



# SUSTAINABLE NAPIER COMMITTEE

## Open Agenda

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Meeting Date: Thursday 28 July 2022

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Time: 9.30am

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Venue: Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

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*Livestreamed via Council's Facebook site*

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

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Officers Responsible Executive Director Infrastructure Services

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Administration Governance Team

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**Next Sustainable Napier Committee Meeting  
TBC**

# ORDER OF BUSINESS

## Karakia

## Apologies

Councillor Chrystal

## Conflicts of interest

## Public forum

**Napier Pirates Rugby and Sports Club - Aayden Clarke**

## 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

That the Minutes of the Sustainable Napier Committee meeting held on Thursday, 16 June 2022 be taken as a true and accurate record of the meeting. ....88

## Agenda items

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# AGENDA ITEMS

## 1. NAPIER PIRATE RUGBY & SPORTS CLUB - PARK ISLAND PROPOSAL

|                             |  |
|-----------------------------|--|
| Type of Report:             | Procedural   |
| Legal Reference:            | N/A  |
| Document ID:                | 1474757  |
| Reporting Officer/s & Unit: | Jason Tickner, Team Leader Parks, Reserves and Sportsgrounds |

### 1.1 Purpose of Report

The purpose of the report is to seek approval in principle for the Napier Pirate Rugby & Sports Club to locate their clubrooms in the Park Island Northern Sports Hub, and identify the future Council infrastructure required to facilitate the relocation.

### Officer's Recommendation

The Sustainable Napier Committee:

- a. Approve in principle that the Napier Pirate Rugby & Sports Club be allowed to locate their new facility to Park Island in accordance with the Park Island Masterplan, subject to;
  - i. Detailed building and field design in collaboration with Napier City Council Parks, Reserves and Sportsgrounds team
  - ii. Financial estimates being undertaken for the construction of the changing room facilities, rugby field and car parking and reported back to council with funding options
  - iii. A lease agreement being prepared and reported to Council for approval
  - iv. All appropriate Building and Resource Consents being granted
- b. Agree that council officer's work with the Napier Pirate Rugby & Sports Club to finalise the details of this proposal and report back to council for decision.

### 1.2 Background Summary

Over the last 10 years Park Island has had two Masterplans and corresponding District Plan Change endorsed by Council to ensure that the park would meet the current and growing needs of the community.

As part of the Masterplan Process, Napier Pirate Rugby and Sports Club advocated to be *“fully relocated from Tamatea Park onto Park Island with allocated fields and a clubroom facility. This is driven by growth in the club membership (now over 500 members). The Club's activities are fragmented between use of Tamatea Park and Park Island (Tremain Fields for 'home' rugby games). This fragmented delivery has been difficult to manage and the Club has reluctantly consolidated more on Tamatea Park, which now suffers from chronic over-use. The Club needs an integrated solution that most other clubs have, with*

*a clubroom facility adjacent to several fields for use by the club for games and training. Park Island is the logical location as the majority of members live locally” (Boffa Miskell, 2016, PARK ISLAND NAPIER, Master Plan [pg23].)*

The Club have now formally approached Napier City Council with a proposal to relocate their facilities to Park Island in accordance with the Park Island Master Plan. They have also approached Council seeking a financial contribution towards construction half of the changing facilities. The full proposal and concepts have been appended. There is also need to provide car parking and field facilities as part of the relocation.



**Figure 1 - Concept of proposed clubrooms and field facility**



**Figure 2 - Concept layout in accordance with the Masterplan**

### 1.3 Issues

The completion of this project is reliant on the Council making a financial contribution through the Long Term Plan in 2023/24 and 2024/25 for the construction of the changing facilities, the associated field construction and car parking area. This funding is not currently included in the Long Term Plan.

If this proposal is approved and the Club successfully relocates, then it will result in Tamatea Park no longer being the “home” ground for Napier Pirate Rugby and Sports Club and it will be appropriate for Council to consider the future of this park.

#### 1.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

This matter is not considered to trigger the Significance and Engagement Policy. The future of Park Island has already been consulted on via the Park Island Master Plan and Plan Change 11. The District Plan therefore anticipates and provides for this development.

The proposal has been discussed with the Hawkes Bay Rugby Union, who are the closest neighbour to the proposal, and a letter of support received.

Under the Sports Park Zone rules of the District Plan, the proposal will likely trigger a Discretionary Resource Consent under Rule 48.7.1(b) – licensed premises. The need for public notification and consultation will need to be assessed by the Councils Planning team at this stage of the process.

#### 1.5 Implications

##### Financial

The Club currently own their site at 8 Durham Ave, Tamatea, and Officers understand that the sale of this site will provide the majority of funding for the new clubrooms. Furthermore, the club has the option to pursue fundraising opportunities once approval in principle has been provided by Council.

The Club's proposal also requests that Council part fund the proposed changing facility. There are a number of examples where Council /club changing rooms have been built including Taradale Sports Association (Taradale Park) and Taradale Rugby and Sports Club (Tareha Park) where this ownership and management model has worked well.

Detailed costing of the proposal have not yet been undertaken. Officers intend to work with the Club to ensure that community needs can be met in conjunction with the Clubs proposals. This will be followed by a detailed financial analysis to determine an appropriate cost sharing arrangement so that Councils contribution could be considered as part of the 2023/24 Annual Plan process or through a separate funding paper to Council.

There is not currently any funding set aside in the Long Term Plan for a contribution to these changing rooms, or the development of the associated field or the carpark development.

It is worth noting that Financial Contributions have been calculated on the basis of the anticipated expansion of Park Island to facilitate growth of the city. Therefore any funding request will be from the Financial Contribution (growth) fund.

##### Social & Policy

The establishment of the facility aligns with the following Community Outcomes and Strategic Goals from the 2021 LTP;

- *Our services and facilities provide for the social, cultural and recreational needs of our community, and;*
- *Our community's wellbeing and city vibrancy will be enhanced through our encouragement of sport, culture and events.*

The development of the facility meets the intent of the Masterplan in providing the Napier Pirates with room for the development of their club and club rooms. This proposed location aligns with the master plan for the park.

### **Risk**

The main risks foreseen with the proposal are:

- a. Risk of their being a shortfall in Club funding to build the facility
- b. Risk to the Club of Council not funding the required infrastructure associated with the new clubrooms (i.e. changing rooms, car parking and field/s)
- c. Issues with consenting and licencing for the new clubrooms (i.e. liquor licencing, resource consenting and building consent).
- d. Delays in construction of associated facilities due to funding timing and/or contractor/material availability

### **1.6 Options**

The options available to Council are as follows:

- a. Approve the Club proposal in principle and commence the next stage of detailed design, costings, and drafting lease agreement
- b. Approve the Club request in principle, but decline the request for a changing room facility, noting that council would most likely need to build a separate changing facility.
- c. Decline the Club proposal on the basis that the club should either stay in their current locations or look at other options

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

- a. Approve in principle the proposal from Napier Pirate Rugby & Sports Club to locate their new facility with in the Park Island Northern Sports Hub in accordance with the Park Island Masterplan and Plan Change 11, subject to;
  - i. Detailed building and field design being undertaken in collaboration with Napier City Council Parks, Reserves and Sportsgrounds team
  - ii. Detailed costings being prepared for the construction of the changing room facilities, rugby field and car parking being undertaken and reported back to Council with funding options
  - iii. A lease agreement being prepared and reported to Council for approval
  - iv. All appropriate Building and Resource Consents being granted
- b. Agree that council officer's work with the Napier Pirate Rugby & Sports Club to finalise the details of this proposal and report back to council for a decision.

### **1.8 Attachments**

- 1 Napier Pirates New Clubrooms Proposal [↓](#)



# Napier Pirates Rugby & Sports

## New Clubrooms and Community Facility Development Project



A new purpose built home for our club members, whanau and wider community



Providing a future proofed training and playing solution for all sporting codes.



A community led facility and public amenities to provide for all.

# Executive Summary

Napier Pirates Rugby & Sports is currently working towards developing a new purpose built clubrooms and community facility to future proof our membership and sport activity.

The current location of our clubs home at 8 Durham Drive has been outgrown. The playing fields are no longer large enough to cater for all senior and junior teams and the clubrooms facility is tired and needing of a fresh approach to make it a desirable and suitable facility for all of our community.

We are committed to a location move and investing in the construction of a new facility. This new facility will enhance our ability to grow and to cater for the multiple sport and recreation uses that our future club requires.

We are seeking Napier City Council (NCC) support for this move to the Northern Sports Hub in Parklands area and an allocation of field and building space. Additionally, we would like to propose a partnership approach to this development to ensure that wider needs of NCC are met within our development and that we can cater for the wider community. This will include NCC investment in part of the facility.

The new fields and clubrooms facility at this location is proposed as just stage one. We have a genuine desire to provide and operate commercial amenities that will benefit all of Parklands and the wider community in later development stages.



# The History and Background

May 8<sup>th</sup>, 1886 was an important day in the history of the **Napier Pirate Rugby Football club**. It was that day when this proud club joined County, Union, Hastings, Napier, High School, and Phoenix as an affiliate of the fledgling Hawke's Bay Rugby Football Union. The seed of the Pirate club was sown several months earlier when a group of ex Grammar school lads challenged the Union clubs' successful junior team to a match that game which ended in a narrow win to Union, but more important things were ahead for the Grammar boys.

The Terminus Hotel was the venue for the inaugural Pirate meeting, with those foundation members deciding on club colours of all black with a distinctive skull and crossbones insignia. Training sessions began at Clive Square on the area now known as the Memorial Square. On May 15<sup>th</sup>, 1886, Pirates played their first competition fixture against County losing unfortunately 8-0. The next game was a scoreless draw with Napier, but now that the team was beginning to acquire a combination, it quickly got into its stride defeating all-comers and running out winners of the junior championship and so the name of Pirates was engraved for the first time on a Hawke's Bay Rugby Union football trophy.

This early era of Pirates was successful with the seniors winning 5 championship titles and finishing runners up once between 1888 and 1896. The fortunes of the club were then varied up to and including WW 1. During the period from 1919-1928 the senior team was the most feared in Hawkes Bay club rugby winning six championships and twice being runners up. Results saw a record of 102 wins, 6 draws, 23 losses out of 131 games. During this era, the clubs lower grade teams also flew the pirate flag high with five championships. Easter 1933 saw the official opening of the gymnasium at McLean Park. This was one of the most momentous occasions in the first 50 years of the club's history, the foresight of those responsible for the development resulted in Pirates being the first club in Napier to own its gymnasium.



## cont...

Concern over dwindling membership and playing strength saw the Club executive set up an investigative committee to approach the Colenso High School in the hope that the school would become a Pirate nursery in the 1960's. After successful talks, a close bond was formed, and the clubs' name was officially changed to **Colenso Pirate Rugby Football Club** in 1962.

In the 1970s Colenso Pirate were one of three clubs based at McLean Park and members at that time had the foresight and vision to see that this was not sustainable going forward. The club purchased freehold land at 8 Durham Drive in the newly developing suburb of Tamatea and built their own club rooms which were opened in 1975. Training and games were played at Tamatea park. Due to the club's growth extensions to the club rooms were made in 1996, however with the number of senior and junior rugby teams being fielded at that time the park's condition would deteriorate especially in wet weather. Taking this into consideration the club approached the Napier City Council seeking to seeking permission to build new club rooms to coincide with the upgrade and redevelopment of Park Island. However, this approach was declined by the City Council with the comments that no more club rooms would be built in this area, except for the Napier City Rovers soccer club rooms. A few years later the club was dismayed to learn that a deal had been brokered whereby the NOBM club were given the opportunity to build at Park Island, opening new clubrooms in the year 2000.

Around this time to further promote the Pirate Club to the immediate community a decision was made to change the name once more – to **Napier Pirate Rugby & Sports Club**. The club was also determined to continue to make representations to the NCC around moving to a new base in the proposed “Northern Sports Hub”, a process ongoing some 20 years later.



# A new era of community connection for our club.

The community strategy of Napier Pirates Rugby & Sports will include a new facility and services that benefit all whanau..

“Our community connection aspirations will allow our club and members to have a wider impact in the Tamatea and Parklands area”.

**Ted Symes**  
Senior Club Player



# “The People”

## “THE PEOPLE” – “THE CLUB”

The Napier Pirate Rugby & Sports Club prides itself on being a family-oriented community sports club. Current Senior membership is approximately 180 with a further 150 members in the Junior club.

A strong elected Executive committee governs the day to day running of the club, with committees also looking after individual affiliates’ such as Juniors, Cricket & Netball.

The club’s history records many family names appearing on team sheets for 3-4 generations. Family is also apparent when looking at the list of honoured Life Members, where you will find a father and son, husband and wife, along with 2 brothers.

There remains to this day a keen sense of family within the club with ex senior players now coaching their children in the JAB ranks, fostering the importance sport plays in everyday life, which is the main aim of Napier Pirate Rugby & Sports Club.

The opportunity to create a new space within the Northern Sports Hub is one of the most important in the club’s history. It would be fitting to honour the memory of the late club Life Member Derek Leadbetter who first initiated discussions around this project with a final commitment to begin a new phase in the club’s history.





# Our Club

## THE RUGBY SIDE

The club has both Senior and Junior teams represented on any given winter Saturday –

### Senior

Premier  
Premier Reserve  
Division 3  
Under 21 Colts

Note: The 21<sup>st</sup> century has seen the club winning the Premier Maddison Trophy x 4

### Junior JAB –

12 x teams of all junior grades

## OTHER AFFILIATED CODES

In keeping with the desire of the club to be community focussed many other sports codes have been, and continue to be, associated with Napier Pirate. These include cricket, softball, rugby league, and indoor bowls. Currently 5 Netball teams take the court in Pirate colours.

## HIGH HONOURS

The club has seen two proud All Blacks emerge from within its ranks  
Harry Fraser, **All Black # 456**, 1946 – 1949, 15 appearances including 5 tests  
Israel Dagg, **All Black # 1101**, 2010 – 2019, 66 tests

In addition, many players have been selected in Rep teams, Provincial sides, and Super Rugby teams.



# The proposal

- We are seeking NCC support for the development of the new clubrooms and community facility.
- We propose a transparent and partnership approach to ensure our development can meet community and NCC need.
- We are seeking a proportional financial investment form NCC in the visitors changing rooms facility and ablution block.

**Pouri Rakete-Stones**  
**Napier Pirates**  
**HR Magpies, Hurricanes, Māori All Black**





## Key features of the new facility:

- A modern yet simple facility with future proofed amenities.
- A focus bespoke design for all genders and a facility that provides safe and private functionality for female sports teams.
- A flexible space that can grow and adapt to different groups sizes and numbers of teams.
- A complimentary facility for Hawkes Bay Rugby Union. This will provide extra changing facilities and aftermatch and event centre that can be utilised for rugby events.





## 2. THREE WATERS REFORM PROGRAMME PROGRESS

|  |                                      |
|--|--------------------------------------|
| <i>Type of Report:</i>                 | Information                          |
| <i>Legal Reference:</i>                | N/A                                  |
| <i>Document ID:</i>                    | 1469296                              |
| <i>Reporting Officer/s &amp; Unit:</i> | Russell Bond, Manager Water Strategy |

### 2.1 Purpose of Report

To inform the Council on the progress of the Three Waters Reform Programme within Napier.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Receive the report on the Three Waters Reform Programme

### 2.2 Background Summary

Three Waters Reform Programme was launched by the Government to reform local government three waters (3W - Water Supply, Wastewater and Stormwater) alongside the appointment of a new regulator.

Napier City Council has undertaken a programme of work in readiness for this reform with funding support from the DIA to the tune of \$12.5m over a period of 20 months (November 2020- June 2022).

The goal for Council over this timeframe is to catch up on operational work that has not been prioritised in the past and to ensure that the assets, services, the data and the people are in the best state possible moving as the reform process progresses.

The key principles of **Napier City Council's** programme are:

- Improved capacity and capability to accelerate infrastructure projects
- Preparation of the team and local industry for upcoming standards as part of reform process
- Improving safety and quality of drinking water by fast tracking delivery of low manganese water to reduce dirty water events and address fire-flow issues
- Improving community and Māori/iwi engagement
- Upgrades to the three waters asset management system and maintenance management transformation programme

Crown Infrastructure Partners, on behalf of the Department of Internal Affairs, has confirmed that the funding period has been extended 6 months (30 June 2022 until 31 December 2022). At the time of writing this report, the mechanisms for how this will work are yet to be formally agreed.

### 2.3 Issues

The programme continues to experience on-going delays due to Covid-19 related disruption within the supply chain, including:

- Procurement of materials and equipment, including water quality analysers.
- Sub-contractors and third party utilities providing services to the projects.

These issues have been further exacerbated by resource constraints within the water sector across the motu, arising from;

- A busy market sector with other local government authorities delivering Water Reform programmes.
- Enforced border closures/restrictions.

The overall impact of these delays across the programme is that the water reform budget will not be fully spent before the 30 June 2022 DIA funding date. As advised above, the DIA funding date has been extended 6 months until 31 December 2022. At this stage we anticipate the remaining DIA funding will be spent within the next 3 months. This will allow the Water Reform Programme to be completed and closed prior to the 31 December 2022 date.

### 2.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

This programme is engaging with mana whenua through the *Iwi engagement on Three Waters and Cultural Values Assessments* programme of work. This piece of work aims to extend the Council's capacity and capability for engaging with Māori, including development of a cultural values assessment.

Council consulted with residents during the 2020/2021 summer break around what the community saw as key issues. 3W concerns were highlighted by this consultation, noting that some of the projects in the reform programme going some way to addressing these concerns in combination with "business as usual" work.

### 2.5 Implications

#### Financial

Council has been given \$12.51m of funding by DIA to undertake a programme of work in addition to business-as-usual programmes. Detailed financial reporting on this spend is required quarterly to the DIA as part of the MOU, including hours spent by staff on each activity.

