

2.6 MEDIUM DENSITY HOUSING STRATEGY

2.6.1 BACKGROUND

The Heretaunga Plains Urban Development Strategy 2010 (HPUDS) concluded that the preferred scenario for future residential development on the Heretaunga Plains was compact development (within existing urban boundaries). This scenario recognised a major shift in approach in allocating a lesser number of future houses to greenfield growth to ensure long term sustainability for the Heretaunga Plains versatile soils. This scenario was adopted on the basis of clear recognition by all sectors of the community that the versatile soils are one of the district's most valued natural resources.

Compact development requires intensification of the established urban areas. HPUDS recognises this and notes that intensification targets will not be met by traditional infill methods alone, where individual lots are subdivided from the rear of an existing site. This will require a change in development methods to achieve the necessary form of intensification.

Urban intensification encourages development at higher densities than currently prevail in an area with a focus on achieving sustainable development objectives, such as, reduced travel demand and increased resource efficiency.

To facilitate appropriate intensification of Hastings District, the Medium Density Housing Strategy provides and articulates a comprehensive and coherent strategy for the development of Medium Density Housing within the existing urban areas to meet the intensification targets of HPUDS.

Clear boundaries for the Hastings Urban areas have been established as have future greenfield growth areas, which are to supply a decreasing proportion of the regions residential housing over time and have been identified within this boundary. These future greenfield growth areas have been identified in the Hawke's Bay Regional Policy Statement.

In addition to the decreased proportion of greenfield sites, restrictions (over time) are also being placed on the opportunities to create lifestyle sites outside of the rural residential zones. These measures are designed to encourage greater levels of development within the existing urban boundaries.

In achieving compact development the Council recognises that it must carefully manage the existing residential environment to ensure that there is a sustainable supply and range of housing typologies and that urban amenity levels are not decreased. The Medium Density Housing Strategy forms an important component of the sustainability considerations for residential intensification within the existing urban boundaries.

2.6.2 THE STRATEGY COMPONENTS

There are two important studies that directly influence the Medium Density Housing Strategy they are:

2.6.2.1 The Heretaunga Plains Urban Development Strategy 2010

The Heretaunga Plains Urban Development Strategy (HPUDS) has identified the strategic direction for residential growth on the Heretaunga Plains through to 2045. The Strategy was undertaken on a collaborative basis by the Hawke's Bay Regional Council, Hastings District Council and the Napier City Council.

HPUDS was drafted from the principle of achieving sustainable development and with considerable feedback from the community on their preferred growth model for the area. There was a clear mandate that future residential development should avoid the versatile soils of the Heretaunga Plains and that while still maintaining a choice of housing typologies a more compact model should be adopted.

The HPUDS strategy has set a target of 60% of all new dwellings to be provided through intensification by 2045. Currently 40% of all new houses in the Hastings District are provided through intensification of existing urban sections. Therefore, in order to meet the housing targets whilst protecting the Plains from urbanisation, the regulatory provisions and framework within the District Plan need to accommodate this by:

- encouraging compact housing development in a form that provides quality residential environments for occupants and neighbours alike;
- addressing how existing built and streetscape character will be maintained while moving to a more compact residential environment;
- encouraging the concept of mixed use (commercial and residential) development in major local shopping centres that have the potential to be catalyst for comprehensive residential development in the surrounding residential area; and
- promoting low impact design solutions for the management of increased stormwater runoff to ensure there are no adverse effects on the existing stormwater network.

2.6.2.2 Hastings Urban Design Framework 2010

The Hastings Urban Design Framework recommended that to implement the HPUDS document Hastings needed to grow up and not out. In order to achieve quality medium density residential development it would need to occur in targeted areas with strong existing or future potential amenity and liveability.

A set of key performance characteristics was identified for suitable medium density development locations:

- Areas where access to services/amenities will help maximise non-vehicular travel
- Prominent open spaces supported by active streets fronted by residential units.

