



**NAPIER**  
CITY COUNCIL  
*Te Kaunihera o Ahuriri*

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# FUTURE NAPIER COMMITTEE

## Open Agenda

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Meeting Date: Thursday 18 June 2020

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Time: 10am

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Venue: Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

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Committee Members Mayor Wise, Deputy Mayor Brosnan (In the Chair), Councillors Boag, Browne, Chrystal, Crown, Mawson, McGrath, Price, Simpson, Tapine, Taylor and Wright

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Officer Responsible Director City Strategy

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Administration Governance Team

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**Next Future Napier Committee Meeting**  
**Thursday 30 July 2020**

# ORDER OF BUSINESS

## Apologies

Nil

## Conflicts of interest

## Public forum

Nil

## Announcements by the Mayor

## Announcements by the Chairperson including notification of minor matters not on the agenda

*Note: re minor matters only - refer LGOIMA s46A(7A) and Standing Orders s9.13*

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

## Announcements by the management

## Confirmation of minutes

## Minor matters not on the agenda – discussion (if any)

## Agenda items

1	Building Act Changes .....	3
2	Resource Consent Activity .....	5

## Public Excluded

Nil

# AGENDA ITEMS

## 1. BUILDING ACT CHANGES

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Building Act 2004
<i>Document ID:</i>	932415
<i>Reporting Officer/s &amp; Unit:</i>	Malcolm Smith, Manager Building Consents

### 1.1 Purpose of Report

To advise the Future Napier Committee on the potential implications on Council from proposed changes to the Building Act exempt work provisions.

#### Officer's Recommendation

The Future Napier Committee:

- a. Note that the proposed changes to the Building Act will have minimal implications for Council.
- b. Direct Officers to explore the possibility of growing the Building Team further to process applications for AlphaOne Councils.

### 1.2 Background Summary

On Sunday 24 May 2020 the Minister for Building and Construction announced that the Government is introducing new exemptions to the Building Act with most of the new exemptions expected to commence at the end of August.

### 1.3 Issues

Possible issues include a drop in consent numbers, as more work is exempt, and a lack of compliance with the building code from exempt work.

### 1.4 Significance and Engagement

N/A

### 1.5 Implications

#### Financial

Council has manually filtered building activity reports covering the last 12 months in order to estimate the future implications on building consent activity/volume.

Nineteen building consents that were identified as meeting the new exemption criteria based on the information available at the time of writing this report with further guidance to be issued by the Ministry of Business, Innovation and Employment before the new exemptions commence.

The 19 building consents are less than 1.5% of the total number of building consents issued for the period and would result in a loss of revenue to Council of approximately \$13,500 excl GST which is less than 1% of the relevant revenue for the period.

The “loss” won’t be realised. This is because the Building Team never get to the bottom of the pile of building consents coming in and there is a continuous flow of consents. Further, as described below, flow of building work has already been augmented through consents processing for other councils.

### **Social & Policy**

N/A

### **Risk**

There is no risk to Council as exempt work is legislatively exempt. In terms of risk that there is insufficient consent volumes for the building team to process, Council is fortunate as the activity as the building team is currently processing building consent applications for other Councils using a shared AlphaOne end to end electronic building consent system (for clarity, whilst Napier City Council undertake processing the inspections are performed by the contracting council).

NCC began processing for Selwyn on 3 March 2020 and as at 27 May 2020 the building team have processed 64 applications for them resulting in revenue of \$60,662 incl GST. It should be noted that since 21 April a further team member has been processing for Selwyn due to their increased workload during the COVID-19 lockdown.

Feedback that we have received from Selwyn’s Building Manager to date is that they are very satisfied with the shared service agreement. The following comments were received:

- “Thanks for the update – really appreciate how well you guys self manage your workload – it has made it really easy to bring the Napier team on board.”
- “Really appreciate the work your team are doing Malcolm, they are certainly making a difference for us!”
- “Great effort from the Napier team this week too with 23 dwellings out the door so far this month – you guys rock!”

### **1.6 Options**

The options available to Council are as follows:

- a. Do nothing and continue with business as usual.
- b. Although not specifically relating to the purpose of this report Council does have the option to explore the possibility of growing the building team further to process applications for other AlphaOne Councils who are currently engaging external contractors to do this work.

### **1.7 Development of Preferred Option**

Option b preferred option as indications are that there may well be an increased opportunity for NCC in this space post the COVID-19 lockdown with many Council’s reviewing the way their people work.