Actual Spend to 30 June 2022 is \$12.0m, with \$0.51m of DIA funding yet to be spent. Of this \$0.51m, \$0.06m will not be spent due to savings in the projects which it was tagged

to. It has been agreed with the DIA that this unspent budget can be reallocated to co-funded projects in order to reduce the co-funding budget contributed by Council.

The remaining \$0.45m of unspent DIA budget is made up of the following projects which are forecast to complete over the next 2 – 3 months.

- Project 2 – Water Safety Plan Improvements (\$0.20m)
- Project 5 – Review of Private Water Supplies (\$0.14m)
- Project 6 – Peer Review 3W Models + MasterPlans (\$0.06m)
- Project 14 – Iwi Engagement + Cultural Values Assessment (\$0.05m)

The attached report indicates current progress on the programme of work.

The projects and associated DIA spend are as follows:

| COUNCIL          | PROJECT   | VALUE    |
|------------------|---|----------|
| Napier           | <b>Capital Projects:</b>  | \$10.05m |
| Total - \$12.51m | <ul style="list-style-type: none"> <li>• <b>Alternative Water Supply</b> – address dirty water issues</li> <li>• <b>Water Safety Plan</b> - delivery of improvement items</li> <li>• <b>Fire Flow Network Upgrades</b> to meet levels of service</li> <li>• <b>Scoping Three Waters Master Plan Projects</b> – additional resources to assist with the delivery of the current and reform capital plan</li> <li>• <b>Te Awa Structure Plan – Three Waters</b> - additional funding to develop water infrastructure in Te Awa</li> <li>• <b>Pandora Industrial Waste</b> – works associated with trade waste and understanding flow and composition</li> <li>• <b>Review of private water supplies</b> – provide upgraded supply for the Meeanee School hall</li> </ul>  |          |
|                  | <b>Planning and Asset Management Projects:</b>  | \$1.95m  |
|                  | <ul style="list-style-type: none"> <li>• <b>Parks Water Bores Investigation and Implementation</b> – assessment of bores and commence consenting process for water conservation</li> <li>• <b>Essential Service Planning and Contributions Policy</b> – ensure that three waters programmes are funded appropriately to develop the networks</li> <li>• <b>Maintenance Management Practices</b> - Develop maintenance management practices and workflows and integrate these into the Asset Management System</li> <li>• <b>Delivery Improvement Review</b> – systems and process development</li> <li>• <b>Asset Management Systems &amp; Data Collection</b></li> <li>• <b>Three Water Models &amp; Masterplans</b> – peer review of models, additional calibration, and peer review of master plans</li> </ul> |          |
|                  | <b>Collaborative Projects:</b>  | \$520k   |
|                  | <ul style="list-style-type: none"> <li>• <b>Iwi engagement on Three Waters and Cultural Values Assessments</b> – extending the capacity and capability for engaging with Māori, including development of a cultural values assessment</li> <li>• <b>Regional Water Projects</b></li> </ul>  |          |

### Progress:

The programme continues to be very much delivery focussed, with supply chain engaged, and design and construction works on-going. A number of projects are now complete, or nearing completing from a DIA funding perspective as detailed below.

The following projects are now considered complete or closed from a DIA funding perspective:

- Project 1 – Water Quality Improvement (Low Manganese Water)
- Project 3 - Fire Flow Network Upgrades to meet Levels of Service
- Project 4 - Parks Water Bores
- Project 7 - Scoping Three Waters Master Plan Projects
- Project 8 - Te Awa Structure Plan and 3 Waters Infrastructure
- Project 10 - Asset Management Systems and Data Collection
- Project 9 – Pandora Industrial Wastewater
- Project 11 - Delivery Improvement Review
- Project 12 - Maintenance Management Practices
- Project 15 - Regional Projects

From a DIA funding perspective, the following projects are forecast to complete by the end of July :

- Project 2 – Water Safety Plan Improvements
- Project 5 – Review of Private Water Supplies (Meeanee)
- Project 6 – Peer Review 3W Models + MasterPlans
- Project 13 – Water Essential Services Plan + Structure Plans
- Project 14 - Iwi Engagement and Cultural Values Assessment

### **Social & Policy**

There are no social and/or policy implications associated with this report.

### **Risks**

No new risks have been identified this month.

As discussed in last month's report, the risk of further Covid-19 related disruption to the Water Reform Programme remains. However, the impact of this risk has been mitigated by the DIA funding period having been extended until 31 December 2022 (refer Section 5.2 above).

### **2.6 Options**

The options available to Council are as follows:

1. To receive this report on Implementation of the Three Waters Reform Project, or
2. Not receive this report on Implementation of the Three Waters Reform Project.

### **2.7 Development of Preferred Option**

This report is for information purposes only.

## 2.8 Attachments

- 1 Three Waters Reform Progress June 2022 [↓](#)



### 3 Waters Reform Program 2021 - June 2022

**Total Budget:** \$19.27m  
**Committed:** \$19.62m  
**This Report:** 28-Jun-22  
**Total Expenditure:** \$16.58m  
**Total Upfront Payment:** \$6.13m  
**Additional Payments:** Accruals up to 30 June 2022 to be paid upon submission of Quarterly report

**Key:**  
 On Track- Good Progress   
 Behind Plan- Progress needs to be made   
 Complete   
 The stage(s) complete

| No. | Project   | Description   | Value    | Committed to Date | Sponsor              | Key Lead/ Project Manager         | Progress | Financial | Stage   |             |                  |                             |                  | Progress Comments | Project Risks & Issues.   |  |  |
|-----|---|---|----------|-------------------|----------------------|-----------------------------------|----------|-----------|---------|-------------|------------------|-----------------------------|------------------|-------------------|---|--|--|
|     |   |   |          |                   |                      |                                   |          |           | Scoping | Procurement | Project Underway | Final Review/ Commissioning | Project Complete |                   |   |  |  |
| 1   | Water Quality Improvement Project                       | Low Manganese water (reduce water quality issues for the city through alternative supplies)   | \$5.79m  | \$5.61m           | R Huckle             | Iain Sutherland (Beca)            |          |           |         |             |                  |                             |                  |                   | Design works are complete. Civil works on-site are mostly complete. A3 and T8 bore drilling complete. A2 suitability testing on-going. Off-site fabrication of WTPs complete and units delivered to site. Dry commissioning to commence next month.                             | On-going Covid-19 related disruption within supply chain impacting staff availability and procurement of materials and equipment.    |  |
| 2   | Water Safety Plan Delivery of Improvement Items         | Water Safety Plan Delivery of improvement items (provide network monitoring to manage quality and safety of the water supply and deliver other network improvements).   | \$1.47m  | \$1.57m           | R Huckle / T Garrett | Tom Garrett (Beca)                |          |           |         |             |                  |                             |                  |                   | Electrical and controls, mechanical and civil complete. Software design outstanding. Fabrication largely complete. H&S, TMP and Environmental Management Plans approved in readiness for site works commencing this month.  | On-going Covid-19 related disruption within supply chain impacting staff availability and procurement of materials and equipment.    |  |
| 3   | Fire Flow Network Upgrades to meet Levels of Service    | FW-2 (Address urgent fireflow issues across the network as identified from recent model and master plan project outcomes)   | \$2.42m  | \$2.62m           | R Huckle / T Garrett | Kariton Karangaroa                |          |           |         |             |                  |                             |                  |                   | Onehunga Rd and Hill Rd complete. Franklin, Le Quesne and Mill Rd awaiting commissioning. Berry Farm to be completed after all other sites (end of July 2022).  | \$200k overspend identified.   |  |
| 4   | Parks Water Bores Investigation and Implementation      | Parks Water bores Investigation and implementation (Increase resilience and improve water conservation)   | \$0.37m  | \$0.38m           | R Huckle             | Mike Aleardi                      |          |           |         |             |                  |                             |                  |                   | Final report for decommissioned bores has been submitted by the consultant. Project complete.   | Project Closed.  |  |
| 5   | Review of Private Water Supplies                        | Review of Private Water Supplies (Provide upgraded supply for the Meane school and hall)  | \$0.65m  | \$0.35m           | R Huckle / T Garrett | Tom Garrett (Beca)                |          |           |         |             |                  |                             |                  |                   | 30% design milestone complete. Stantec engaged to deliver detailed design as well as planning, consenting and manu whenua engagement. Site surveying work to inform design complete. 3000m of pipe procured, 1750m delivered  | Delay to delivering of pipe has slowed expenditure in the month. Supplier availability is driving project progress.                  |  |
| 6   | Peer Review 3 Waters Models & Master plans              | Peer review - 3 Water models & Master plans (Continue with the master planning process by undertaking peer reviews of models, additional calibration and peer review of master plans)   | \$0.31m  | 0.33m             | R Huckle             | T Garrett (Beca)                  |          |           |         |             |                  |                             |                  |                   | Peer review of modelling is underway with three consultants engaged via the 3W Engineering Panel, one for each network review. Milestone 3 complete for all three networks.   | There is a risk of delay due to extent of review taking longer than allowed for and / or delayed inputs from model build consultant. |  |
| 7   | Scoping Three waters Master Plan projects               | Engineering expertise to assist with the upfront work to deliver the \$449m of Three Waters capital works coining up in the 10 year plan  | \$0.69m  | \$0.71m           | R Huckle / T Garrett | 3W team                           |          |           |         |             |                  |                             |                  |                   | Additional Resources engaged and underway with scoping and managing the water programme. Good progress being made.  |  |  |
| 8   | Te Awa Structure Plan and 3 Waters Infrastructure       | Te Awa Structure Plan - 3 Waters (Enable growth and address affordability issues)   | \$5.40m  | \$5.40m           | R Huckle             | Jamie Goodsir                     |          |           |         |             |                  |                             |                  |                   | Water reform funding allocated to this project for construction of water infrastructure. Funded scope of works is complete. Project complete.   | Project Closed.  |  |
| 9   | Pandora Industrial Wastewater Pipe                      | Back up project replacing the WW outfall chamber as this was already repaired. Updated project will be used to install flow meters on tradewaste customers.   | \$0.39m  | \$0.82m           | R Huckle             | Matt Johnston (Beca)              |          |           |         |             |                  |                             |                  |                   | Design and build phases now underway with design complete and EA approval obtained. Civil contractor has been engaged, with work underway.  | Supplier availability driving project progress.  |  |
| 10  | Asset Management Systems & Data Collection              | Data Collection - EAM (Fully implement an upgraded enterprise asset management system for 3W team, undertake asset data condition assessments and upgrade information)  | \$0.50m  | \$0.63m           | R Huckle             | Andrew Hartrick                   |          |           |         |             |                  |                             |                  |                   | Scope associated with water reform funding is complete. Project complete from a water reform perspective.   | Project Closed.  |  |
| 11  | Delivery Improvement Review                             | Delivery improvement review (Integrate Project Management Framework, contract management, procurement, design, PMO etc. to improve our project management and delivery capability)  | \$0.35m  | \$0.34m           | R Huckle             | R Huckle                          |          |           |         |             |                  |                             |                  |                   | Consultants engaged to assist with delivery improvement, lead by Project & Design. Carbon reduction project and Climate Change roadmaps are in the final stages with draft reports having been presented to Heather Bosselman. Presentations to ELT and councillors to be held. | Buy-in and support from Council staff due to capacity.   |  |
| 12  | Maintenance Management Practices                        | Extend MMTP (Deliver Maintenance Management Transformation Programme faster and equip our internal service provider to be more competitive in preparation for the reform whilst improving asset data and operational processes) | \$0.13m  | \$0.13m           | R Huckle             | AMIT/ 3W teams                    |          |           |         |             |                  |                             |                  |                   | Stantec currently working on the P&IDs (Piping & Instrumentation Diagrams) for all pump stations. The delivery of these has been further delayed, and these are not expected to complete by 30th June.  | N/A  |  |
| 13  | Waters Essential Services Plan and structure plans      | Essential Services Plans and FC/DC Policy review (Ensure that 3W programmes are funded appropriately and that our FC/DC policy is up-to-date and robust to enable capture of funds to develop the networks)                     | \$0.29m  | \$0.25m           | R Huckle / T Garrett | Development & Stds Team           |          |           |         |             |                  |                             |                  |                   | GHD have been engaged by City Strategy to provide structure plans. This piece of work has been delayed, and will therefore only partially complete by 30 June. This will however use the remaining budget.  | Supplier availability driving project progress.  |  |
| 14  | Iwi Engagement on 3 Waters & Cultural Values Assessment | Iwi Engagement on 3 Waters (Extending the capacity and capability for engaging with Maori and mana whenua, including development of a cultural values assessment)   | \$0.30m  | \$0.29m           | R Huckle             | Te Waka Rangapū / R Huckle        |          |           |         |             |                  |                             |                  |                   | Ngāti Pārau and Te Taiwhenua are now engaged with NCC. Work plans for their engagement around 3 Waters have been received from both parties. Invoice received from Ngati Parau, invoice outstanding for Te Taiwhenua.   | N/A  |  |
| 15  | Regional Projects                                       | Regional Projects : a \$500,000 allowance has been made to work on Regional Projects. The local suppliers have worked together to develop a shared regional programme of work, valued at \$1.4m                                 | \$0.22m  | \$0.21m           | Toni Goodlass        | T Goodlass and external providers |          |           |         |             |                  |                             |                  |                   | There is no more work to be progressed on the Regional Programme. The remaining \$280k underspend has been applied to Project 1. The remaining \$7k has been used with residual costs.  | Project Closed.  |  |
|     |   | Three Waters Reform Programme RFI   | \$0.754m |                   | AMIT Team            | Various                           |          |           |         |             |                  |                             |                  |                   | Project largely completed, some remaining questions coming from DIA and WICS.   |  |  |
|     |   | Regional Private Supplier Assessment  |          | 0.21              | Toni Goodlass        | Various                           |          |           |         |             |                  |                             |                  |                   | RFP scoped and DIA involved in finalising scope. Calls to private suppliers underway  | Project Closed.  |  |
|     |   | Regional Contestable Fund for private - scheme assistance and support.  |          |                   |                      |                                   |          |           |         |             |                  |                             |                  |                   |   | Project no longer viable. Project terminated.  |  |
|     |   | Regional Engineering code of practice   |          |                   |                      |                                   |          |           |         |             |                  |                             |                  |                   |   | Project no longer viable. Project terminated.  |  |
|     |   | Regional Audit of Asset Management/GIS systems  |          |                   |                      |                                   |          |           |         |             |                  |                             |                  |                   | Project no longer viable. Project terminated.   |  |  |
|     |   | Regional Cadet and Operators Scheme   |          |                   |                      |                                   |          |           |         |             |                  |                             |                  |                   | Project no longer viable. Project terminated.   |  |  |



### 3. THREE WATERS OPERATIONAL UPDATE

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Operational   |
| <i>Legal Reference:</i>                | N/A   |
| <i>Document ID:</i>                    | 1479402   |
| <i>Reporting Officer/s &amp; Unit:</i> | Philip Kelsen, Team Leader 3 Waters Operations Planning |

#### 3.1 Purpose of Report

To give an update on Three Waters Operations Planning activities.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Receive the Three Waters Operational Update report.

#### 3.2 Background Summary

The Three Waters Operational Team are working on the following key operational matters. There is also continuation of the matters that were reported to the Sustainable Napier meeting on 16 June 2022.

##### •WWTP – Waste Water Treatment Plant Outfall

- **Outfall leaks.** First leak repaired. Partial repair on second leak – found to be leaking from an existing repair. Working through potential solutions.

##### •Latham Street inlet valve to Waste Water Treatment Plant.

- Major valve replacement involving around 25 personnel (City Services, Three Waters Team and Contractors) working through the night to replace the 600mm diameter valve. This critical valve replacement will enable further projects to be undertaken including air valve replacement and flowmeter installation on the Latham Street Waste Water Pump Station rising main.

##### •Storm Water (I&I) Inflow and Infiltration

- Smoke testing to determine inflow and infiltration began 12 July 2022. Smoke testing involves forcing non-toxic smoke into storm water or waste water pipes and by observing where the smoke comes out we can identify potential cross connections.
- Second contractor arranged to start soon.

##### •Drinking Water Reservoir Inspections.

- Submersible drone inspections being carried out on all drinking water storage reservoirs. These inspections are to inform us of the condition of the reservoirs with a focus on water quality and structural condition. The reservoirs listed below are being inspected and to date photographs undertaken of Enfield (as per June 2022 Three Waters Operations Report) and Thompson 1, 2 and 3. Show a small amount of sediment but otherwise indicate fairly good condition.
- Enfield
- Thompson 1, 2 & 3
- Taradale 1 & 2
- Haliwell
- Tironui
- Otatara
- Franklin small and large (Bayview)

### **3.3 Issues**

#### **WWTP – Waste Water Treatment Plant**

There are ongoing issues with the WWTP Outfall with leaks being detected from time to time resulting from different scenarios. Of the two leaks recently detected the first one has been repaired and a partial repair has been undertaken on the second leak while options are being worked through.

The replacement of the outfall is programmed and consent matters are currently being worked through.

### **3.4 Significance and Engagement**

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

### **3.5 Implications**

#### **Financial**

Not applicable as this report is only for information.

#### **Social & Policy**

Not applicable as this report is only for information.

#### **Risk**

Not applicable as this report is only for information.

### **3.6 Options**

- a. Receive the 3 Waters Operational Update report, or
- b. Not receive the 3 Waters Operational Update report

### **3.7 Development of Preferred Option**

Not applicable as this report is only for information.

### **3.8 Attachments**

Nil

## 4. CAPITAL PROGRAMME DELIVERY

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Information                                       |
| <i>Legal Reference:</i>                | N/A   |
| <i>Document ID:</i>                    | 1475042   |
| <i>Reporting Officer/s &amp; Unit:</i> | Jamie Goodsir, Acting Director Programme Delivery |

### 4.1 Purpose of Report

To provide Council with information on the FY22/23 Capital Programme and initiatives underway to improve Capital Programme Delivery.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Receive the report titled "Capital Programme Delivery".