The areas of Hastings identified as meeting these characteristics and therefore suited to medium density development are;

- Central Business District
- Around the edge of Queens Square
- Radiating from Mahora Shopping Centre
- Parts of Heretaunga Street East
- Parts of Havelock North Village Centre

Within the General Residential Zones of Hastings and Havelock North the following areas have been identified as suitable for medium density development:

- Around the Raureka Shopping Centre (refer Appendix 27 Figure 1)
- Around the edge of Windsor Park (refer Appendix 27 Figure 3)
- Around the Havelock North Village Centre (refer Appendix 29)

Within the Hastings Character Residential Zone specific sites around the edge of Cornwall Park (refer Appendix 28 Figure 2) have been identified as suitable for residential intensification subject to meeting assessment criteria and evaluation to ensure the design complements the special character of the surrounding neighbourhood.

Some existing large sites within the urban area of Hastings have also been identified as suitable for medium density development should their current use change in the future. These sites are identified in Appendix 27 Figures 1-3 and Appendix 28 and include:

- The Saleyards site, Maraekakaho Road
- Vidal Winery, St Aubyn Street
- Angus Inn Motel, Railway Road
- Motel sites along Pakowhai Road

- Motel sites along Karamu Road

Issues

The Framework identified potential and historical issues associated with compact development. The main issues areas are around:

- **Quality:** That poor quality development could define the market context for all subsequent developments. With this scenario, it may deter other developers from entering this market, thus undermining the District's ability to meet identified housing needs and create a negative perception within the community.
- **Location / Connectivity:** That compact development needs to be well connected with adjacent neighbourhoods i.e. proximity to amenities, community facilities, work and open space; to adequately meet community needs.
- **Site Integrity:** That the site and its shape is imperative to the success of a compact development to have good environmental outcomes i.e. outdoor living space and service areas, outlooks and separation between activities onsite; and overall intensity and character of the built environment.
- **Building design:** issues associated with visual and acoustic privacy; natural surveillance and coordination of public and private space, solar access and passive energy efficiency.

The district plan **seeks to encourage medium density housing development within areas where infrastructure capacity, amenity, open spaces, services, employment and public transport are most accessible and available. These areas are be zoned the Medium Density Residential Zone. Within this zone, the District Plan provisions along with the Hastings Residential Intensification Design Guide** therefore ~~establishes~~ **establishes carefully designed key parameters design parameters and principles** for the construction of medium density development and promotes it in the form of Comprehensive Residential Development. This is a form of development that requires an integrated approach to medium density housing. The purpose of establishing parameters to promote Comprehensive Residential Development is to produce high quality medium density housing that is suited to Hastings residential environment. Comprehensive Residential Development means a **residential** development that comprises ~~3~~ **2** or more **additional** residential buildings **on a site** at a density of 20-40 residential buildings per hectare of land and that incorporates an overall integrated design of buildings, infrastructure and landscaping. Comprehensive Residential Development can **occur separately as a land use application or concurrently with a subdivision application** ~~include subdivision of the proposed residential buildings, though it is not a requirement.~~ However, subdivision prior to a Comprehensive Residential Development cannot occur, **except for the creation of**

superlots for the purposes of comprehensive residential development (most likely in greenfield locations).

The following objectives and policies will guide the development of medium density housing to achieve positive environmental outcomes.

2.6.3 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

- MDSAO1** Medium density development that provides high levels of environmental amenity.
- MDSAO2** A diverse range of housing typologies are available in providing residential choice.
- MDSAO3** Medium density development that **establishes a new compact urban character and sustainable urban form** is integrated into existing neighbourhoods.

2.6.4 OBJECTIVES AND POLICIES

OBJECTIVE Promote residential intensification in the form of comprehensive residential development in suitable locations of Hastings, **Flaxmere** and Havelock North.