### **1.8 Attachments**

Nil

## 2. RESOURCE CONSENT ACTIVITY

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Resource Management Act 1991
<i>Document ID:</i>	936789
<i>Reporting Officer/s &amp; Unit:</i>	Paul O'Shaughnessy, Principal Resource Consents Planner

### 2.1 Purpose of Report

This report provides an update on the status of major developments applying for resource consent in Napier.

#### Officer's Recommendation

The Future Napier Committee:

- a. Receives the report.

### 2.2 Background Summary

The below outlines the current resource consenting activities in Napier and the status of these for information purposes.

#### *Current / On-going and Approved Resource Consents:*

- Proposed Hotel, 161 Marine Parade
  - 59-accommodation units proposed over four levels and one ground level floor retail tenancy
  - The substantive approval was issued in 2018 and the current approval was a variation on this consent to address changes to the design and layout of the building
  - The approval did include an exceedance of the 10m maximum height though this effect has been largely mitigated via façade treatments and materiality and by the use of building layout and recession
  - The proposal was subject to significant urban design scrutiny both by the application and Councils Urban Design Lead
  - **Current Status:** approved on a non-notified basis, 4 June 2020



Figure 1: Proposed Hotel site location



Figure 2: Proposed Hotel approved plan

- 19-lot residential subdivision, 16 Willowbank Avenue and part of the Te Awa Structure Plan Area (stage 5)
  - Forms part of the larger Willowbank Avenue block which is subject to a separate application to establish a gated 168-lot residential subdivision
  - The gated subdivision will be subject to public notification but is currently on-hold at the applicants request as they consider whether to proceed with notification or amend the application to achieve a greater level of compliant and smoother consent path
  - **Current Status:** approved on a non-notified basis, 2 June 2020



Figure 3: 19-lot residential subdivision site layout

- Proposed Lifestyle Village, 16 and 38 Willowbank Avenue
  - Proposal to establish a gated residential development encompassing 162-lots accommodating 162 dwellings which will be targeted at retirees and those over the age of 55 years
  - The proposal is for an internal road network would be privately owned and managed by a Body Corporate rather than being vested in Council which is not legally possible due to the presence of a gate
  - The proposal is that all 3 Waters infrastructure (water, sewer and stormwater) will be located under the private roads and vested in Council with access to these services being provided to Council by an easement in gross in and favour of NCC
  - Council have made their position clear that they do not favour owning 3 Waters assets that are located in private land
  - Councils position is that all 3 Waters infrastructure should be held and managed either by Council (including all roads vested in Council) or alternatively all held and managed in private ownership
  - **Current Status:** a notification decision has been made and full public notification is required. The application is currently on-hold as the applicant decides whether to proceed with notification



Figure 4: Proposed Lifestyle Village site layout

- 35 Kenny Road, Te Awa Suburban Commercial Development
  - Subdivision to separate out the 'balance' of lot (lot 2) from the site containing the approved commercial development (lot 1) and subsequent unit title subdivision of the commercial units
  - **Current Status:** approved on a non-notified basis, 4 June 2020



Figure 5: Te Awa Suburban Commercial Development location



Figure 6: Te Awa Suburban Commercial Development approved plan

- 35 Kenny Road, Te Awa Commercial Development/Proposed Licenced Premise
  - Proposal to allow the already consented café to hold a liquor licence (on-licence) and operate up to 9pm in the evening (current consent allows café to operate until 7pm)
  - **Current Status:** processing of the application is at an early stage and subject to a notification assessment with noise effects being a primary issue to be considered