### 4.2 Background Summary

#### Situational update

Council has now set its FY22/23 Capital Plan at \$99.4M. This programme of work comprises 299 individual projects.

Last year, FY21/22 was set at \$64.4M and \$44.2M was achieved.

It is important to note that a number of Covid-19 related issues continue to impact Napier's capital programme delivery, both in terms of project planning and construction. Completion dates for some phases of work on some projects continue to push out.

Council is introducing a number of initiatives aimed at increasing our capital programme spend. Several of these initiatives are underway now and are detailed further in this report.

#### Future Reports

As mentioned in the last Sustainable Napier Report dated 22 June 2022, Officers intend reporting on projects underway across Council not just those projects that sit within the Programme Delivery Team.

Programme Delivery projects are reported at [Attachment 1](#), and Three Waters projects at [Attachment 2](#). By reporting on work underway in other teams, Council will have better visibility on our capital programme delivery progress.

A new report on selected projects identified as Priority Areas in the FY22 / 23 Annual Plan has also been attached to this report, [Attachment 3](#).

A graph of the budgeted capital programme spend (\$99.4M) versus actual spend, will be included in future reports.

Further refinements to this report can easily be made if required.

### Capital Programme Summary

Currently, the Programme Delivery team have over 50 projects in progress, to the value of \$60M some of which is spread over several financial years.

Other asset teams are underway on capital projects as well, and the table below captures the quantum.

| Team                            | Numbers of Projects | Approximate Value (\$) |
|---------------------------------|---------------------|------------------------|
| Programme Delivery              | 54                  | 60M                    |
| Transportation                  | 12                  | 7M                     |
| Property Assets                 | 8                   | 13M                    |
| 3 Waters                        | 92                  | 37M                    |
| Community & Visitor Experiences | 18                  | 20M                    |
| City Strategy                   | 27                  | 10M                    |
| Building Asset Management       | 24                  | 3M                     |
| <b>Current total</b>            | <b>235</b>          | <b>\$150M</b>          |

### Projects Going to Tender this reporting round

The following projects are currently progressing through the tender phase:

- Napier War Memorial Restoration Project - Future Procurement Opportunity (A pre-tender notification sent to interested parties)
- Transfer Station Cash Handling and Site Security

### Tenders in Evaluation Stage this reporting round

- Building Warrant of Fitness Services

### Contracts awarded this reporting round

The following projects have successfully completed the procurement process in this reporting period:

- Taradale Library Air-conditioning Upgrade
- Onslow Steps Renewal
- Napier City Council Civic Building Demolition

### Projects nearing / at completion this reporting round

The following projects are nearing the completion of their construction phases:

- FW2 Fire Flow Network Upgrades (August)
- Ellison St - Marine Parade Safety Improvements (September)
- Parklands Area 3 Stage 8,9,10 & 12 (September)
- Eriksen / Kenny Rd Intersection Upgrade (August)

## **Processes Undergoing Review**

In order to improve programme delivery performance, a number of initiatives and reviews are in progress, or already implemented. The objective of these reviews is to ensure Council's programme delivery processes are best practice, fit for purpose and consistent.

A selection of these work packages are summarised below:

### Council's Project Management Framework (PMF) review

Council is underway with a review of the following PMF stages to ensure best practice:

- Project Classification
- Project Lifecycle
- Roles and Responsibilities
- Project Governance
- Project Reporting

The outcome of this review is the likely modifications to the Project Management Framework in Sytle and the development and delivery of training material for project related staff across Council.

### Project Financial Reporting

Council Officers will reassess what level and detail of financial information is required to enable project teams to accurately track spend on projects. This review will be informed by other planned packages of work relating to the Project Management Framework.

### Programme and Project Reporting

Council Officers are reviewing the reporting capabilities of Sytle, Council's Project Management software, with the intention of ensuring Council's reporting requirements are optimised.

The provision of additional software capability in this area is also underway, to give Council better visibility across the progress of our capital programme, and to help prioritise, programme and manage its successful delivery.

### Project Management Training

Introductory training on Project Management fundamentals is underway. This '101' style Project Management training is intended for staff new to project work. Four of the five training modules have been completed. Further training sessions are programmed, as well as some higher level training for our current project managers.

### Delivery Capacity Constraint improvement initiatives

The Three Waters Technical Panel of consultants and the Project Management Panel of consultants are already in place and are significantly augmenting internal resource capacity.

Both panels have numerous projects already assigned, with further projects planned for allocation over the coming months.

The City Services team are also gearing up to assist with capital programme works when they have capacity.

There is a clear indication of an increased level of focus and collaboration occurring across the business to improve programme delivery.

### 4.3 Issues

#### Industry Capacity

Many projects, both Council and privately delivered, are experiencing delays relating to resourcing and materials constraints as a result of Covid-19. Council's Project Management / Design panels will similarly come under pressure due to increased demands.

Council is currently recruiting across multiple teams to increase the capacity of staff required to deliver the capital programme.

### 4.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

### 4.5 Implications

#### Financial

The financial performance of individual projects does not form part of this report.

#### Social & Policy

The Centennial Hall flooring replacement and lighting upgrade project fully opened on 23<sup>rd</sup> June 2022. There is more work to do in the mezzanine spectator area, and assessments as to what that entails are underway.

#### Risk

Significant project risks are reported to Council separately via the Audit and Risk Committee. As previously reported, capacity constraints across Asset and Activity Management sectors of Council continues to present a risk to programme delivery.

### 4.6 Options

This report is for information purposes only.

### 4.7 Development of Preferred Option

This report is for information purposes only.

### 4.8 Attachments

- 1 Programme Delivery [↓](#)
- 2 3 Waters [↓](#)
- 3 Priority Area Projects [↓](#)

**Programme Delivery**

| PROJECT NAME   | ASSET DISCIPLINE                 | PROJECT UPDATE  | % OF PROJECT | FINANCIALS | SCHEDULE | REASON FOR RED OR AMBER STATUS   | COMPLETION DATE  |
|--|----------------------------------|---|--------------|------------|----------|--|------------------|
| Airport Sewer Pump Station Renewal                         | Waste Water                      | Project in construction.  | 89%          |            |          |  | Aug-22           |
| Ahuriri Regional Park Master Plan                          | Infrastructure                   | The Future Napier Committee resolved to establish the Ahuriri Regional Park Joint Committee (consisting of members from Napier City Council, Hawke's Bay Regional Council, and Mana Ahuriri Trust) on the 16 <sup>th</sup> June 2022. The Terms of Reference for this Joint Committee was also adopted. All Joint Committee Partners will be taking a similar paper to their equivalent committees/Board for adoption. This paper will be going to Full Council for resolution on the 14th July. Following all Joint Committee Partners resolving to form a Joint Committee, adopt the Terms of Reference, and nominate Committee members, one of the first tasks for the Joint Committee will be to engage a Project Manager and project team. |              |            |          |  | TBC              |
| Anderson Park - Stage 2 Playground Development             | Parks Reserves and Sportsgrounds | Project out-sourced to Project Management Panel.  |              |            |          |  | TBC              |
| Aquarium Reef Tank Diver Access Investigation              | National Aquarium                | Project completed.  | 100%         |            |          |  | Completed        |
| Aquarium Sea Water Supply Pump                             | National Aquarium                | The resource consent has been received from HBRC but requires additional information from the Depot and dive contractors before starting work. Long lead items (specifically well-cover) now ordered from Australia and should be in-country by late August. This will not have a major impact on project completion as temporary means of securing well access can be utilised.  | 92%          |            |          | Financial reporting issues continue. Schedule is tight to meet Depot's window of availability. Approaching commercial market considered. | TBC              |
| Aquarium Weather Tightness                                 | National Aquarium                | In scoping phase  |              |            |          |  | TBC              |
| Bay Skate - Rink Boards                                    | Sports & Recreation              | Defined scope 100%. Awaiting quotes from different suppliers. Project on track.   | 70%          |            |          |  | TBC              |
| Cameron Tce Stormwater Improvements                        | Stormwater                       | Extra budget approved by Roading (variation to project).  | 88%          |            |          |  | Aug-22           |
| Centennial Hall (RGCEC Floor and Lighting Replacement)     | Building Asset Management        | Hall now open to users. Other works (Mezzanine) in progress.  | 90%          |            |          |  | End of August 22 |
| Civic Building Demolition                                  | Community Services               | Demolition Contract tendered. Negotiations underway with preferred contractor.  |              |            |          |  | Dec-22           |
| Clyde Road Retaining Wall                                  | Transportation                   | Design Consultant – WSP – Confirming delivery of drawings for EA Review & Building Consent Lodgement. Procurement Plan under review. Arch check completed. Tender Docs been drafted.  | 58%          |            |          |  | Dec-22           |
| Dolbel to Otatara (Maggie's Way)                           | Parks Reserves and Sportsgrounds | Project in construction.  | 68%          |            |          |  | Aug-22           |
| Doris Memorial   | Business & Tourism               | On hold due to budget constraints.  |              |            |          |  | Jan-23           |
| Douglas McLean Avenue new footpath                         | Transportation                   | The design has additional amendments identified during EA. Project going to tender.   | 66%          |            |          |  | TBC              |
| Ellison St to Marine Parade Walking & Cycling Improvements | Transportation                   | Completion by Sept 2022. Covid / resourcing is impacting the contractor causing completion delays. 75% of works completed.  | 62%          |            |          | The contractor is making better progress but a late Aug 2022 finish is predicted.  | Sep-22           |



| PROJECT NAME  | ASSET DISCIPLINE                 | PROJECT UPDATE   | % OF PROJECT | FINANCIALS | SCHEDULE | REASON FOR RED OR AMBER STATUS   | COMPLETION DATE |
|---|----------------------------------|--|--------------|------------|----------|--|-----------------|
| Eriksen / Kenny Rd Intersection Upgrade             | Transportation                   | Project in construction phase, 85% through the latest programme. Completion date currently 15 August 2022.   | 63%          |            |          |  | Aug-22          |
| Essex Street Reserve Playground Renewal             | Parks Reserves and Sportsgrounds | Civil work started on 02/05/2022. We are expecting delays in the installation of playground equipment due to supply chain issues. Installation expected to be completed in August 2022.  | 73%          |            |          | Installation of equipment will be delayed by 2 months due to supply chain issues.  | Aug-22          |
| FW2 Fire Flow Network Upgrades                      | Water Supply                     | Project nearing completion.  | 74%          |            |          | Delays due to contract & COP clash   | Aug-22          |
| Gloucester St / Springfield Rd Intersection Upgrade | Transportation                   | In design phase.   |              |            |          |  | TBC             |
| Hadfield Terrace Retaining Wall                     | Transportation                   | Design Consultant – WSP – Confirming delivery of drawings for EA Review & Building Consent Lodgement. Procurement Plan under review. Arch check completed. Tender Docs been drafted.   | 56%          |            |          |  | Dec-22          |
| HBRU Game Field                                     | Sportsgrounds                    | Lights livened and in use. Practical completion issued.  | 69%          |            |          |  | Completed       |
| Hooker Avenue Slip Remediation                      | Transportation                   | Design Consultant – Stantec – Confirming delivery of drawings for EA Review & Building Consent Lodgement. Procurement Plan under review and signing. Arch check completed.   | 28%          |            |          |  | Mar-23          |
| Latham Street Rising Main Valve Renewal             | Waste Water                      | Project design currently at 100% stage ready for Engineering Approval grant. 3 PE pipes have been ordered and waiting for couplers to arrive at December 2021 to begin construction.   | 53%          |            |          | At this stage budget is unclear as still waiting for prices for Gibaults. Depot to provide budgets for these works and materials in stock. | Jun-22          |
| Marewa Shops Improvements                           | Transportation                   | Project being rescoped.  | 55%          |            |          |  | TBC             |
| Marine Parade War Memorial                          | Business & Tourism               | Building Consent lodged on 27th June. Future Project Opportunity notice posted in GETS to alert potential contractors. The physical works Tender will be released to the market asap following the approval of an additional budget request. Resource consent for building consent submitted. A PCG (Project Control Group) has been created. A comms strategy is in place. A project update is being prepared for the local RSA for presentation at the upcoming RSA AGM. The restoration of a sample of the plaques is underway. | 60%          |            |          | There is a budget shortfall which will require additional funding. This will be resolved by the timing of this 28/7/2022 meeting.          | Mar-23          |
| McLean Park Digital Screen                          | Business & Tourism               | Awaiting submission of structural engineer's report. Screen currently being shipped.   |              |            |          | Covid enforced delays in the project   | Sep-22          |
| Napier Aquatic Centre Expansion                     | Sports & Recreation              | Council revoked resolution to consult and instructed Officers to seek alternative options and alternative approaches to the market.  |              |            |          |  | TBC             |
| Napier Aquatic Centre Playground Upgrade            | Sport & Recreation               | New play ground equipment and increased accessibility from the learn to swim pool, to the playground. Currently on hold - awaiting budget approval.  |              |            |          |  | TBC             |
| NMT Auditorium Ceiling Space Access                 | Business & Tourism               | Project underway and outsourced to PM Panel member. PAUL   |              |            |          |  | TBC             |
| Ocean Spa - Changing Rooms Renewal                  | Sports & Recreation              | Citrus Studios have completed detailed concept plan. Currently under review by the internal designer.  | 53%          |            |          |  | TBC             |
| Ocean Spa Upgrades (Sauna and Steam Room)           | Parade Pools                     | Materials are in Auckland with the Contractor. The contractor is looking at starting in late July/ early August. Construction should take 3 months.  | 85%          |            |          |  | TBC             |
| Optimist Yacht Refurbishment                        | Infrastructure                   | Procurement plan prepared for approval. Final design to be completed. Tender Docs underway. Targetting tender in late July.  | 13%          |            |          |  | TBC             |



| PROJECT NAME                              | ASSET DISCIPLINE                 | PROJECT UPDATE   | % OF PROJECT | FINANCIALS | SCHEDULE | REASON FOR RED OR AMBER STATUS   | COMPLETION DATE |
|---|----------------------------------|--|--------------|------------|----------|--|-----------------|
| Parklands Area 3 Stage 11                 | Parklands                        | Currently in design phase  | 13%          |            |          |  | TBC             |
| Parklands Area 3 Stages 8, 9, 10          | Parklands                        | Downer are 90% complete overall. Stage 8 (Separable Portion A) is 95% complete, roads sealed but lights yet to be installed (delayed delivery). Covid has impacted schedule and materials availability. Completion in September 2022. Stage 8 title process underway.  | 90%          |            |          |  | Sep-22          |
| Parklands Area 4                          | Parklands                        | Currently in design phase  | 16%          |            |          |  | TBC             |
| Puketitiri Road Safety Improvements       | Transportation                   | The design has been 95% completed in 3D of the two roundabouts and the balance of Stage One. The lwi liaison has been completed -no issues identified. The initial geotech scope has been completed. Planners engaged to complete the planning component. The detailed geotechnical testing contract will be advertised this month. The Comms Team is working on a Communications Plan. Separate report on this project at this 28/7/2022 meeting. | 72%          |            |          |  | TBC             |
| Reservoir Inlets and Outlets Improvements | Water Supply                     | This project is now on hold pending further work on the budget by the asset management function.   | 56%          |            |          | Project on hold and being rescope.   | TBC             |
| Spencer Road Retaining Wall               | Transportation                   | Design Consultant – Stantec – confirming delivery of drawings for EA Review & Building Consent Lodgement. Procurement Plan under review and signing. Arch check completed. Tender Docs under review.   | 53%          |            |          |  | Dec-22          |
| Steps and Ramps 2020/21 (Onslow Steps)    | Transportation                   | Tender Awarded. Start up meeting scheduled for mid July. Residents have been updated on the progress. Building Consent has been applied for.   | 69%          |            |          |  | ??              |
| Swan Memorial Lamp Repair                 | Parks Reserves and Sportsgrounds | With Bicker Engineering to finalise design.  | 82%          |            |          | Two months behind original schedule.   | Oct-22          |
| Tamatea & Parklands DMA                   | Water Strategy                   | DMA is about 90% complete in the Plan and Execute phase. Awaiting Entry points and fire hydrants to be identified and installed with amended design by depot 31/07/2022.   | 68%          |            |          |  | TBC             |
| Taradale Library Air Conditioning Upgrade | Libraries                        | Contract awarded on 30 June 2022. Site works to commence early October 2022 with a library closure being signalled for 17-21 October and project completion in Dec 2022. Project costs will trigger the requirement for an additional \$100k as identified in the memo to the Director of Community Services dated 31 March 2022.  | 64%          |            |          | Financial reporting issues continue. Delays in completion of tender doc have resulted in creep in critical path and loss of any float in achieving critical milestone of tender award in FY 21/22. | Dec-22          |
| Thompson Road Slip Remediation            | Transportation                   | Design Consultant – Stantec – Confirming delivery of drawings for EA Review & Building Consent Lodgement. Procurement Plan under review and signing. Arch check completed.   | 57%          |            |          |  | Dec-22          |
| Veronica Sunbay Remedial Project          | BAM                              | Project to PM Panel. Design issues being resolved.   |              |            |          |  | TBC             |



| PROJECT NAME  | ASSET DISCIPLINE                 | PROJECT UPDATE   | % OF PROJECT | FINANCIALS | SCHEDULE | REASON FOR RED OR AMBER STATUS                                 | COMPLETION DATE |
|---|----------------------------------|--|--------------|------------|----------|--|-----------------|
| Western Hill Extension - Stage 2                    | Parks Reserves and Sportsgrounds | Contract awarded. Works underway.  |              |            |          |  | Oct-22          |
| Westshore Playground Redevelopment                  | Parks Reserves and Sportsgrounds | Design 20%. To tender in August 22.  | 64%          |            |          |  | TBC             |
| Westshore to Ahuriri Walking & Cycling Connectivity | Transportation                   | Designer undertaking final amendments before going to EA for signing next week. Tender Docs completed and awaiting signed design.  | 62%          |            |          | Design delays  | TBC             |
| Whakarire Ave Coastal                               | Reserves                         | HBRC consent extension approved. Consultant investigating quarry / materials options. Berkett quarry to be contacted as potential sole source supplier / contractor. Current intent is to re-tender mid 2022 for March 2023 start. | 63%          |            |          | Consultant to review specifications to hopefully reduce costs. | Oct-23          |



