in the draft FDS to explain what this means. The text has been developed collaboratively with Mana Ahuriri Trust and officers recommend it is included in the Draft FDS.
33. The Joint Committee voted unanimously to include the Ahuriri Station redress land in the Draft FDS.

Joint Committee resolutions

34. The draft Joint Committee meeting Minutes from the meeting on 23 October 2024 are attached as **Attachment 3**.

Middle Road – HN3a and HN3b

35. A motion was moved, to remove Middle Road sites HN3a and HN3b from the draft strategy for the reasons being:
- i. *These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),*
 - ii. *These areas of land are Highly Productive (including ‘Land Use Capability’ level 1 and 2 land),*
 - iii. *These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),*
 - iv. *It would be contrary to the objectives of the FDS to include these areas.*

36. The sites in question are shown in the image below.



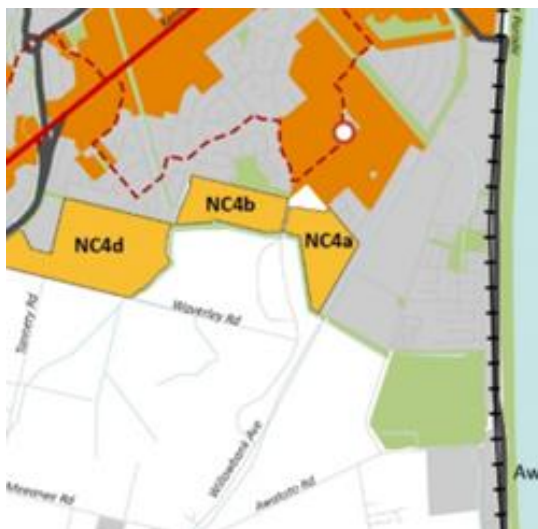
37. This motion to remove the two sites from the draft FDS was passed with 4 votes in favour, 3 against, and the remainder as abstentions.

Riverbend Road – NC4b

38. A motion was moved, to remove Riverbend Road site NC4b from the draft strategy for the reasons being:

- v. *This area is not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),*
- vi. *The land is subject to severe flooding risk,*
- vii. *This area is not included in Heretaunga Plains Urban Development Strategy*
- viii. *It would be contrary to the objectives of the FDS to include this area.*

39. The site in question is shown in the image below (NC4b only):



40. The vote on this motion was 3 for, 3 against and the remainder as abstentions. This equal split vote means the motion was not passed by the Joint Committee and the Riverbend Road site NC4b is included in the draft FDS.

Implications – Residential Capacity

41. The tables below show the changes to development capacity that results from including Ahuriri Station and removing the Middle Road sites. It also shows the capacity implications should the Riverbend Road site be removed.
42. The first table shows the changes to greenfield development capacity and the second table shows the changes to overall development capacity, including intensification.

Site Ref	Site Name / Location	Approx. Capacity
NC4a	Riverbend Road / Willowbank Avenue, Napier	290 dwellings
NC4b	Riverbend Road, Napier	660 dwellings
NC4d	South Pirimai, Ulyatt Road, Napier	370 dwellings
NC6	Mission Estate, Church Road, Napier	100 dwellings
H2a	Lyndhurst Extension, Hastings	280 dwellings
H3	Kaiapo Road, Hastings	430 dwellings
H4	Murdoch Road, Hastings	120 dwellings
H8	Copeland Road, Hastings	130 dwellings
FM2	Portsmouth Road, Flaxmere	330 dwellings
HN2b	Arataki Road Extension, Havelock North	110 dwellings
HN3a	Middle Road, Havelock North	220 Dwellings
HN4b	Middle Road Extension, Havelock North	420 dwellings
HN6	Brookvale Road, Havelock North	125 dwellings
HN10	Oderings Site, Havelock North	35 dwellings
AS	Ahuriri Station, Bayview	1,000 dwellings
Total		4,620 3,980 dwellings

Table 2 – Residential Development Capacity Enabled by Council Area (from the Draft FDS)

Broad Type	Napier	Hastings	Total
Redevelopment / Infill in the existing urban area	4,070	5,840	9,910
Existing Zoned / Consented Greenfield Development	2,085	2,125	4,210
New Greenfield Development ¹	1,760	1,560	3,320
Total Dwellings Enabled	7,915	9,525	17,440²
Total Demand	6,700	9,620	16,320
Sufficiency	+1,215	-95	+1,120

¹ Unless detailed master planning information was made available by landowners / developers during the preparation of the Draft FDS, a conservative density of 15 dwellings per hectare on the net developable area has been used to derive capacity numbers. Based on detailed design, development capacity figures could be higher than this figure.

² The total enabled residential development capacity does not equate to the total number of new homes that will be built. It includes allowance for a competitiveness margin which is equivalent to 2,390 dwellings across Napier and Hastings.