POLICY
MDP1 *Ensure that residential intensification occurs in close proximity to high amenity open spaces, urban centres and public transport routes, to contribute to a high quality living environment for residents and the wider community.*

POLICY
MDP2 *Provide for comprehensive residential development in areas with infrastructure capacity for higher housing yields by zoning the ~~premium locations~~ **appropriate locations** for such development ~~'City' 'City Living'~~ **Medium Density Residential Zone and enabling comprehensive residential development to occur in the General Residential Zones of the District where it can be demonstrated there is sufficient infrastructure capacity and accessibility to parks, services and public transport.** ~~identifying in the Plan other urban areas that are also suitable for comprehensive residential development.~~*

OBJECTIVE Ensure that residential intensification provides high levels of environmental amenity.

MDO2

- POLICY MDP3** *Promote residential intensification in the form of comprehensive residential development to ensure that high yield residential development is designed in a highly integrated manner that will provide high levels of amenity and liveability ~~avoiding the potential for adverse effects that can be created by compact building configurations.~~*
- POLICY MDP4** *Ensure that comprehensive residential developments have a strong interface with adjacent public spaces to create safe and interesting streets and parks which encourage people to walk, cycle and enjoy.*
- POLICY MDP5** *Encourage comprehensive residential development to offer a diverse range of housing typologies and sizes to provide for the housing needs of the Hastings community.*
- POLICY MDP6** *Ensure that infill subdivision and development is undertaken in a manner that provides a good level of amenity for future residents, neighbouring residents and the streetscape.*

2.6.5 METHODS

The Anticipated Outcomes set out in Section 2.6.3 will be achieved and the Objectives and Policies set out in Section 2.6.4 will be implemented through the following regulatory methods:

- Hastings District Plan** Urban Strategy (Section 2.4) : Provides the overall direction for the management of urban growth in Hastings District.
- Residential Zones Overview Chapter – provides the overarching objectives and policies for the residential zones and houses common standards and assessment matters for activities that occur in most zones.
- Medium Density Residential Zone – provides for residential development at higher densities than the General Residential Zone and includes all objectives, policies, rules and standards for activities in this zone.
- Hastings Residential Environment (Section 7.2): Provides the Objectives, Policies, Rules and performance standards relating to the residential zones of Hastings - ~~Hastings City Living Zone~~, General Residential Zone, and Hastings Character Residential Zone ~~and urban areas suitable for residential intensification in the form of a comprehensive residential development overlay.~~ The purpose of this section is to manage the residential environment to ensure quality urban development that retains existing character and that is undertaken in accordance with sustainable development practices.
- Havelock North Residential Environment (Section 8.2): This section of the District Plan contains the Objectives, Policies, Rules and performance standards relating to the residential zones of Havelock North: Havelock North General Residential Zone ~~with a comprehensive residential development~~

~~overlay in identified areas~~ and Havelock North Character Residential Zone where residential intensification is to be restricted. The purpose of this section is to manage the residential environment to ensure quality urban development that retains existing character and that is undertaken in accordance with sustainable development practices.

Transport and Parking DWA (Section 26.1) : Provides Policies and Rules relating to the provision of access to and from sites.

Subdivision and Land Development (Section 30.1): Provides Objectives, Policies and Rules relating to the subdivision of land.

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The Guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the assessment criteria for land development and subdivision and rules associated with property access outlined in the District Plan.

Hastings Medium Density Design Framework 2022 This document provides a resource with practical guidance to achieve high quality, well-designed and sustainable compact housing developments. The framework helps to ensure that developments achieve the best outcomes for residents and neighbours when land is developed more intensively. Guidance within this document helps land owners and developers to meet the assessment matters in the Medium Density Residential and General Residential Zones for Comprehensive Residential Developments.

Other non-regulatory methods that implement the desired outcomes of the Medium Density Housing Strategy:

The Council will continue to direct resources toward upgrading the infrastructural resources of the urban areas to accommodate increased residential development through the Annual Planning process.

Development Contributions are set under this Act and this will take into account the actual costs of infrastructural servicing of urban intensification, which are lower than the relative costs for servicing greenfield development.