### 3 Waters

| Project Name   | Cycle Phase        | % Effort Complete | Project Schedule Status | Comments   |
|--|--------------------|-------------------|-------------------------|--|
| 14 France Road_ upgrade 3 Waters services  | Initiate           | 90%               | On Track                | Scope and design due late July 2022  |
| 19 Marine Parade Stormwater Main Renewal   | Plan and Execute   | 75%               | Monitor                 | Scope and concept design due late July 2022  |
| 5 Delhi Place Wastewater Main Retaining  | Initiate           | 37%               | Off Track               | Design options underway  |
| Airport Sewer Pump Station Renewal   | Plan and Execute   | 67%               | On Track                | Update 29/06/2022<br>Completion due by end of July<br>Pumpstation now live with last connections being made mid July<br>Concrete slab poured; Emergency storage tanks and wetwell - complete; Low Pressure Sewer (LPS) installed and operating   |
| Awatoto WWTP Upgrade - Additional Storage  | Programme          | 53%               | Off Track               | Fence line works ongoing; Contractor delay due to rain.<br>Geotech investigation to be conducted in July with ground water testing to be used as basis for assessment of environmental effect.   |
| Cameron Tce Stormwater Improvements  | Execute            | 88%               | On Track                | Construction is underway, and completion due in Early August<br>Amendment to design as of 30/06/2022   |
| Cross Country Drain Storm Water Pump Station Maintenance                               | Initiate           | 55%               | Off Track               | Scoping with recommendations, site visit completed.  |
| Dalton St SWPS - Switch Board and Control System (EOL)                                 | Initiate           | 55%               | Off Track               | Scoping with recommendations, site visit completed.  |
| Development of District Water Supply Monitoring Areas (DMA & Quality)                  | Initiate           | 6%                | Off Track               | 12 sites have been identified as part of the modelling process for the installation of flow meters. Water quality monitoring is in the design phase for instrumentation and sites will be identified once the Master Plan is complete.   |
| Enfield Remedial Works   | Initiate           | 50%               | Off Track               | Engagement of structural options and investigate geotech   |
| FW2 Fire Flow Network Upgrades   | Plan and Execute   | 74%               | On Track                | Onehunga / Hill Roads - completed<br>Franklin / Main Road - to be completed next week<br>Le Quesne Rd - awaiting commissioning   |
| Ground water monitoring to inform I & I CAPEX  | Initiate           | 2%                | Off Track               | Scoping of project underway - est: July 2022   |
| Herrick St Culvert Upsizing  | Programme          | 30%               | Monitor                 | Scoping document approved, awaiting Cycle updating to take through to gateway 2  |
| Lagoon Farm Storm Water Diversion  | Initiate           | 10%               | Off Track               | Draft scoping document completed. Finalised scope due 2 September 2022<br>(working with Joint partnership)   |
| Latham St Pump Station - Electrical Panel Renewal                                      | Initiate           | 55%               | Off Track               | Scoping with recommendations, site visit completed.  |
| Meeanee and Awatoto Watermain  | Initiate           | 19%               | On Track                | Detailed design underway, 90% design deliverable EA by 21 July 2022<br>Tendering est. Aug-Oct 2022<br>Construction est. Oct 2022 - June 2023   |
| New Taradale - Rising & Falling Trunk Mains  | Initiate           | 11%               | Off Track               | Preliminary design work being scoped and implemented with 148k carry over budget.  |
| Niven St - Wakefield St Stormwater Pump Station - Pacific Surf Lifesaving Solution     | Programme          | 75%               | Monitor                 | Design team looking undertaking design options   |
| Pump Station - switchboard replacement (Latham, Greenmeadows)                          | Programme          | 45%               | Off Track               | Scoping document completed, awaiting Cycle info to be updated before taking through to gateway 2   |
| Pump Station - Taradale Inlet Diversion  | Initiate           | 55%               | Off Track               | Scoping with recommendations, site visit completed.  |
| Sale Street - SWPS New Level Control upgrade   | Initiate           | 25%               | Off Track               | Concept design underway, modeling to confirm pipe diameter (refer Master Plan)   |
| Standby Generators for Pumpstations/Reservoirs   | Initiate           | 50%               | Off Track               | Scoping with recommendations, site visit completed.  |
|  | Plan and Execute   | 77%               | On Track                | May 2022 - Purchase order raised, awaiting delivery confirmation   |
| SW_Ahuriri Masterplan - Scope projects for stormwater study and improvements           | Plan and Execute   | 66%               | Monitor                 | Stage 1 - June 22: Year Three of monitoring underway (month 8 as of June 22).<br>Stage 2 - Engagement underway for data scientist to investigate relationships between seasonal fluctuations, weather events, suburban influence & water and sediment quality.<br>Stage 3 - Memo to ELT drafted to inform of Waterway Enhancement Programme development (masterplan-esque guiding framework)           |
| SW_Clarance Cox/Ashcroft flooding  | Initiate           | 75%               | Monitor                 | Scope and options report with recommendations due late July 2022   |
| SW_Ecological Improvements to Waterways  | Initiate           | 2%                | On Track                | Stantec undertaking analysis of balance between flooding capacity and planting waterway margins for ecological health on Saltwater Creek and upper Old Tutaeakuri Riverbed. Ecological monitoring of whole city waterway network (27km) delayed from Jan 22 to Apr 22 due to Covid-19 Red setting.   |
| SW_Georges Drive switchboard and Control System Renewal                                | Plan and Execute   | 51%               | Monitor                 | Project Engineering & Design by external resources. RFP preparation for project design underway by PM.   |
| SW_Onehunga Stormwater Pump Station Upgrade - Screen Safety and Operations Improvement | Plan and Execute   | 63%               | On Track                | Update 2.05.2022<br>Platform structure is now at the galvanisers. Work on site should start by the end of the month  |
| SW_Onehunga SW Pump Replacements   | Programme          | 33%               | Off Track               | Daniel Monrad did the asset condition assessment for various pump stations and identified the spec of the existing pumps and also about the required new pumps to be procured.   |
| SW_Purimu SWPS - Switch Board and Miscellaneous Replacement                            | Initiate           | 55%               | Off Track               | Scoping with recommendations, site visit completed.  |
| SW_Storm Water Minor Worklist  | Plan and Execute   | 50%               | On Track                |  |
| SW_Stormwater Network Hydraulic Model – Model Peer Review                              | Execute            | 60%               | Monitor                 | Draft Milestone 3 report received<br>Report now reviewed by NCC and sent to Stantec to action review comments accordingly<br>Will commence Milestone 4 after Milestone 3 is closed   |
| SW_Thames / Tyne monitoring of waterways   | Plan and Execute   | 25%               | Off Track               | April 2022: Seeking external PM for design, supply and installation, including automation of the Thames & Tyne spillgates. Five of six quotes for supply average ~\$35,000 per station. According to suppliers, international shipping and under-resourcing of product manufacturers can place significant delays on equipment (up to 8 months in some circumstances).                                 |
| SW_Waghorne St SW Main Renewal   | Plan and Execute   | 75%               | On Track                | Scope and concept design due late July 2022  |
| SW_Waterway Site Sampling  | Initiate           | 8%                | Monitor                 | Project unbudgeted for 2022/23 (unless \$90,000 carry-forward from 21/22). Thames-Tyne monitoring stations (sister project) in progress & to be used as a trial for this project's implementation 23/24.   |
| Taradale Stormwater Diversion - Cross Country Drain Weir                               | Initiate           | 33%               | Off Track               | need to develop scope and concept plan   |
| Thompson Reservoir 3 Roof Replace and Upgrade  | Initiate           | 75%               | Monitor                 | Investigation remediation options underway<br>(Thompson 3 and look at the status of 1 & 2)   |
| Wastewater Network Hydraulic Model - Model Peer Review                                 | Transfer and Close | 65%               | On Track                | Completed Milestones 2 and 3 report discussed with Stantec; Stantec provided responses on outstanding minor issues; GHD requested for Stantec to relate comments summarized in the spreadsheet back to the actual report; PM coordinating GHD request to Stantec<br><br>GHD progressing with Milestone 4 report  |
| Water Sampling & Testing Services - Drinking (Potable) Water                           | Initiate           | 3%                | Off Track               | Draft of new contract completed  |
| WS_Air vents on Reservoirs   | Plan and Execute   | 52%               | On Track                | Condition assessment underway in July 2022 to confirm all existing air vents<br>Concept design due August 2022   |
| WS_Mataruahou (Napier Hill) - Rising and Falling Trunk Mains                           | Initiate           | 50%               | Monitor                 | Scope of works completed. Concept design underway  |
| WS_Mataruahou (Napier Hill) Reservoir  | Plan and Execute   | 37%               | On Track                | <ul style="list-style-type: none"> <li>Stantec have been engaged for reservoir sizing analysis.</li> <li>Sizing analysis has commenced.</li> <li>Stantec have been engaged to prepare high level 3D site layout options for the Mataruahou site, this will be done once the sizing exercise is complete.</li> <li>The Property Group have yet to be engaged for the desktop land valuation.</li> </ul> |
| WS_Survey & Install Backflow Preventers on Industrial & High Risk Sites                | Plan and Execute   | 74%               | On Track                | 2.5.22<br>Qualified backflow surveyor will survey sites identified as high risk throughout the year starting May 19-20th 2022  |
| WS_Thompson Booster controls upgrades  | Programme          | 42%               | Monitor                 |  |
| WS_Water booster pump station switch/controls upgrades                                 | Programme          | 31%               | On Track                | Replacement of electrical and control switchboards - site investigation, design, physical works on selected water booster pump stations.   |

| Project Name   | Cycle Phase        | % Effort Complete | Project Schedule Status | Comments   |
|--|--------------------|-------------------|-------------------------|--|
| WS_Water Supply Network Hydraulic Model – Model Peer Review              | Transfer and Close | 83%               | On Track                | Completed Milestones 2 and 3 report reviewed by WSE; comments sent to WSP for consideration. WSP progressing with Milestone 4 report   |
| WW Outfall - Consenting  | Plan and Execute   | 57%               | On Track                | Kick Off Workshop and Internal Stakeholder Workshop completed. Technical investigation for concept designs ongoing. Council has advised on project approach regarding mana whenua partnership engagement following kick off workshop. WSJA Project Approach update submitted on 23/06. Review scheduled on Monday 4th of July.                             |
| WW_Network and Wastewater Treatment Plant - Master Plan Peer Review      | Execute            | 50%               | Off Track               | Completed Milestones 2 and 3 report discussed with Stantec; Stantec provided responses on outstanding minor issues; GHD requested for Stantec to relate comments summarized in the spreadsheet back to the actual report; PM coordinating GHD request to Stantec GHD progressing with Milestone 4 report   |
| WW_106 Latham Street Waste Water Repair                                  | Initiate           | 23%               | Off Track               | Construction options report received Approval from Director of Infrastructure received to direct source contractor.  |
| WW_33 Main Street Wastewater Repair (after 2020 flooding)                | Initiate           | 43%               | Off Track               | Landslip concept remedial solution report received - under review  |
| WW_Guppy Road Sewer Pumping Main Installation                            | Initiate           | 27%               | Off Track               | 3Waters undertaking CCTV for Guppy road and droptesting (Drop testing completed 10 June) CCTV delayed due to TMP at Greenmeadows - schedule end of June 2022 Modeling will commence once CCTV and droptesting have been completed  |
| WW_Munroe Street WWPS Discharge Redirection                              | Execute            | 76%               | On Track                | Odour control installation planned June 2022, delayed due to purchasing and depot scheduling July 2022   |
| WW_Pandora Industrial Tradewaste Treatment                               | Initiate           | 16%               | Off Track               | Weekly update - 23/07/21<br>Te Waka Rangapu<br>- Meeting with Morehu, Hilary, Beverley from Te Waka Rangapu last Thursday (15th July) to introduce them to the Trade Waste Bylaw<br>- One-page brief document for circulation to mana whenua - TO DO by 23/07<br>- Set a date for consultation meeting with mana whenua (aim for September) TO DO by 23/07 |
| WW_Pump Station - Greenmeadows discharge valve automation and flow meter | Plan and Execute   | 69%               | Off Track               | May 2022 - Feedback given to final Design (looking at reviewing feedback to the design, this will result in sending back through EA)   |
| WW_Pump Station - Stafford street convert to two pump station            | Plan and Execute   | 62%               | On Track                | 2.05.22 Pumps have been ordered and are expected to arrive in July. A quote has been requested for the upgrade of the electrical panel and VSDs.<br>14.04.22   |
| WW_Rising Main - Pandora Industrial Main Renewal                         | Plan and Execute   | 40%               | On Track                | Physical works underway. No major risks. Project to be complete by the end of July 2023  |
| WW_Rising Main - Thackeray PS  | Initiate           | 33%               | Off Track               | Project re-budgeted in the LTP to year 7   |
| WW_Tradewaste - Discharge Flowmeters                                     | Plan and Execute   | 55%               | On Track                | Construction begins late June 2022, estimated completion October 2022  |
| WW_Wastewater Network Hydraulic Model                                    | Initiate           | 94%               | On Track                |  |
| Water Supply Fluoridation  | Initiate           | 50%               | On Track                | NCC engineers currently looking at cost est. to add fluoridation into the network  |

| Project Name      | Cycle Phase | % Effort Complete | Project Schedule Status | Comments   |
|-------------------|-------------|-------------------|-------------------------|--|
| Plan & Execute    |             |                   |                         | Gateway3: Approval indicates that the Project Manager accepts responsibility for project execution.            |
| Transfer & Close  |             |                   |                         | Gateway4: Plan & Execute tasks have been completed (inc. Defects period) and project ready for final closeout. |
| Monitor & Control |             |                   |                         | Gateway 5: Transfer & Close tasks have been completed and the project can be closed.                           |

# SELECTION OF PRIORITY AREA PROJECTS

As identified in Council's Long Term Plan 2021-31, a number of priority projects for 2022 / 23 were identified. A selection of these are commented on below:

## TRANSPORTATION SIGNIFICANT INITIATIVES FOR 2022/23

### Maintenance and Renewals Contract Alliance

- Commencement of a partnership between Council and Downer for asset management and maintenance and renewal of Napier's roads and footpaths.

The Alliance started on 1 July 2022 and is fully underway to generate positive outcomes for Napier City.

### Local Area Traffic Management Plans

- Local Area Traffic Management Plans to be completed for Douglas McLean Avenue, Harold Holt Avenue, and Maraenui.

Work on the Douglas McLean LATM is well progressed, with the intention to go to tender in the near future.

### Puketitiri Road Upgrade (Fryer Road to Poraiti Road)

- The road will be widened, with curve and crest easing to improve visibility, provide more space for cyclists, and enable safe integration with, and access to and from the Mission Hills development.

The Team Leader of Transportation is bringing a paper to this Sustainable Napier meeting on this project.

## PROPERTY ASSETS SIGNIFICANT INITIATIVES FOR 2022/23

### Selling of Stage Area 3 Stage 9 & 10 Parklands

- Parklands Area 3 Stage 9 (12 lots) and Stage 10 (17 lots) will be sold during 2022/23.

Construction is 95% complete on Stages 9 and 10, with titles anticipated to be issued by the end of 2022.

## COMMUNITY AND VISITOR EXPERIENCES SIGNIFICANT INITIATIVES FOR 2022/23

### Te Pihinga Community Space

- Developing a detailed design for the Te Pihinga project (a community centre in Maraenui) and completion of a social procurement plan.

Project on hold awaiting confirmation of the sale and purchase agreement for the land identified for the project.

### Civic Building Demolition

A contract has recently been awarded to Ceres New Zealand. Demolition will start in early August and is programmed for completion in early 2023. Ceres will use demolition techniques to ensure they maximise the ability to recycle old building materials, such as timber and concrete. A new library and civic area is planned for the site, with development of a detailed design set to begin later this year.

### War Memorial restoration

- Construction to return the Perpetual Flame, Roll of Honour and remembrance/reflection space to the Napier War Memorial Centre.  
The Building Consent for the new works was lodged on 27th June. The resource consent for the required boundary adjustment has been submitted. A Future Project Opportunity (FPO) notice has been posted in GETS to alert potential contractors. The physical works Tender will be released to the market as soon as possible following the approval of an additional budget request. A PCG (Project Control Group) has been created. A communications strategy is in place. A project update is being prepared for the local RSA for presentation at the upcoming RSA AGM. The restoration of a sample of the plaques is underway.

### Exploring options for the future of a Napier Aquatic Facility

- Continue to explore with Council the future aquatic development requirements.

Now that the site investigations are complete, Council considered a report that outlines the costs, risks and timeframes of constructing a new aquatic facility. Council is now considering the consultation approach required.

## CITY STRATEGY SIGNIFICANT INITIATIVES FOR 2022/23

### Regional Spatial Plan

- A regional initiative, which stems from the new legislation replacing the current Resource Management Act (RMA). The Regional Spatial Plan will identify the areas for future urban and commercial/industrial growth and the requirements to service these areas. It will influence future LTPs in terms of infrastructure funding.

The Future Napier Committee resolved to establish the Ahuriri Regional Park Joint Committee (consisting of members from Napier City Council, Hawke's Bay Regional Council, and Mana Ahuriri Trust) on the 16th June 2022. The Terms of Reference for this Joint Committee was also adopted.