43. The changes would result in a modest overall reduction in development capacity. There would be a modest shortfall of development capacity in Hastings, however, this would be made up through additional development capacity in Napier.
44. Removing the Middle Road sites from the draft FDS would result in a drop in greenfield capacity for Havelock North from 910 dwellings to 270 dwellings.
45. The loss of development capacity arising from the removal of the Riverbend site would be made up by the additional residential capacity enabled in Ahuriri Station, Bayview. There are infrastructure implications associated with these changes as detailed in the Technical Report, with development at Ahuriri Station requiring more significant upgrades than other locations.
46. When accounting for the projected long term split of greenfield/intensification (50% each), there is sufficient greenfield capacity to meet demand. This is shown in the table below.

Broad Type	Long term demand	Long term capacity	Sufficiency
Redevelopment in the existing urban area	8,840 dwellings	9,910 dwellings	+1,070 dwellings
New housing in greenfield areas	7,480 dwellings	7,530 dwellings	+50 dwellings
Total	16,320 dwellings	17,260 dwellings	+1,200 dwellings

47. While the development capacity broadly ‘balances out’ it is important to bear in mind that there is uncertainty about how, when and if development capacity will be realised. There is uncertainty over the readiness of enabling infrastructure and the extent to which development opportunities can be realised, such as land banking. This can hinder market supply responding to demand. Rather than viewing capacity as a target to meet, it is helpful to recognise that more capacity means more development opportunities and greater market competition.
48. The NPS-UD requires the FDS to provide ‘at least’ sufficient development capacity to meet demand (Policy 2). It also requires a variety of homes to be provided that meet people’s needs, in terms of type, price and location (Policy 1). The NPS-UD therefore encourages the FDS to provide greater capacity than is strictly necessary to cater for future uncertainty and to support market competition. This approach would ensure that the FDS provides genuine options and has continued strategic relevance to the Councils and development community should demand be greater, or development capacity not be delivered as we expect it to.

Independent Hearing Panel

49. The Joint Committee resolved to recommend to the Partner Councils that an independent panel is appointed to assist the Joint Committee by hearing all parties/persons who wish to submit on the FDS. The independent panel will prepare a summation of all submissions and provide recommendations to the Joint Committee for consideration. The Joint Committee would then recommend a final FDS to the Partner Councils.
50. The Joint Committee recommends that the independent panel is made up of up to five members that are representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the FDS.
51. This recommendation would require an amendment to the Joint Committee’s Terms of Reference, 6.1 Point 5 Delegated Authority, which provides for the Joint Committee to hear and consider submissions and provide recommendations to the Partner Councils.
52. The Joint Committee voted unanimously for submissions to be heard by an independent panel.

Special Consultative Process

53. Clause 3.15 of the NPSUD, requires the Special Consultative Procedure (under section 83 of LGA) is used when preparing or updating an FDS. This process requires public notification and provision for making submissions.
54. The standard requirements and expectations of the LGA, including Consultation Principles under Section 82 apply to the FDS process, includes the requirement to adopt a process that is procedurally fair and in accord with principals of ‘natural justice’ - namely people have a right to be heard and have their views/submissions considered impartially with an ‘open mind’.
55. The Council must prepare and adopt a description of the proposed decision or course of action. This is referred to as the ‘Statement of Proposal’. If Council considers it necessary to enable public understanding, the Council must also prepare and adopt a ‘Summary of Information’ to be contained in the ‘Statement of Proposal’.
56. Council must make the ‘Statement of Proposal’ and ‘Summary of Information’ as widely available to the public as is reasonably practicable. Council must also make available a description of how and when those interested can present their views on the proposal verbally or in person. The submission period must be at least one month from the date the Statement of Proposal is issued (or notified).
57. The draft FDS is the ‘Statement of Proposal’ the Partner Council’s will be consulting on. The draft FDS and ‘Summary of Information’ are attached (Attachments 1 and 2).

Consultation plan

58. Subject to the Partner Councils resolving the recommendations consultation will commence with:
 - 58.1. The draft FDS and supporting documents being finalised and then uploaded to the FDS website
 - 58.1.1. Note that due to time constraints the draft FDS provided for the meeting today (13 November 2024) has not yet been able to be amended to reflect the Joint Committee’s resolution to remove Middle Road sites HN3a and HN3b from the draft strategy (ref para 35 in this report and resolutions B II. and B III. on page 5 of the Joint Committee Minutes attached).
 - 58.2. Notification of the draft FDS under the Special Consultative Procedure
 - 58.3. One calendar month submission period from 23 November to 23 December 2024.
 - 58.3.1. Direct notification to key stakeholders list
 - 58.3.2. Newspaper/Facebook/Website advertising
 - 58.3.3. Officer meetings on request
 - 58.4. Hearings mid-March 2025 (dates to be confirmed)
 - 58.5. June 2025 – Joint Committee’s consideration of recommendations from the independent panel
 - 58.6. July 2025 – adoption of the final Napier / Hastings Future Development Strategy by Partner Councils.