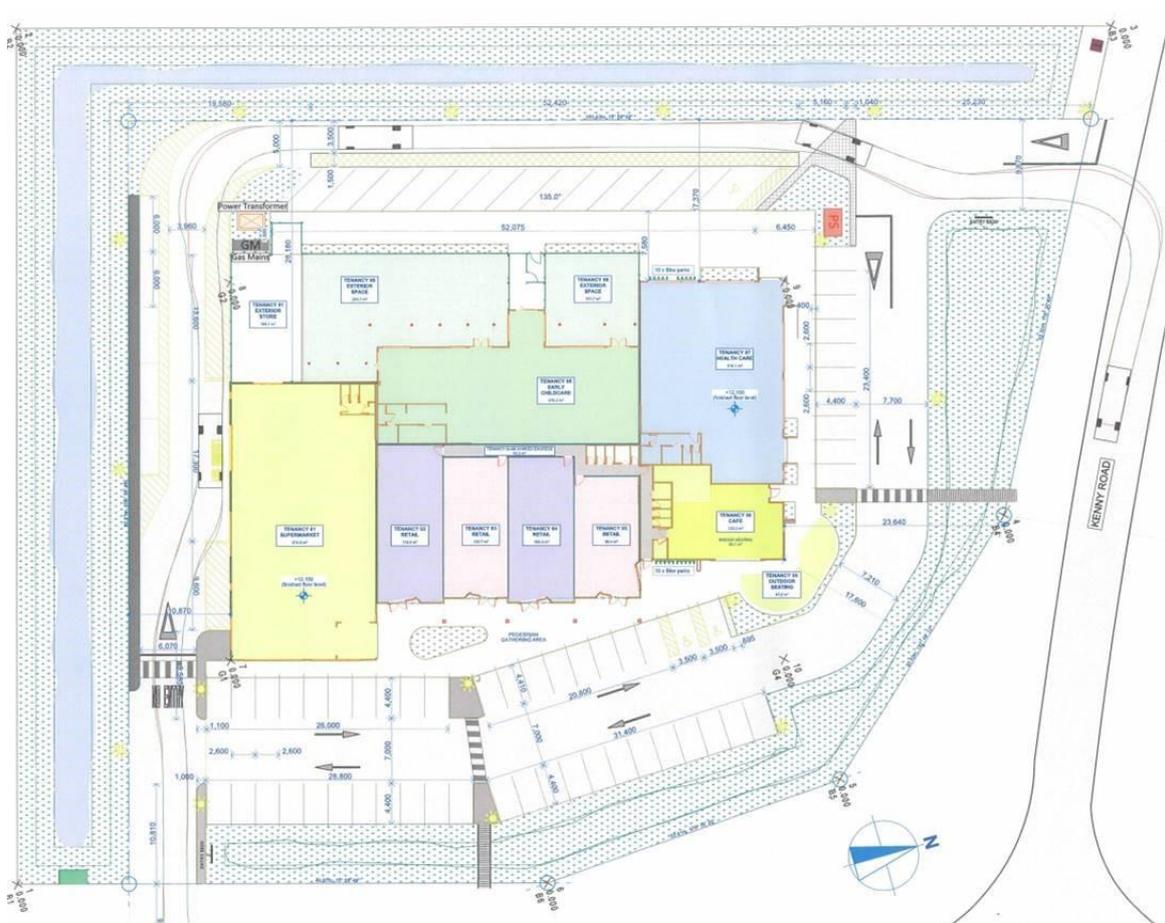


Figure 7: Te Awa Commercial Development/Proposed Licenced Premise proposed plan

- 170 Taradale Road (former Placemakers site), proposed commercial/retail multi-unit development
  - Application progressing and economic analysis currently being reviewed to ensure the development does not compromise other commercial zones in the City
  - **Current Status:** on-hold pending confirmation of economic analysis and notification assessment