A paper will be going to Full Council for resolution on the 14th July. Following all Joint Committee Partners resolving to form a Joint Committee, adopt the Terms of Reference, and nominate Committee members, one of the first tasks for the Joint Committee will be to engage a Project Manager and project team.

### Inner Harbour Plan Implementation

- Recent assessments have revealed that varying levels of remediation and replacement work is required to walls and structures in the Inner Harbour (Ahuriri). This presents the perfect opportunity to improve the facilities for all users, and to increase access, amenity, and cultural and historical understanding. The Inner Harbour Plan is being presented to Council in June/July in 2022. If adopted, officers will commission design and consenting for the project as a whole. Items not funded in the LTP will be considered in the next LTP revision.

The Napier Inner Harbour Development Plan was adopted by the Future Napier Committee on the 16th June 2022, and will be taken to Full Council for adoption on the 14th July. Council's application for \$700,000 funding through the Tourism Infrastructure Fund for the Iron Pot Waka Hub was approved. The project team for the Iron Pot Waka Hub project will soon be formed and tender documentation for the design and engagement phase will soon be developed and advertised.

### Climate Change Position Statement

- A work programme identifying what Napier can do to be more resilient to the effects of climate change. One key component is to work with regional partners in the implementation of the Coastal Hazards Strategy and work with key stakeholders to share responsibilities when it comes to climate change.

The Future Napier Committee recently endorsed a new climate change position statement that acknowledges the threats posed by climate change, and Council's role is both mitigating and responding to these threats. The next stage of this work is to prepare a climate change strategy.

## 5. PROPOSED NEW PLAYGROUND FOR SOUTH-WEST TARADALE

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Procedural  |
| <i>Legal Reference:</i>                | Reserves Act 1977   |
| <i>Document ID:</i>                    | 1475727   |
| <i>Reporting Officer/s &amp; Unit:</i> | Tania Diack, Parks Policy Planner<br>Jason Tickner, Team Leader Parks, Reserves and Sportsgrounds |

### 5.1 Purpose of Report

To propose Trigg Crescent Reserve as the most suitable area for installing a new playground in south-west Taradale and to carry out public engagement on this basis.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Endorse the recommendation to install a new playground on Trigg Crescent Reserve as per the 'New Playground Assessment - Taradale South-West' attached to this report
- b. Approve public consultation to be undertaken on the basis the installation of a new playground will be in Trigg Crescent Reserve and to assist with finalising design.

### 5.2 Background Summary

A Playground Strategy prepared in 2019 identified that Napier City Council should investigate options to improve play opportunities in the south-west area of Taradale within 2-5 years.

In addition a number of public enquiries have been received from the community regarding the lack of play equipment within walking distance in this area of Taradale. The only existing play equipment is located either near the river (Riverside Park) or the Taradale shopping precinct (Taradale Park).

A submission on this matter was also received for the 2021 LTP process where Council Officers were to investigate funding options and it was confirmed that funding was not available to us through Tū Manawa Active Aotearoa given this is the development of capital infrastructure.

The attached assessment (Attachment 1) has been prepared to determine which of the four existing Council owned reserves in the Taradale south-west area is the most suitable site to install a new playground based on a number of criteria such as; location; topography; surveillance and sightlines; the reserve layout; existing vegetation, and; access and car parking.

Figure 1 shows there is a clear area to the south-west that does not offer a playground within a 500 m walking distance for many dwellings, clear of Taradale Park and Riverside Park. The four Council owned reserves being considered are Hetley Crescent Reserve, Trigg Crescent Reserve, Otatara Pa Hillside Reserve and Otatara Heights Reserve.



Blue circles – Parks with Playground 500m radius

Green shapes – Parks and Reserves land

Orange square – Area of investigation

**Figure 1 - Map Taradale South-West**

### 5.3 Issues

A multi criteria assessment has been undertaken and has determined that Trigg Crescent Reserve is the preferred location for the playground. By endorsing the Officers recommendation on the preferred playground location some within the community may feel they have not had an opportunity to provide their preference on the location for the playground

It should be noted that there will public engagement undertaken on the Trigg Crescent playground design and placement within this reserve if the recommendation is endorsed.

### 5.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

Using the stated criteria in Schedule 3: Significance criteria and factors of the 'Significance and Engagement Policy', this proposal is not considered to trigger the requirements of the Significance and Engagement Policy. Regardless, consultation will

still be undertaken with the Taradale community with the engagement focused on what the playground should consist of rather than where it should be located.

## 5.5 Implications

### Financial

The Parks, Reserve and Sportsgrounds team has **\$200,000** (excl. GST) under the current budget to build the proposed playground. This is funded from the financial contributions (Growth related) fund.

### Social & Policy

The proposed playground proposal aligns with the Community Outcomes outlined in the Annual Plan for Community and Visitor Experiences “Excellence in infrastructure and public serves for now and in the future” and “A safe and healthy city that supports community well-being”.

A playground can be installed without the need to obtain a building consent or a resource consent.

### Risk

The main risks of the proposal are as follows:

- a) Location Preference – *There is a risk that some in the community may wish for the playground to be installed at one of the other three reserves*
- b) Enough Playgrounds – *There is a view that we have enough playgrounds in Napier based on recent submissions for the City Wide Reserve Management Plan pre-engagement (63% of respondents thus far). However Napier is below the national median of 3.9 playgrounds / 1000 children we currently sit at 2.9 playgrounds / 1000 children (even lower for Taradale at 2.6 playgrounds / 1000 children) using Yardstick benchmarking.*

## 5.6 Options

The options available to Council are as follows:

- a. Endorse and approve the recommendation to install a new playground on Trigg Crescent Reserve with public consultation to be undertaken to determine what the playground should consist of
- b. Direct Council staff to consult the public on all four Council owned reserves as to their preference for playground location
- c. Delay the engagement and installation of new playground to investigate alternative areas within Napier

## 5.7 Development of Preferred Option

- d. Endorse and approve the recommendation to install a new playground on Trigg Crescent Reserve with public consultation to be undertaken to determine what the playground should consist of

## 5.8 Attachments

- 1 New Playground Assessment - Taradale South-West [↓](#)



## New Playground Assessment – Taradale South-West

### Purpose –

The purpose of this report is to provide an assessment of four potential sites for a new playground in the Taradale south-west area using multiple site criteria that encompass CPTED principles.

Potential reserve sites are –

- Trigg Crescent Reserve
- Otatara Heights Reserve
- Otatara Hillside Reserve
- Hetley Crescent Reserve

### Desirable outcomes –

1. To recommend the most suitable site for this playground within the Taradale south-west area, based on the findings from each individual assessment.
2. This will also create a site assessment template that can be used for future playgrounds installations across Napier City.

### Background –

Within the NCC Playground Strategy 2019 it was identified that Napier City Council should investigate options to improve play opportunities in the south western area of Taradale, in particular in the south-western corner within the next 2 to 5 years.

Previously, a number of public enquiries have been received from the community regarding the lack of play equipment within walking distance in this area of Taradale as the only existing play equipment is located either near the river (Riverside Park) or the Taradale shopping precinct (Taradale Park).

Taradale South and Taradale West combined population have 786 children under 15 years (based on the 2018 census).

The playground provision for Taradale South/West is very low at 2.6 playgrounds / 1000 children. The City Wide provision is 2.1 playgrounds per 1000 children for the 2021 year with the national median at 3.9 (Yardstick data).

There is a clear area to the west that does not offer a playground within a 500 m walking distance for many dwellings, clear of Taradale Park and Riverside Park (refer to map A).



### Key points –

- The final/total costs of installing a playground at any of the sites has not been factored into this report as the costs have been budgeted around \$200,000 regardless of the site in the current budget. This is proposed to be funded from the financial contributions (Growth related) fund.
- A site visit was carried out 27 April 2022 to all four reserves with observations made during the last week of the school holidays and the weather was relatively pleasant.
- The assessment methods used were a review of all of the certificates of title, using Intramaps and a site visit to each reserve.
- Each site is zoned Reserve Zone under the City of Napier District Plan and rule 46.2 (1) b) – states *activities identified within an approved management plan under the Reserves Act 1977* are permitted. Section 5.13 of the current Management Plans for Recreation Reserves provides opportunities for playgrounds as long as they fit in “unobtusively into the reserve” and all of the playground equipment is designed and installed to the New Zealand Standard for Playground equipment (currently NZS 5828:2015). This recommendation seeks to achieve this therefore would be considered a permitted activity with no separate resource consent required.
- Installation of playground equipment by Territorial Authorities is exempt from obtaining a building consent as per Schedule 1 of the Building Act 2004 (Part 3 s42).
- The four sites are the only Council owned reserves in this part of Taradale south-west therefore it didn’t seem appropriate to consider any other sites.
- Council staff will also look at other potential sites for new playgrounds in other parts of Napier where there is a clear gap and when funding becomes available.
- Our approach with this assessment was to firstly to determine the most favourable option from the four reserve locations. And if this recommendation is approved, the next step will be to engage with the local community as to what they would like this playground to provide.

### Methodology –

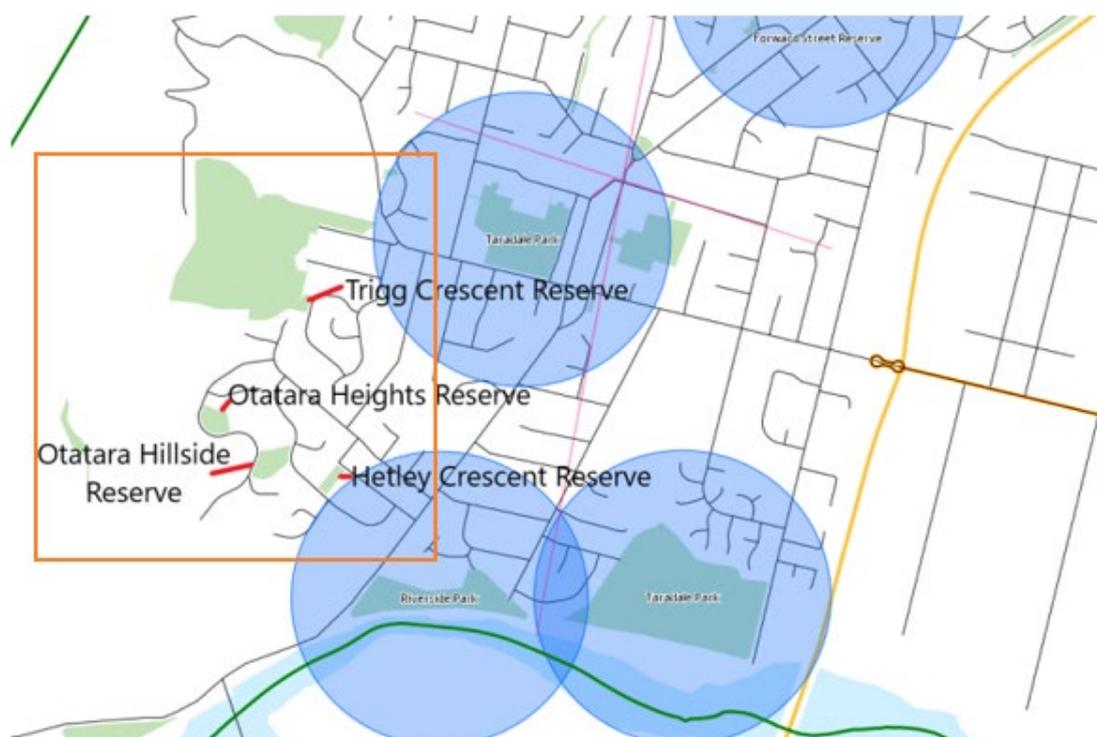
The NCC Aquatic Centre Site Assessment Report prepared by Geoff Canham Consulting was a useful resource to refer to when creating this report. A site ranking system has been adopted but has been altered to suit the scale of this proposal scoring and referencing.



Documents reviewed and considered as part of this report are:

- Playground Strategy 2019
- Draft Play Strategy 2022
- NCC Aquatic Centre Site Assessment Report
- Draft Open Space Strategy 2022
- National Guidelines for CPTED in New Zealand

### Map A – Taradale South-West



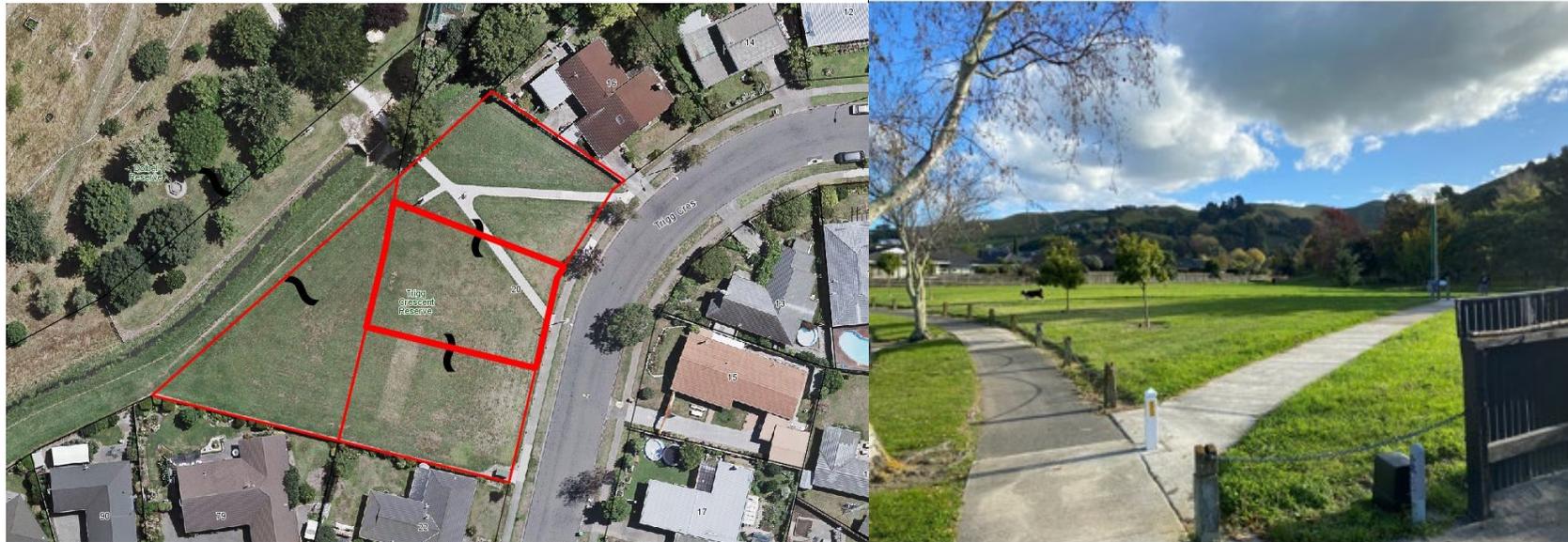
Blue circles – Parks with Playground 500m radius

Green shapes – Parks and Reserves land

Orange square – Area of investigation



## Trigg Crescent Reserve



Located adjacent the Dolbel Reserve and drainage reserve, this little neighbourhood reserve currently offers a great alternative route into Dolbel for locals and those who drive to use Dolbel. It is flat with a few planted trees and pathways running through to Dolbel and along the drainage reserve. The significance of the area to local Hāpu Ngāti Paarau is represented with a Pou on the reserve and signage identifying the cultural trail which provides a brief history of the area.

## Otarara Heights Reserve



This is a Taradale Hills hidden gem. Otarara Heights Reserve is surrounded by lush, well established native planting and naturally lends itself as an amphitheater. It is unclear how many people use the existing picnic table or the reserve itself but many locals will benefit from the works currently underway to upgrade and improve the pathway through this reserve as part of the Rotary Pathway Network. During autumn this reserve provides rich colours of red and yellow with noticeable bird life which does provide a great natural setting for reflection or to go exploring with young children.

## Otarara Hillside Reserve



A great example of what can be achieved on steep, unusable land, Otara Hillside Reserve provides a great little nature walk and some of the best views of Napier City and Heretaunga Plains at its highest point. The pathway is a great way to get fit if walking from Hetley Crescent and is a great short cut for those locals going for a walk or walking the dog. There are various seating options on the reserve where the natural surroundings can be enjoyed or take in the City views.



## Hetley Crescent Reserve



This narrow reserve provides necessary linkages between Hetley Crescent and Otarara Road for local residents and it also provides stormwater attenuation for the area. The reserve does have some of the largest trees in Taradale, however there is not a lot else that the site offers given its layout limitations.