Options assessment

Option One – Public Notification of the draft Future Development Strategy (recommended option)

59. Advantages:
 - 59.1. Meets the obligations of the Partner Councils under the National Policy Statement – Urban Development 2020 to produce a Future Development Strategy

- 59.2. It is a collaborative document between mana whenua and the Partner Councils
- 59.3. It has been drafted with considerable input from the community, mana whenua partners and key stakeholders
- 59.4. It will provide increased certainty for the future planned growth of the Napier/Hastings urban environment and assist to identify other opportunities for future growth in the longer term.
- 60. Disadvantages:
 - 60.1. No disadvantages are noted.

Option Two - Do not notify the draft Future Development Strategy

- 61. Advantages:
 - 61.1. No advantages are noted.
- 62. Disadvantages:
 - 62.1. The Partner Council's will fail to meet their obligations under the National Policy Statement – Urban Development 2020 to produce a Future Development Strategy
 - 62.2. It will result in uncertainty for the future planned growth of the Napier/Hastings urban environment
 - 62.3. There is considerable community expectation around the delivery of the Draft FDS and a formal Special Consultation Process to provide opportunity for public comment.

Option Three – Notification of an amended draft Future Development Strategy

- 63. Advantages:
 - 63.1. No advantages are noted.
- 64. Disadvantages:
 - 64.1. The draft FDS provides a basis for public discussion. Rather than try and predetermine the final FDS, it is preferable to let the SPC process follow its course.

Strategic fit with HBRC's Strategic Plan

- 65. Given the scope and purpose of the draft FDS, all four of the Strategic Plan's priority areas (land, infrastructure and services, water and biodiversity) insofar as they relate to the Napier-Hastings urban area.
- 66. The most relevant Strategic Goal is considered to be *from 2020, unplanned urban development avoids highly productive land*. Highly productive land and its protection has been a cornerstone of the draft FDS's preparation. The draft FDS outlines a strategic planned approach to urban development within the Napier-Hastings urban area. It is far from 'unplanned' development.
- 67. Preparation of the draft FDS has also been informed by several other parallel key strategic planning work, such as:
 - 67.1. the Clifton to Tangoio Coastal Hazards Strategy 2120 project
 - 67.2. preparation of the Regional Land Transport Plan 2024-2034
 - 67.3. the Regional Council's 30-year infrastructure strategy
 - 67.4. the regional water security programme
 - 67.5. post-Cyclone Recovery works and priorities, etc.

HBRC Significance and Engagement Policy assessment

68. As noted above, the NPS-UD requires the partner councils to use the special consultative procedure in s83 of the Local Government Act when preparing or updating an FDS. Any further assessment of the proposal against HBRC's Significance and Engagement Policy is unnecessary.

Climate change considerations

69. Throughout preparation of the draft FDS, the implications of climate change have been borne in mind. For example, this has included consideration of:
- 69.1. the impacts of climate change
 - 69.2. opportunities for improved adaptation to impacts of our changing climate
 - 69.3. implications of future urban development and impacts on climate change (e.g. increased emissions from greater use of transport if future urban growth patterns were not compact).

Considerations of tāngata whenua

70. The NPS-UD requires that FDSs are informed by a range of matters, including 'Māori and, in particular, tāngata whenua, values and aspirations for urban development' and councils must engage with relevant iwi and hapū.
71. As outlined above, the draft FDS has been developed by the three councils in partnership with Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua. Mana whenua have also been involved in development of the draft FDS, particularly to inform earlier phases of technical analysis and evaluation.

Financial and resource implications

72. HBRC's share of costs for the preparation of the FDS fall within the Policy and Planning budget allocations. HDC and NCC are also covering their respective share of costs. Originally the FDS was due to have been completed in time to inform the long term plan (i.e. by 30 June 2023). However, Cyclone Gabrielle disrupted work programmes and consequently, the 30 June 2023 timeframe has been overrun. This means costs for the draft FDS preparation and finalisation are now also being incurred during the 2024-25 financial year.

Consultation

73. As outlined above, there have been prior opportunities for input into the preliminary drafting of the FDS. Assuming the three partner councils adopt the draft FDS at their respective meetings in November, there will be a further opportunity for public input through the special consultation procedure under the LGA. To be clear, the FDS is not subject to the typical plan-making submission and hearing process requirements under the RMA.