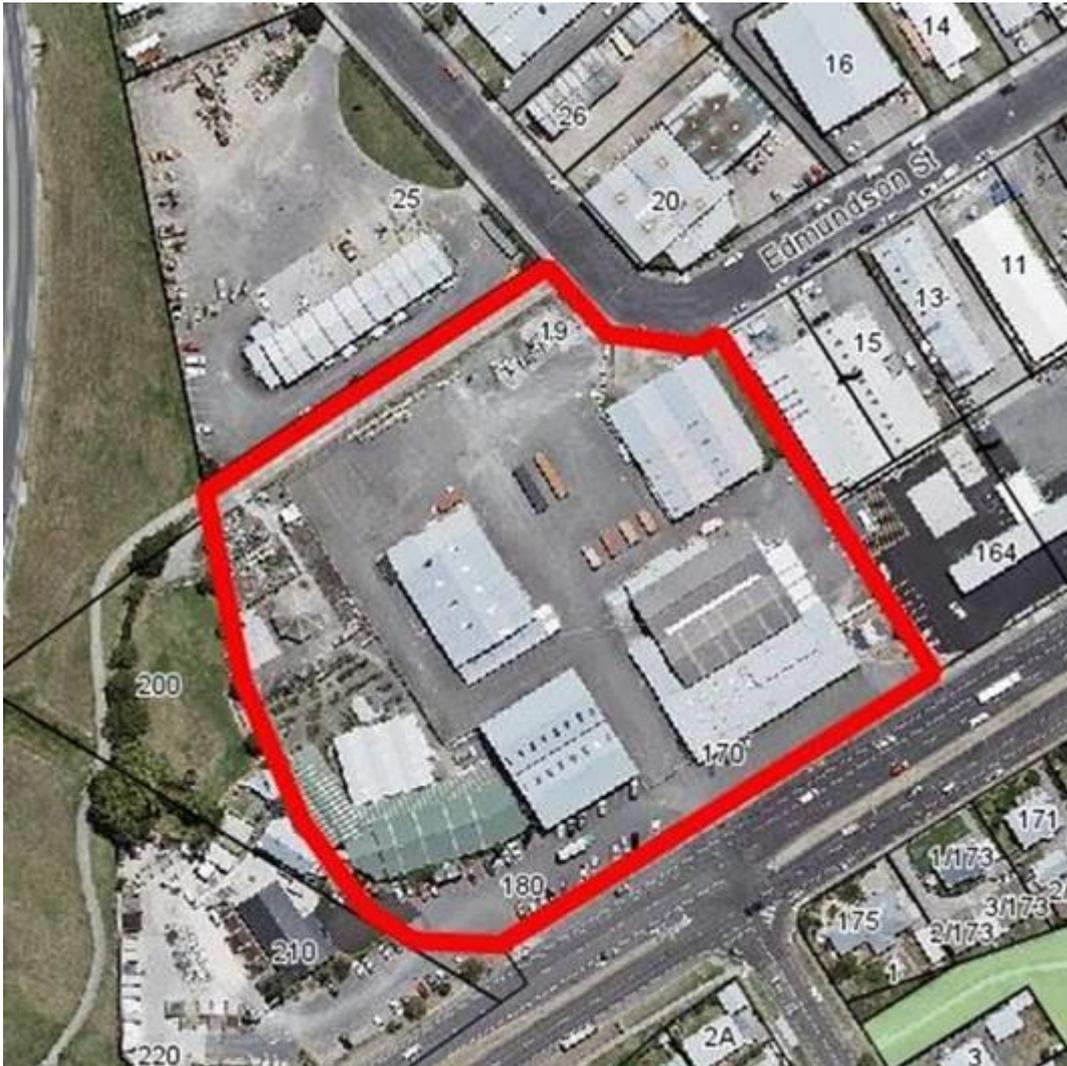


Figure 8: 170 Taradale Road proposed commercial/retail multi-unit development site location

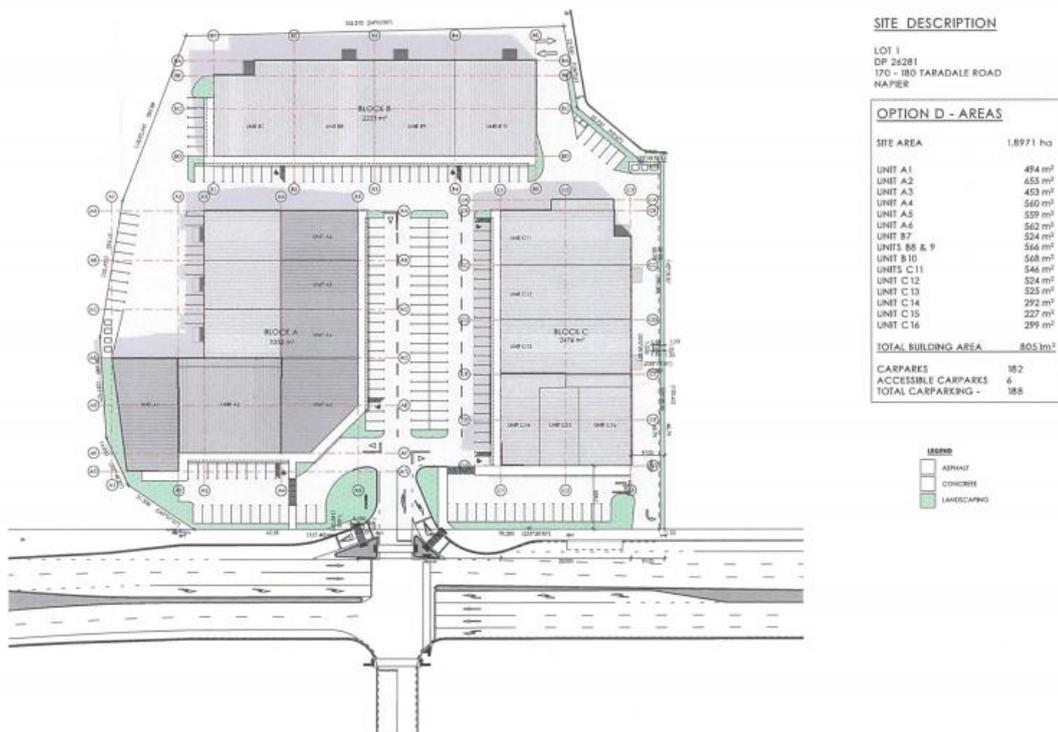


Figure 9: 170 Taradale Road proposed commercial/retail multi-unit development proposed plan

2.3 Attachments

Nil