To determine which site is fit for purpose a site assessment has been carried out for each where the following criteria will be investigated further –

| Criteria                           | Description  |
|------------------------------------|--|
| <b>Location</b>                    | Describe in detail the surrounding environment such as boundary setbacks to residential dwellings and other sensitive uses, natural features and road network  |
| <b>Topography</b>                  | Identify any varying on-site gradients. Is there enough flat space for the playground, seating and pathways, etc?  |
| <b>Surveillance and sightlines</b> | Places where all publicly accessible spaces are overlooked, and clear sightlines and good lighting provide maximum visibility <ul style="list-style-type: none"> <li>○ Good visibility, sightlines and casual surveillance are provided</li> <li>○ Existing lighting?</li> <li>○ Existing fencing, landscaping and streetscape features that may need altering to suit</li> </ul>  |
| <b>Reserve Layout</b>              | Is there a clear and logical orientation for the playground? This is to discourage crime, enhance perception of safety and help orientation and way-finding. <ul style="list-style-type: none"> <li>○ Area of site – useable space</li> <li>○ Entrances and exits are clearly signposted and easily accessible</li> <li>○ Can a playground be designed to support safe movement and management and maintenance.</li> </ul>   |
| <b>Existing vegetation</b>         | Is there any landscaping, well established trees and any planting other than grass?  |
| <b>Access and car parking</b>      | Are there existing well defined routes, spaces and entrances that provide for convenient and safe movement without compromising safety. <ul style="list-style-type: none"> <li>○ Clear routes are provided for different modes of traffic (walking, vehicles, bikes, mobility scooters)</li> <li>○ Multiple exit points</li> <li>○ Accessibility (into Reserve)</li> </ul> <p>Is there plenty of car parking directly adjacent the reserve (type on site, on road)</p> |

Rank assessed across the four reserves

| Rank | Criteria                                |
|------|---|
| 1    | Fully meets criteria / Most suitable    |
| 2    | Meets most of the criteria              |
| 3    | Meets minimal criteria                  |
| 4    | Does not meet criteria / Least suitable |



## Site ranking and references

| Location   | Trigg Crescent Reserve  | Otatara Heights Reserve  | Otatara Hillside Reserve  | Hetley Crescent Reserve  |
|--|---|--|---|--|
| 1.1 Northern Boundary  | One dwelling<br>Drainage Reserve  | Three dwellings  | Three dwellings   | Otatara Road - road frontage and footpath  |
| 1.2 Southern Boundary  | Two dwellings   | Churchill Drive - road frontage  | Four dwellings  | Hetley Road - road frontage and footpath   |
| 1.3 Eastern Boundary   | Trigg Crescent - road frontage and footpath   | Two dwellings  | Hetley Crescent - road frontage and footpath  | Six dwellings along north and southern eastern boundary  |
| 1.4 Western Boundary   | Drainage Reserve and pathway  | Churchill Drive - road frontage  | Churchill Drive - road frontage and footpath  | Four dwellings along north and southern western boundary   |
| 1.5 Overall impression/description of the Reserve                      | This reserve has great connectivity with Dolbel Reserve as an alternative entrance, used mostly by locals. It provides multiple pathways and flat, grassed space. | Hidden Gem - A relaxing space with a great view of Dolbel Reserve and extensive planting surrounds the reserve. Plenty of bird life, is sheltered and has all day sun. | A fantastic little nature walk within well-established planting. The site is quite steep and has expansive views across the City and the Heretaunga Plains at the very top. | Used as a short cut between Hetley Crescent and Otatara Road, this reserve is quite modest (grass, pathways and large trees), narrow and surrounded by multiple residential dwellings. |
| 1.6 How many residential sites within a 500m walking radius? (Approx.) | <b>560</b> residential sites  | <b>425</b> residential sites   | <b>550</b> residential sites  | <b>585</b> residential sites   |
| <b>Rank</b>  | <b>1</b>  | <b>2</b>   | <b>3</b>  | <b>4</b>   |



| Topography  | Trigg Crescent Reserve   | Otatara Heights Reserve   | Otatara Hillside Reserve  | Hetley Crescent Reserve   |
|---|--|---|---|---|
| 2.1 Flat area (approx. m <sup>2</sup> )                   | 6314 = 100 %   | 1740 = 32%  | 1170 = 12%  | 3501 = 100%   |
| 2.2 Rolling/Steep (approx. m <sup>2</sup> )               | N/A  | 5443 (estimate using Intramaps)   | 8404 (estimate using Intramaps)   | N/A   |
| 2.3 River/stream (including drainage reserves)            | Along western boundary on drainage reserve   | N/A   | N/A   | A large stormwater grate is located on the southern end of the reserve  |
| <b>Rank</b>   | <b>1</b>   | <b>2</b>  | <b>4</b>  | <b>3</b>  |
| Surveillance and sightlines                               | Trigg Crescent Reserve   | Otatara Heights Reserve   | Otatara Hillside Reserve  | Hetley Crescent Reserve   |
| 6.1 What is the existing visibility?                      | Very open and great visibility from the road and looking from Dolbel Reserve   | Very poor with the mature planting obscuring views into the reserve                     | Very open along Hetley Crescent which would be the preferable area to install a playground. Poor visibility if accessing through the reserve from Churchill Drive | Very open and great visibility through to both street frontages   |
| 6.2 What is the existing on-site and street lighting?     | No on-site lighting but plenty of street lights  | No on site lighting and limited street lights on other side of the Churchill Drive      | No on-site lighting and one street light along both roads   | No on-site lighting but plenty of street lights   |
| 6.3 What is the existing fencing surrounding the Reserve? | High solid fencing along the southern boundary with the one dwelling on the northern boundary has low open slate fencing | High solid fencing along the northern boundary shared with three residential properties | No fencing along any of the shared boundaries except for 59 Hetley Crescent   | High solid fencing along both boundaries shared with eight residential dwellings plus our standard bollard chain fence adjacent to 30 and 32 Otatara Road |
| <b>Rank</b>   | <b>1</b>   | <b>4</b>  | <b>3</b>  | <b>2</b>  |



| Reserve Layout  | Trigg Crescent Reserve   | Otatara Heights Reserve  | Otatara Hillside Reserve  | Hetley Crescent Reserve  |
|---|--|--|---|--|
| <b>3.1</b> Total area of Reserve (m <sup>2</sup> )  | 6314   | 7183   | 9574  | 3501   |
| <b>3.2</b> Are there any easements/paper roads/covenants to be aware of? (Note any Council services that run through the Reserve) | Right to convey electricity, telecommunications and electronic data over Lot 35 DP 13827<br>Sewer main through the middle of the Reserve   | No interests registered beyond being subject to the Reserves Act 1977  | Fencing covenant (section 6(2) Fencing Act 1978)  | No easements but all 3 service mains (stormwater/sewer/water) are located across various parts of the Reserve<br>Blk 192 Puketapu CGD was previously assigned for legal road |
| <b>3.3</b> Would there be substantial earthworks required to install a playground?  | No only standard works associated with construction  | No however the building platform area may need to be raised as ponding is likely to occur as all boundaries slope to the middle of the site (alternatively drainage is improved) | Yes as the currently site has limited flat space that is not occupied by established trees/shrubs | No however there may be contouring required to ensure that the stormwater concrete flow path can still operate   |
| <b>3.4</b> Are there any hazards to be aware of?  | Engineered Designed Fill/Foundations on Lot 31 DP 21088  | Mass Movement – Slope Stability  | Mass Movement – Slope stability<br>Engineered Designed Fill/Foundations                           | Nothing shown on the Hazards Map   |
| <b>3.5</b> Are there any sites of significance to Māori and/or archaeological sites?  | Nothing shown on Planning Maps, however there is a Pou on site and signage recognising the local history of both Ngāti Kahungunu and early | Nothing shown on Planning Maps   | Nothing shown on Planning Maps  | Nothing shown on Planning Maps   |



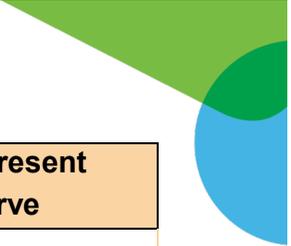
|  |   |  |   |   |
|--|---|--|---|---|
|  | pioneer settlers. There is also a signpost for Te Ara o Nga Tipuna – cultural trail for local Hāpu Ngāti Paarau                     |  |   |   |
| <b>3.6</b> Are there any site restrictions/possible issues and/or hazards associated with installing a playground? | <ul style="list-style-type: none"> <li>* Removal of established tree(s)</li> <li>* The proximity of the drainage reserve</li> </ul> | <ul style="list-style-type: none"> <li>* Visibility into the reserve</li> <li>* The poor drainage</li> <li>* No pathways</li> <li>* The on road car parking/speed of passing vehicles</li> </ul> | <ul style="list-style-type: none"> <li>* The topography of the site is very steep</li> <li>* The removal of established planting</li> <li>* The costs associated with earthworks</li> </ul>                             | <ul style="list-style-type: none"> <li>* The site is too narrow to achieve ideal set-backs from the residential neighbours</li> <li>* The site is designed to aid with stormwater drainage</li> </ul> |
| <b>3.7</b> Can the Reserve cater for multiple activities including a playground?                                   | Walking, running and biking (not within Dolbel Reserve) through the reserve   | Walking and having picnics on the one picnic table. The site is configured like an amphitheatre which will be investigated further if playground is not installed in this reserve                | Nature walk only  | Walking, running and biking through the reserve   |
| <b>3.8</b> Would a playground enhance or detract from the existing Reserve amenity?                                | If the design considers the natural and cultural surroundings then it would only enhance the amenity                                | Neither as would be hidden from the road   | Detract - some of the existing landscaping would need to be removed for a playground to be installed, unless the playground is either reduced in size or installed around existing planting with a nature themed design | Enhance – the reserve currently has no visual character that needs protecting   |
| <b>Rank</b>  | <b>1</b>  | <b>2</b>   | <b>4</b>  | <b>3</b>  |



| Existing vegetation   | Trigg Crescent Reserve   | Otatara Heights Reserve   | Otatara Hillside Reserve   | Hetley Crescent Reserve  |
|---|--|---|--|--|
| <b>5.1</b> Describe the existing landscaping on the Reserve                         | Sparse, with only a handful of established trees as reserve is mostly grass. The reserve however does benefit from the view looking into Dolbel Reserve.   | Mature planting of various trees and shrubs established on the surrounding hillside along the outer boundary of the reserve. With the flat area in the middle in grass. | Mature planting of various trees and shrubs covers majority of the reserve with grassed areas along the southern boundary and Hetley Crescent road side. | Minimal planting, however the trees along the northern boundary are very large with majority of the site in grass. |
| <b>5.2</b> Are there trees on-site that may require removal and/or provide shading? | There is one tree in the middle of the larger flat area that may need to be removed if playground equipment could not be installed around it. No shading currently as the trees are quite young. | No trees would need to be removed   | Yes – Some trees would have to be removed to allow for the playground with the existing providing some shade.  | The existing trees would provide some shading and it wouldn't be advisable to remove any of them.                  |
| <b>5.3</b> Are there any notable trees on site?                                     | Nothing shown on Planning Maps   | Nothing shown on Planning Maps  | Nothing shown on Planning Maps   | Nothing shown on Planning Maps   |
| <b>Rank</b>   | <b>3</b>   | <b>1</b>  | <b>2</b>   | <b>4</b>   |
| Access and car parking  | Trigg Crescent Reserve   | Otatara Heights Reserve   | Otatara Hillside Reserve   | Hetley Crescent Reserve  |
| <b>4.1</b> Does the Reserve cater for different modes of transport?                 | Yes – walking, biking and mobility scooter   | No - there is no formal pathway, walking on grass or within the surrounding bush area   | No - only walking on existing pathway  | Yes – walking, biking and mobility scooter   |
| <b>4.2</b> Is accessibility catered for?  | There are concrete footpaths into and through the reserve  | There is a footpath surrounding the reserve however the entrance  | There is a footpath along Hetley Road however the pathway into the reserve is  | There are concrete footpaths into and through the reserve  |



|  |   |  |   |  |
|--|---|--|---|--|
|  |   | with a small ramp and pathways into the reserve would need to be formed  | limestone and is located at the furthest point from the existing flat area  |  |
| <b>4.3</b> Is there car parking on-site?                     | No  | No   | No  | No   |
| <b>4.4</b> How many car parks directly adjacent the Reserve? | Multiple car parks on either side of Twigg, there is a bend in the road close to the northern end of the reserve that would limit parking on both sides | Multiple car parks on either side of Churchill Drive, however the reserve is located on a bend and would require street calming to reduce vehicle speed  | Multiple car parks available on either of the street frontages, however more likely to park along Hetley Crescent | Multiple car parks available on either of the street frontages   |
| <b>4.5</b> Are there pathways within the Reserve?            | Yes – there are existing, well utilised pathways through the reserve and along the adjacent drainage reserve  | No –There are plans to formalise the existing informal pathway in the reserve with steps installed at the highest point  | Yes – a formed pathway made up of limestone/compacted ground/wooden steps   | Yes – there are existing concrete pathways through the reserve   |
| <b>4.6</b> What are the existing linkages/entrances?         | Links into the Dolbel Reserve and to the drainage reserve pathway. There are three entrance points.   | One entrance along the northern boundary, does not provide any linkages to other streets or reserves yet with a new proposed walkway to link existing Taradale Hills pathway network proposed (separate project to this) | Provides a direct link between Hetley Crescent and Churchill Drive. There are three entrance points.              | Provides a direct link between Hetley Crescent and Otarara Road. There are four entrance points (two off each road). |
| <b>Rank</b>  | <b>2</b>  | <b>4</b>   | <b>3</b>  | <b>1</b>   |



|  | <b>Trigg Crescent Reserve</b> | <b>Otatara Heights Reserve</b> | <b>Otatara Hillside Reserve</b> | <b>Hetley Crescent Reserve</b> |
|--|-------------------------------|--------------------------------|---------------------------------|--------------------------------|
| <b>Location ranking</b>                    | <b>1</b>                      | <b>2</b>                       | <b>3</b>                        | <b>4</b>                       |
| <b>Topography ranking</b>                  | <b>1</b>                      | <b>2</b>                       | <b>4</b>                        | <b>3</b>                       |
| <b>Surveillance and sightlines ranking</b> | <b>1</b>                      | <b>4</b>                       | <b>3</b>                        | <b>2</b>                       |
| <b>Reserve Layout ranking</b>              | <b>1</b>                      | <b>2</b>                       | <b>4</b>                        | <b>3</b>                       |
| <b>Existing vegetation ranking</b>         | <b>3</b>                      | <b>1</b>                       | <b>2</b>                        | <b>4</b>                       |
| <b>Access and car parking ranking</b>      | <b>2</b>                      | <b>4</b>                       | <b>3</b>                        | <b>1</b>                       |
| <b>Overall ranking</b>                     | <b>1</b>                      | <b>2</b>                       | <b>4</b>                        | <b>3</b>                       |





**Photo of Waimakariri Drive Playground (Te Awa Estate Reserve)**

- Natural timber playground equipment could be installed as it will be in keeping with the surrounding area. Similar to Waimakariri Drive playground (in the photo above) it is recommended that the natural play equipment is low lying and open style type structures are used, such as;
  - Timber Triple Frame swing set
  - Spider web climbing net
  - Cubby climbing hut
  - Timber activity trail equipment
- A playground area of up to 750m<sup>2</sup> can be accommodated
- The tree shown in the middle of the proposed area could be built around which overtime could provide some natural shading
- Seating, shade, new signage and a rubbish bin would also be required however the rubbish bin at the entrance of Dolbel Reserve could be relocated to suit
- Estimated cost \$250,000

## 6. PROPOSED PROJECT DEFERRAL - PUKETITIRI ROAD UPGRADE

|  |  |
|--|--|
| <i>Type of Report:</i>                 | Operational                              |
| <i>Legal Reference:</i>                | N/A                                      |
| <i>Document ID:</i>                    | 1479199                                  |
| <i>Reporting Officer/s &amp; Unit:</i> | Robin Malley, Team Leader Transportation |

### 6.1 Purpose of Report

To obtain Council approval for deferring physical construction of upgrades to Puketitiri Road until funding can be secured from the National Land Transport Programme.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Approve deferral of major physical improvement works on Puketitiri Road until such time as the project can be funded from available sources.
- b. Direct the Chief Executive to continue with professional services to enable detailed estimates and work programmes to be developed, including any land purchases.

### 6.2 Background Summary

Puketitiri Road provides a key linkage between urban Napier and rural communities to the west of the Taradale Hills such as Rissington and Puketitiri. In addition to normal rural-residential, agricultural and horticultural traffic, it is used to transport logs from the ranges to Napier Port. It provides a diversion route for State Highway closures on SH5 between Eskdale and Glengarry. The 3km section between Fryer Road and Quarry Ridge is characterised by limited width, poor forward visibility, no widening on corners, no shoulders or footpaths; and banks and drops to the sides.

Studies on the route have been undertaken for Council for a number of years, including a route assessment and concept design produced in 2016/17. More recently, in the context of the proposed Mission Hills residential development, which includes a new intersection with Puketitiri Road near the intersection with Poraiti Road, design requirements have been reviewed. Currently Council officers are working towards the preparation of resource consents, undertaking geotechnical investigations and determining land requirements.

Council has engaged with Waka Kotahi in developing a Business Case for funding this work as a stand-alone project, but this was not supported. A staged approach to the upgrade was included in the Draft 2021-24 Regional Land Transport Programme and Draft 2021-24 National Land Transport Programme.

### 6.3 Issues

The first stage (Fryer Road to Poraiti Road) was included in Council's 2021-24 National Land Transport Programme (NLTP) bid, and approved for funding in the Draft NLTP. However, the National Land Transport Fund (NLTF) was oversubscribed in the context of lower revenues and after a number of reviews, the programmes of approved organisations were reduced to suit available funding. The reviews also delayed final confirmation of programme funding until after Long Term Plans had been adopted and Council budgets

had been confirmed. Napier's final allocation did not include funding assistance for the Puketitiri Road Upgrade project.

Rough order cost estimates for Stage 1 calculated this year place project costs over \$4,000,000, exceeding budget irrespective of NLTF co-funding. It will not be possible to complete the first stage within the current funding allowances.

#### **6.4 Significance and Engagement**

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

The recommended resolution of this report does not meet the criteria for significance as detailed in Council's Significance and Engagement Policy.

#### **6.5 Implications**

##### **Financial**

The 2021-31 Long Term Plan included budget provisions of \$2,060,000 for undertaking the first stage of the upgrade, on the section between Puketitiri Road's intersections with Fryer Road and Poraiti Road. The 2022/23 Annual Plan includes a budget of \$1,390,500, with \$669,500 deferred into the 2023/24 Annual Plan to offset carry forwards in other projects. Revenue of \$1,050,600 across the two years is also budgeted to reflect the funding assistance anticipated at the time of compiling the Long Term Plan. The net cost to Council (local share) as budgeted is \$1,009,400.

The recommended resolution of this report ensures that expenditure remains within the budgeted net cost to Council, therefore having no net impact on forecast budgets.

##### **Social & Policy**

The Puketitiri Road upgrade project was signalled as a key project in the Long Term Plan 2021-31 activity statement and there will be a community expectation that Council will deliver on that commitment. At least one submission has been made to the last two Long Term Plan processes supporting improvements to Puketitiri Road. A deferral will be a disappointment to many users, both from within Napier and Hastings District residents who use it regularly.