Decision-making considerations

74. Council and its committees are required to make every decision in accordance with the requirements of the Local Government Act 2002 (the Act). Staff have assessed the requirements in relation to this item and have concluded:
- 74.1. The decision does not significantly alter the service provision or affect a strategic asset, nor is it inconsistent with an existing policy or plan.
 - 74.2. The use of the special consultative procedure is not prescribed by requirements of the Local Government Act 2002, but is prescribed as a requirement of Clause 3.15 of the National Policy Statement for Urban Development (NPS-UD).
 - 74.3. The persons affected by this decision will have an opportunity to make a submission on the draft FDS once it is adopted and released for public consultation as per the LGA Special Consultation Procedure.

Recommendations

That Hawke's Bay Regional Council:

1. Receives and considers the *Report and recommendations from the Napier-Hastings Future Development Strategy Joint Committee* staff report.
2. Furthermore, that Hawke's Bay Regional Council:
 - 2.1 Receives the Napier Hastings Future Development Strategy Joint Committee (Joint Committee) resolutions from its meeting on 23 October 2024; being:
 - B. *“That the Joint Committee adopt the draft ‘Napier / Hastings Future Development Strategy’ (FDS) attached as Attachment One and ‘Summary of Information’ attached as Attachment Two with the following variations,*
 - I. *That the Ahuriri Station land is identified for inclusion as redress land as detailed in Attachment 5.*
 - II. *Hn3a- Middle Road (excluded).*
 - III. *Hn3b- Middle Road extension (excluded).*

On the basis for II. and III. that:

These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),

Hn3a and Hn3b are areas of land are Highly Productive (including ‘Land Use Capability’ level 1 and 2 land),

These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),

It would be contrary to the objectives of the FDS to include these areas.

‘That the Joint Committee recommend to the Partner Councils (Hastings District Council, Napier City Council and Hawke's Bay Regional Council) that they adopt the FDS and ‘Summary of Information’ (including the Variations in Recommendation B) for consultation under the Special Consultative Procedure as specified in Section 83 of the Local Government Act 2002 (LGA), and call for submissions in accordance with the Principles of Consultation under Section 82 of the LGA, and provide an opportunity for the hearing of submissions, under section 83 of the LGA’.

- 2.2 After consideration of recommendation 2.1 above and subject to amendments and finalisation required as per the *Napier-Hastings Future Development Strategy Joint Committee* resolutions, specifically B I and B II to remove Middle Road sites HN3a and HN3b from the draft strategy, adopts the draft *Napier / Hastings Future Development Strategy (FDS)* and *Summary of Information* for the purpose of public consultation.
- 2.3 Notifies the Napier/Hastings Future Development Strategy and ‘Summary of Information’ for consultation under the Special Consultative Procedure as specified in Section 83 of the Local Government Act 2002 (LGA), and calls for submissions in accordance with the Principles of Consultation under Section 82 of the LGA, and provides an opportunity for the hearing of submissions, under section 83 of the LGA.
- 2.4 Approves an amendment to Section 6 (relates to Delegated Authority) of the Terms of Reference for the Napier Hastings Future Development Strategy Joint Committee (Joint Committee) to allow the Joint Committee to appoint an independent panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Napier/Hastings Future Development Strategy for the purpose of hearing, considering and making recommendations for decisions to the Joint Committee.

2.4.1 The amendment to Section 6 of the Terms of Reference to read:

6.1 *The Napier-Hastings Future Development Strategy Joint Committee has the responsibility delegated by the Partner Councils for:*

Appointing an Independent Panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy which will undertake Hearing and considering submissions on the draft strategy and making appropriate recommendations for relevant decisions to the Joint Committee partner councils, which will subsequently make appropriate recommendations to the Partner Councils for relevant decisions.

2.5 Notes that the independent panel will act in accordance with the *Principles of Consultation* under Section 82 of the Local Government Act 2002 (LGA), in the hearing of submissions; under the *Special Consultative Procedure* under section 83 of the LGA to assist the Joint Committee by hearing all persons / parties who wish to submit on the draft *Napier-Hastings Future Development Strategy (FDS)*. The independent panel will prepare a summation of all submissions and provide recommendations for decisions on the submission points to the Joint Committee for consideration by the Joint Committee. The Joint Committee will then recommend a final FDS to the Partner Councils.

Authored by:

Gavin Ide
Principal Advisor Strategic Planning

Dale Meredith
Senior Policy Planner

Approved by:

Katrina Brunton
Group Manager Policy & Regulation

Attachment/s

1	Summary of Information: Draft Napier Hastings Future Development Strategy 2024-2054	Under Separate Cover online only
2	Draft Napier Hastings Future Development Strategy 2024	Under Separate Cover online only
3	Napier-Hastings Future Development Strategy Joint Committee 22 July and 23 October Minutes	Under Separate Cover online only
4	FDS Consultation Summary	Under Separate Cover online only