Some landowners along the route will be seeking confidence in Council's intentions, to enable them to plan for future development or use of their property. The recommended option will enable officers to more accurately define any property impacts or opportunities and share these with affected landowners.

##### **Risk**

Deferring any road environment upgrade which includes elements of safety will increase risk exposure to road users. The 2021 Speed Limits Bylaw reduced the legal speed limit on Puketitiri Road to 80km/h. While this will reduce the chance of serious harm as a result of an accident, the road environment will remain largely the same for a longer period of time than was planned.

#### **6.6 Options**

The options available to Council are as follows:

- a) Continue with professional services to enable detailed estimates and work programmes to be developed, including any land purchases. This will utilise the local share funding

(effective budget \$1,050,600). Defer Construction phases until at least the 2024-27 NLTP period. *This is the recommended option.*

- b) Continue with professional services as Option 'a', but include enabling works and land purchases, utilising the published expenditure budget of \$2,060,000. Defer construction phases until at least the 2024-27 NLTP period.
- c) Cease any further work.

### **6.7 Development of Preferred Option**

Current pressure on Council finances due to rising operational costs and increased demand for capital expenditure dictates that the way forward should not result in any net increase to costs against the Annual Plan budget. With NLTF funding not being available, the expenditure should be reduced accordingly to a revised budget of the 'local share' only.

The choice of whether to continue with the current investigative and design processes in favour of reducing expenditure now and carrying out these tasks closer to construction time, is influenced by the need for assurance. If current exercises continue, the community, Council and Waka Kotahi will have greater confidence in the scope and impact of the final project outcomes. For the community this may mean understanding any land requirements or impact on their properties; for Council it will mean greater confidence in project construction estimates, being able to initiate negotiations on any land purchases or sales and having finalised designs; and for Council working with Waka Kotahi, it will provide both parties with a firm picture of the costs and benefits of the project.

Prior to re-presenting the project to Waka Kotahi and the 2024-34 Long Term Plan, officers will also evaluate the delivery methods of the project, including identifying the most critical elements and generation of a programme of isolated works based on this. Any alternative works delivery options will be compatible with a full corridor upgrade to avoid any duplication of work and to maximize flexibility and adaptability.

### **6.8 Attachments**

Nil

## 7. LAND ADJACENT 18 SEALY ROAD - ROAD STOPPING

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|  |  |
|--|--|
| <i>Type of Report:</i>                 | Legal                                    |
| <i>Legal Reference:</i>                | Local Government Act 2002                |
| <i>Document ID:</i>                    | 1480379                                  |
| <i>Reporting Officer/s &amp; Unit:</i> | Robin Malley, Team Leader Transportation |

### 7.1 Purpose of Report

To obtain Council approval to initiate the road stopping process in accordance with the 10<sup>th</sup> Schedule of the Local Government Act 1974, and the subsequent sale of approximately 65m<sup>2</sup> of current legal road to the adjoining owners at 18 Sealy Road.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Pursuant to Section 342 of the Local Government Act 1974, initiate the stopping of approximately 65m<sup>2</sup> of legal road, adjacent to 18 Sealy Road, in accordance with the Tenth Schedule of the Local government Act 1974;
- b. Note that a condition of the Tenth Schedule is to publicly notify the proposed road stopping; and
- c. That upon completion of the Tenth Schedule stopping process, the stopped road is sold to the adjoining owners at 18 Sealy Road at valuation plus all associated legal, survey and advertising costs. Further, the land is to be amalgamated with the purchasers land and held in one record of title incorporating easements to protect access to Council and other utility provider's assets.

### 7.2 Background Summary

The garage with a deck above it, part of the driveway and some gardens at 18 Sealy Road are currently on legal road known as the Harvey Road steps. This encroachment does not impede the use of the steps, which occupy only half of the legal road reserve. The encroachment is within the 'unused' section, which is generally at a higher level than the walking route, supported by a retaining wall.

In 1993 Council approved the construction of the garage on the legal road with the condition that the encroachment be dealt with by a licence to occupy (LTO). Subsequent owners of the property have all signed a new LTO. The land proposed to be stopped is only used by the owners and/or any visitors to their property as it provides access to the dwelling. The LTO covers an area of approximately 103m<sup>2</sup>. This is shown at Attachment 2. The area of road reserve to be stopped and sold would be significantly less at 65m<sup>2</sup>. This is shown at Attachment 1.

The existing owners purchased the property in early 2021 and while they have a LTO for this area, they have requested the road be stopped and sold to them. Council's Transportation Team have agreed to this in principle and the owners have agreed to pay all costs including legal, survey, advertising and valuation fees as well as the purchase price.

The proposed sale will not impede public access to the Harvey Road steps nor will it interfere with the current use of either the road or the steps. The land in the proposed sale is currently used exclusively by the owners of 18 Sealy Road.

The area to be stopped and sold to the owners of 18 Sealy Road is shown on the attached aerial plan outlined in orange.

### **7.3 Issues**

The area of road incorporated within the LTO includes the garage, some areas of landscaping, a section of the retaining wall which runs most of the length of Harvey Road Steps, a street light (and associated underground cabling) and potentially a Napier City Council water main.

The sale of this area would introduce the requirement for easements in favour of Council and possibly other public utilities, subject to survey. With regard to the retaining wall, the new title boundary would have to either include the whole structure, including foundations, for the property owner to maintain; or completely exclude the structure, leaving Council with the responsibility of maintaining it, along with the remaining length.

In order to avoid the risks associated with these issues, officers propose that the area to be stopped and sold is significantly less than the area covered by the existing LTO. This avoids known Council assets while still enabling the land owner to include the land on which their driveway and garage are located within their property title.

### **7.4 Significance and Engagement**

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

The Tenth Schedule requires public notification of the road stopping. This is by way of notices in the local newspaper and signage at each end of the proposed stopped road. Any member of the public has 40 days to object to the road stopping.

The final decision on whether or not to approve the road stopping must take account of any objections.

### **7.5 Implications**

#### **Financial**

The sale of the land will be at market value as determined by an independent valuation from Council's valuers.

There are no other cost implications to Council.

#### **Social & Policy**

The Harvey Road Steps are very well used, particularly by students of Napier Girls' High School, Sacred Heart College and Napier Central School. However, due to the physical characteristics of the route, neither the LTO nor proposed stopped part of the corridor reduce the effective capacity. If the LTO area were to be stopped and sold, then the opportunities for future improvements may be constrained.

#### **Risk**

This proposal carries limited risk to Council. By stopping a smaller area than was occupied under the LTO, Council assets would remain within legal road reserve.

As much of the subject area is already occupied with buildings and a driveway, there are no negative impacts of Council relinquishing control.

Each application to Council for either an LTO or road stopping is determined individually and therefore any potential material impacts on assets or use of and future improvements to the corridor can be assessed and considered in its determination. Further, officers are working towards the development of a new Encroachments Bylaw for Napier, which will provide Council and the community with clear framework for encroachments into public space, providing confidence in the criteria and conditions for their use, as well as fees and charges for processing and retention.

## 7.6 Options

The options available to Council are as follows:

- a. Pursuant to Section 342 of the Local Government Act 1974 to initiate the stopping of approximately **65m<sup>2</sup>** of legal road, adjacent to 18 Sealy Road, in accordance with the Tenth Schedule of the Local government Act 1974;
- b. Pursuant to Section 342 of the Local Government Act 1974 to initiate the stopping of approximately **103m<sup>2</sup>** of legal road (the LTO area), adjacent to 18 Sealy Road, in accordance with the Tenth Schedule of the Local government Act 1974;
- c. To decline the request for stopping of legal road adjacent to 18 Sealy Road.

## 7.7 Development of Preferred Option

The existing LTO has been in place for many years and has not caused any issues for Council either in maintaining its assets or ensuring a useable route along Harvey Road Steps. However, even with the security of easements, future management and development of assets may be compromised. Further to this, ownership brings more rights than a licence and the erection of fences, planting of trees or other property developments may reduce visibility for users or introduce restrictions over current use. The reduced area allows the property owner to have confidence that the future of their property investment is secure, whilst minimising risk to Council and the community.

## 7.8 Attachments

- 1 Indicative Plan Showing Proposed Road Stopping and Sale Area. [↓](#)
- 2 Indicative Plan Showing Existing LTO Area. [↓](#)



Digital map data sourced from Land Information New Zealand.

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Original Sheet Size A4  
Print Date: 11/07/2022



Harvey Road Steps – Existing Licence to Occupy Plan  
(Not to Scale)

## 8. ALEXANDER PARK - UNISON EASEMENT

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Operational and Procedural  |
| <i>Legal Reference:</i>                | Reserves Act 1977   |
| <i>Document ID:</i>                    | 1467839   |
| <i>Reporting Officer/s &amp; Unit:</i> | Bryan Faulknor, Manager Property<br>Jenny Martin, Property and Facilities Officer |

### 8.1 Purpose of Report

To obtain Council approval for a power easement under Alexander Reserve.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Recommend that Council approves, as administering body, under section 48(1) of the Reserves Act 1977, the grant of a power easement to allow a power cable be direct drilled under Alexander Reserve (being part Lot 3 DP7354).
- b. Recommend that Council approves, in exercise of the Ministerial consent (under delegation from the Minister of Conservation), the granting of the above easement.

### 8.2 Background Summary

Unison have requested Council approval to install fibre and power ducts under Alexander Reserve. This is part of their stage 1 connection from Faraday Street to Marewa. This route needs to be taken due to constraints in the Kennedy Road corridor.

The proposal provides for the cable to be deep enough that it will not impact on either the drain or the reserve and/or any trees.

The proposal has the support of Council's Team Leader Parks, Reserves and Sportsgrounds.

Attached is a concept plan and aerial plan of the area.

### 8.3 Issues

There are no issues.

### 8.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

Mana whenua were consulted but no issues raised.

Section 48(1) of the Reserves Act 1977 authorises the administering body (Council) to grant power easements over reserves.

The section 48 process for granting an easement over a reserve is subject to a requirement for public notice under section 48(2). However, under section 48(3) if the reserve is not likely to be materially altered or permanently damaged and the public's rights over the reserve are not likely to be permanently affected, notice is not required.

There is unlikely to be any permanent damage or material alteration with regards the proposed power cable.

## **8.5 Implications**

### **Financial**

There are no financial risks to Council.

### **Social & Policy**

Not applicable.

### **Risk**

There is no risk to Council.

## **8.6 Options**

The options available to Council are as follows:

- a. To approve the installation of fibre and power ducts by Unison under Alexander Reserve.
- b. To decline the installation of fibre and power ducts under Alexander Reserve.

## **8.7 Development of Preferred Option**

Option (a) is the preferred option to ensure continuity of power throughout the city.

## **8.8 Attachments**

- 1 Proposed power easement plans [↓](#)





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## 9. ROAD STOPPING - LAND ADJACENT TO 85 BOYD ROAD, PORAITI

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Legal   |
| <i>Legal Reference:</i>                | Local Government Act 2002   |
| <i>Document ID:</i>                    | 1472182   |
| <i>Reporting Officer/s &amp; Unit:</i> | Bryan Faulknor, Manager Property<br>Jenny Martin, Property and Facilities Officer |

### 9.1 Purpose of Report

To obtain Council approval to initiate the road stopping process in accordance with the 10<sup>th</sup> Schedule of the Local Government Act 1974, and the subsequent sale of approximately 776m<sup>2</sup> of current legal road to the adjoining owners at 85 Boyd Road, Poraiti.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Pursuant to Section 342 of the Local Government Act 1974, initiate the stopping of approximately 776m<sup>2</sup> of legal road, adjacent to 85 Boyd Road, Poraiti in accordance with the Tenth Schedule of the Local Government Act 1974;
- b. Note that a condition of the Tenth Schedule is to publicly notify the proposed road stopping; and
- c. That upon completion of the Tenth Schedule stopping process, the stopped road is sold to the adjoining owners at 85 Boyd Road at valuation plus all associated legal, survey and advertising costs. Further, the land is to be amalgamated with the purchasers land and held in one record of title.

### 9.2 Background Summary

Two driveways, one being the main vehicular access to the dwelling, part of the front lawn and a pedestrian access from a second garage at 85 Boyd Road are currently on legal road.

The area is shown on the attached aerial plan and occupation diagrams.

The owners of 85 Boyd Road became aware that the front of their property encroached onto Council's legal road and approached Council officers in earlier 2021 to discuss the option of having the legal road stopped and purchasing it.

This has been agreed to in principle by Council's Transportation Team, and the owners have agreed to pay all costs including legal, survey, advertising and valuation fees as well as the purchase price.

The proposed sale will not restrict any access past the property to the end of Boyd Road or to any other properties. The land in the proposed sale area is currently used exclusively by the owners and visitors of 85 Boyd Road and is fenced into their property.

### 9.3 Issues

There are no issues.

### 9.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

The Tenth Schedule requires public notification of the road stopping. This is by way of notices in the local newspaper and signage at each end of the proposed stopped road. Any member of the public has 40 days to object to a road stopping.

The final decision on whether or not to approve the road stopping must take account of any objections.

### 9.5 Implications

#### Financial

The sale of the land will be at market value as determined by an independent valuation from Council's valuers.

There are no operational cost implications to Council.

#### Social & Policy

Not applicable.

#### Risk

With any divestment of public reserve land there is an element of risk to Council. At its lowest level the risk will be confined to the removal of future options for use of the land, primarily improvements. As the complexity and criticality of the route along which the land is located increases, so does Council's exposure to risk, with asset maintenance, accessibility and community use becoming influential.

With regard to the subject land, it is located towards the end of a rural no-exit road, where widening or other major improvements would be unnecessary. The area suggested for stopping does not impact the formed turning head, nor compromise the formed road, which occupies only a small part of the legal road reserve. The risk to Council of this proposal is considered to be low.

### 9.6 Options

The options available to Council are as follows:

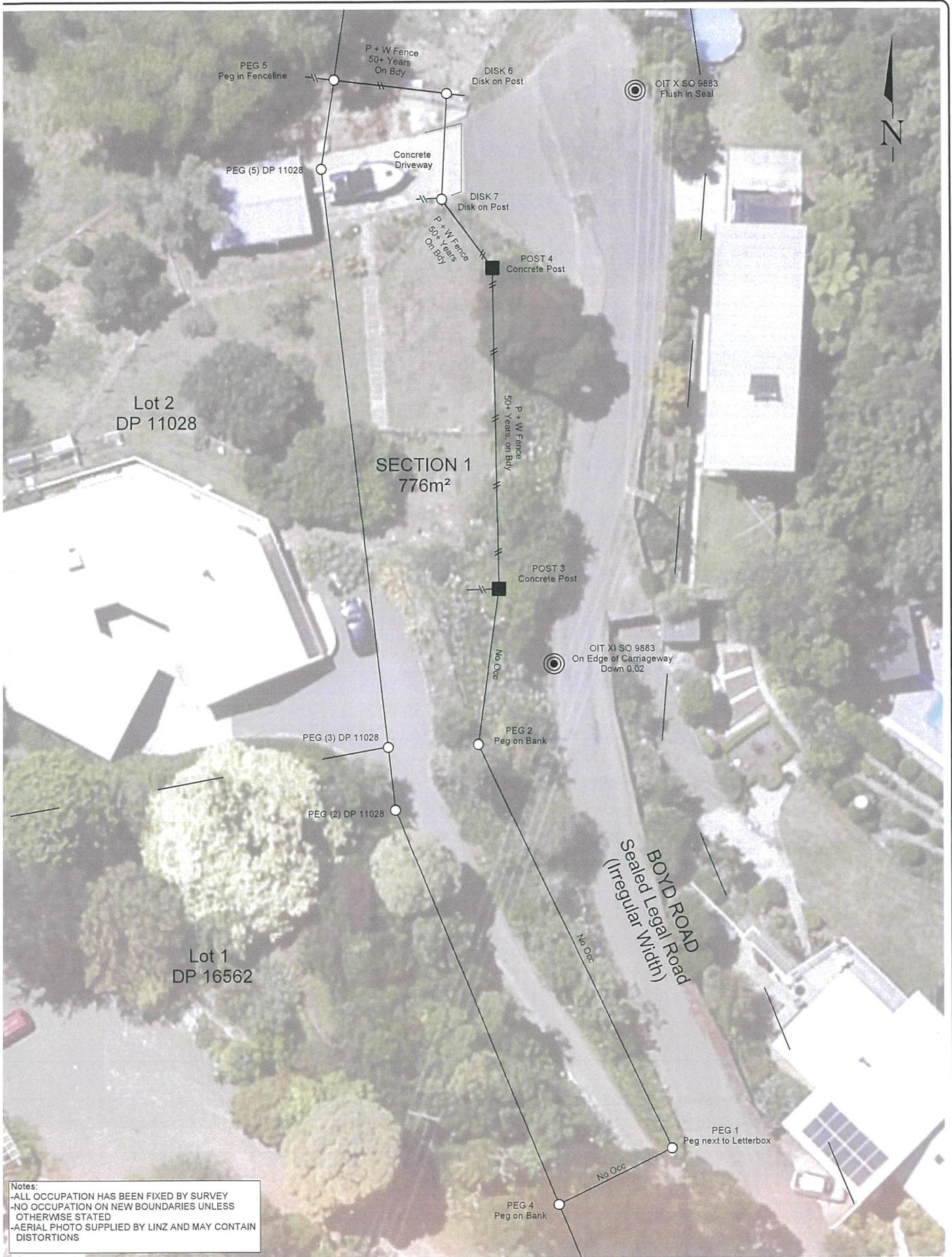
- a. Pursuant to Section 342 of the Local Government Act 1974 to initiate the stopping of approximately 776m<sup>2</sup> of legal road, adjacent to 85 Boyd Road, in accordance with the Tenth Schedule of the Local Government Act 1974.
- b. To decline to initiate the stopping of approximately 776m<sup>2</sup> of legal road adjacent to 85 Boyd Road, Poraiti.

### 9.7 Development of Preferred Option

Option (a) is the preferred option as it gives the owners of 85 Boyd Road legal title to the land on which two driveways, part of the front lawn and gardens are situated.

### 9.8 Attachments

- 1 Occupation diagrams - 85 Boyd Road [↓](#)



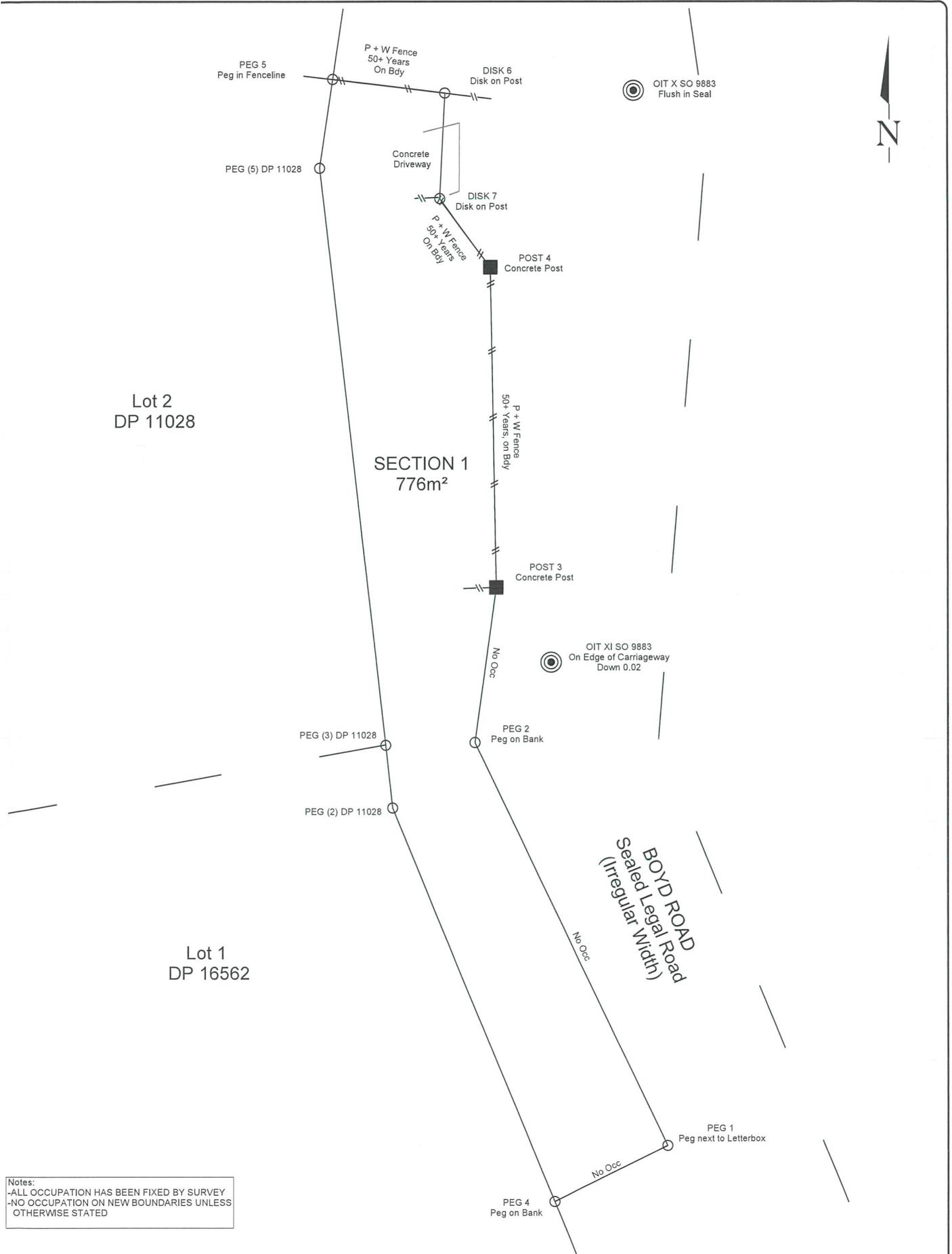
Notes:  
 -ALL OCCUPATION HAS BEEN FIXED BY SURVEY  
 -NO OCCUPATION ON NEW BOUNDARIES UNLESS OTHERWISE STATED  
 -AERIAL PHOTO SUPPLIED BY LINZ AND MAY CONTAIN DISTORTIONS

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|          |                    |
|----------|--------------------|
| CLIENT:  | 5863 - COLMAN      |
| PROJECT: | OCCUPATION DIAGRAM |

|              |            |
|--------------|------------|
| TITLE:       | OCCUPATION |
| SCALE:       | 1:250 @A3  |
| DATE:        | 06-05-2022 |
| DRAWN BY:    | JF         |
| DRAWING NO.: | 5863/02    |
| SHEET:       | 1/1        |



Notes:  
 -ALL OCCUPATION HAS BEEN FIXED BY SURVEY  
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CLIENT: 5863 - COLMAN  
 PROJECT: OCCUPATION DIAGRAM

TITLE: OCCUPATION  
 SCALE: 1:250 @A3  
 DATE: 06-05-2022 DRAWN BY: JF  
 DRAWING NO: 5863/01 SHEET: 1/1

## 10. LEASE OF RESERVE - NAPIER FRIVOLITY MINSTRELS (INCORPORATED)

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Legal   |
| <i>Legal Reference:</i>                | Reserves Act 1977   |
| <i>Document ID:</i>                    | 1473592   |
| <i>Reporting Officer/s &amp; Unit:</i> | Bryan Faulknor, Manager Property<br>Jenny Martin, Property and Facilities Officer |

### 10.1 Purpose of Report

To obtain approval to grant a new ground lease to the Napier Frivolity Minstrels (Incorporated) for the land and building at 104C Latham Street on the Latham Street Reserve for a term of 15 years with one 15 year right of renewal.

#### Officer's Recommendation

The Sustainable Napier Committee:

- a. Recommend that Council resolve to approve, as administering body, a lease, under Section 73(3) of the Reserves Act 1977, for the Napier Frivolity Minstrels (Incorporated) for the land and building at 104C Latham Street on the Latham Street Reserve for a term of 15 years with a 15-year right of renewal.
- b. Resolve to approve, in exercise of the Ministerial consent (under delegation from the Minister of Conservation), the granting of the above lease.
- c. Note that pursuant to Section 73 of the Reserves Act, the proposed lease is required to be publically notified and should any objections or submissions be received then the matter will be required to be brought back to Council. Should no submissions or objections be received then the above resolution approving the lease stands.

### 10.2 Background Summary

The building at 104C Latham Street was owned and the land previously leased to the Napier Homing Pigeon Club (Incorporated). In late 2021, members, at a Special General Meeting, voted to wind up the Napier Homing Pigeon Club. This was due to dwindling club membership and the costs of operating the club. The building was vested back to Council.

Several groups have expressed an interest in the building but all have deemed it not suitable. The groups that have looked at the building include the Salvation Army, Nourished for Nil and the Environment Centre.

The Napier Frivolity Minstrels (Inc.) [the Frivs] are currently using nearby Clubrooms for rehearsals and renting month-by-month storage facilities in Hastings Street. The use of the building would provide some security of the future for them and mean that they would have a stable environment and a visible identity. The building would be used to store costumes and as a rehearsal space.

The lease with the Napier Frivolity Minstrels (Inc.) will be to an organisation, which technically does not carry out recreation activities on recreation reserves. Council solicitors recommend that rather than changing the recreational status of the reserve, a lease should

be granted under Section 73(3) of the Act. This section applies when a recreation reserve (or part of a recreation reserve) is not currently being used for recreation purposes (and is unlikely to be used for recreation purposes in the future), but it is inadvisable or inexpedient to revoke the reserve status. Under the Act Council can, and does, enter into ground leases with community groups to occupy areas on these reserve lands.

The request for a lease of the building is supported by Council's Team Leader Parks, Reserves and Sportsgrounds.

Attached are aerial plans showing both the building and the wider reserve area.

### 10.3 Issues

There are no issues.

### 10.4 Significance and Engagement

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

The Reserves Act requires that the proposed lease be publically notified giving a one month period to object or make submissions.

### 10.5 Implications

#### Financial

There will be no costs to Council. The Napier Frivolity Minstrels (Inc.) will be paying annual rent based on the footprint of the building, as do all sports and community groups on Reserves.

#### Social & Policy

The Napier Frivolity Minstrels (Inc.) is a long established organisation, which provides the opportunity primarily, but not exclusively, for children to participate in all aspects of theatre both on, and back stage. Theatre teaches children things such as commitment, perseverance, comradeship, acting skills, choreography, singing, voice projection, confidence and performance skills. They are primarily a non-profit entity.

#### Risk

There is no risk to Council.

### 10.6 Options

The options available to Council are as follows:

- a. To approve a new lease to the Napier Frivolity Minstrels (Incorporated) for the land and building at 104C Latham Street on the Latham Street Reserve for a term of 15 years plus one 15 year right of renewal.
- b. To decline a new lease to the Napier Frivolity Minstrels (Incorporated).

### 10.7 Development of Preferred Option

Option (a) is the preferred option as it will provide some future security future for them and mean that they would have a stable environment, a visible identity and a rehearsal space.

### 10.8 Attachments

- 1 Latham Street Reserve [↓](#)
- 2 Napier Frivolity Minstrals (Inc) proposed lease area [↓](#)



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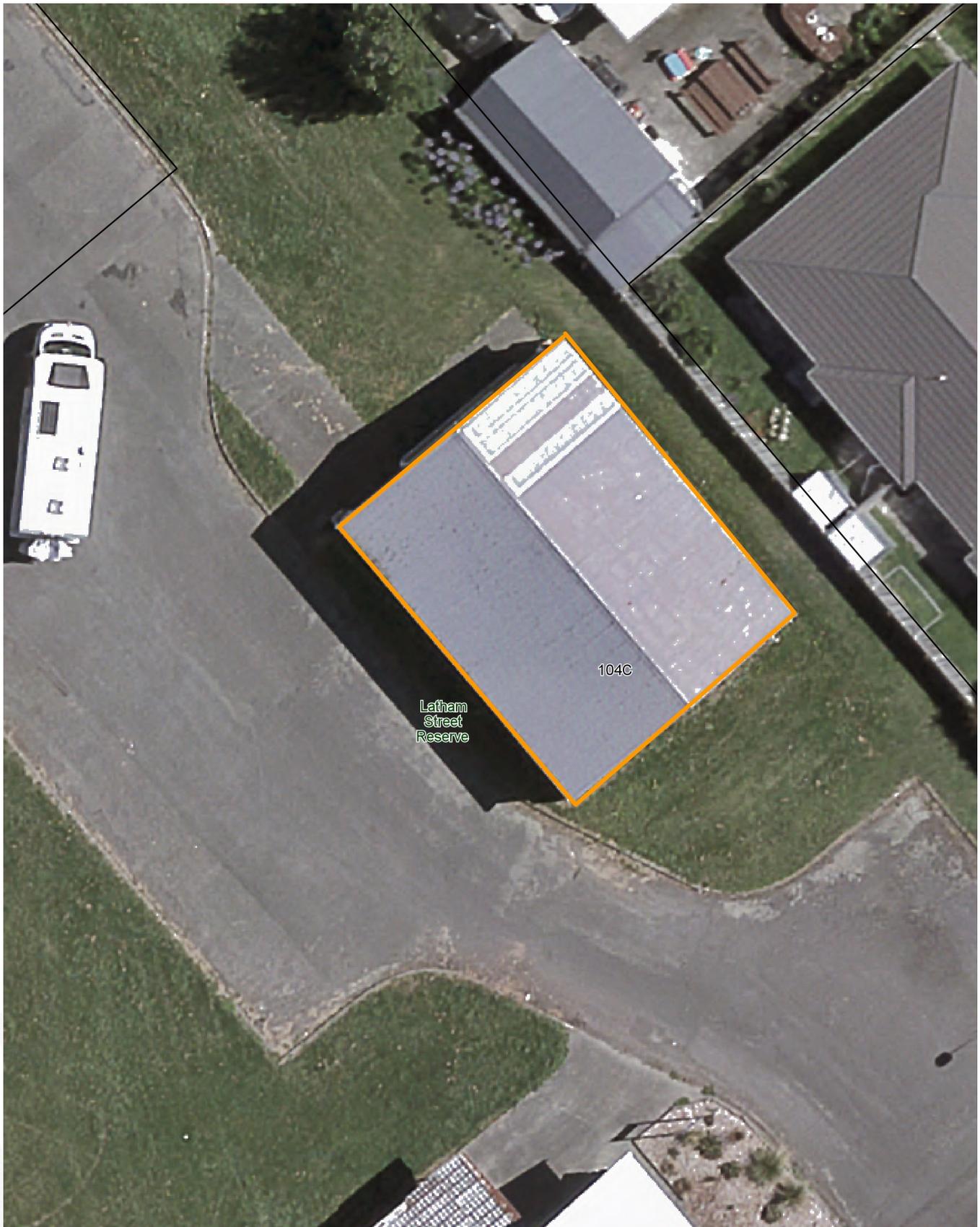
### Latham Street Reserve



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**Napier Frivolity Minstrals  
 (Inc)  
 Area 118 m2**



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## 11. LEASE OF RESERVE - BLEDISLOE PARK - HB INDOOR BOWLS ASSOC.

|  |  |
|--|--|
| <i>Type of Report:</i>                 | Legal and Operational  |
| <i>Legal Reference:</i>                | Reserves Act 1977  |
| <i>Document ID:</i>                    | 1479805  |
| <i>Reporting Officer/s &amp; Unit:</i> | Bryan Faulknor, Manager Property<br>Jason Tickner, Team Leader Parks, Reserves and Sportsgrounds |

### 11.1 Purpose of Report

To seek Council's approval to grant a ground lease pursuant to Section 54 of the Reserves Act 1977 to the Hawke's Bay Indoor Bowls Association Incorporated, for land at Bledisloe Park, Taradale on which to construct their new Indoor Bowling Facility and associated car parking.

### Officer's Recommendation

The Sustainable Napier Committee:

- a. Resolve to approve, as administering body, the granting of a ground lease, pursuant to Section 54 of the Reserves Act 1977, to the Hawke's Bay Indoor Bowls Association Incorporated for land at Bledisloe Park, Taradale on which to construct their new Indoor Bowling Facility and associated car parking.
- b. Resolve to approve, in exercise of the Ministerial consent (under delegation from the Minister of Conservation), the granting of the above lease.
- c. Note that pursuant to Section 54 of the Reserves Act, the proposed lease is required to be publically notified and should any objections or submissions be received then the matter will be required to be brought back to Council. Should no submissions or objections be received then the above resolution approving the lease stands.
- d. Resolve that the term of the proposed lease be for 15-years plus one right of renewal of 15-years.
- e. Note that in granting any lease Council is merely acting in its capacity as a lessor and as owner of the land. Any such approval shall not imply the consent of Council as a regulatory authority and thus the proposed building is subject to the club obtaining all required regulatory consents.
- f. That a **DECISION OF COUNCIL** is required urgently. The matter has already been approved in principle by Council and a Decision of Council will allow the public notification process to proceed and assist with the club obtaining their timelines with regards consents and construction.

### 11.2 Background Summary

The Hawke's Bay Indoor Bowls Club are currently located at 16 Wakefield Street in Onekawa. They own the land and facility, and have been located there since the early 1970's. Their current hall is now at the point where a significant upgrade is required to

improve the insulation, wiring, etc. Whilst the club have significant capital tied up in their facility they have no ability to fund and service a loan which is likely to be in the order of \$500,000 to undertake the necessary maintenance work. The Hawke's Bay Indoor Bowls Club have agreed that to future proof the club their preferred option is to build a new facility on Council land.

After receiving a presentation by the Association and considering the matter at the Sustainable Napier Committee 11 November 2021:

Council resolved 9 December 2021:

- a) Approve in principle that Hawke's Bay Indoor Bowls to locate at Bledisloe Park. This approval is given subject to the Hawke's Bay Indoor Bowls in conjunction with Council Officers working through stakeholder engagement, detailed design, and confirming the club has sufficient funds to meet the full cost of the development.
- b) That the final proposal be reported back to Council for approval prior to any Resource Management Act 1991 and Reserves Act 1977 processes being progressed.

### **11.3 Issues**

Bledisloe Park is a recreation reserve vested in Council pursuant to the Reserves Act 1977.

Council has delegated authority from the Minister of Conservation to approve the lease pursuant to Section 54 of the Reserves Act 1977.

The approved Management Plan for Bledisloe Park does not contemplate the proposed lease, therefore in terms of Section 54 of the Reserves Act the lease needs to be publically notified.

### **11.4 Significance and Engagement**

During the pre-election period Council business must continue, however Council should also carefully consider the impact policy decisions or significant changes would have on the incoming Council.

Pre-engagement took place between April 2022 and June 2022. The focus was to inform neighbours and key stakeholders of Hawke's Bay Indoor Bowl's intention to obtain a lease and construct an indoor bowls facility on the site, as well as provide an opportunity for potential risks, challenges and opportunities to be identified and considered prior to the formal lease and consenting process. Engagement involved a number of landowner meetings, stakeholder contact, and a letter-drop to nearby residents.

#### **Land owner meetings**

Meetings were held with Bledisloe Park's adjacent Ministry of Education landowners. The purpose of this was to understand perspectives on how the relocation of the Hawke's Bay Indoor Bowls Club could affect the schools, provide opportunities for collaboration, and hear about any issues. Meetings were held with the principals of Fairhaven and Bledisloe Schools.

#### **Key Stakeholders**

Key stakeholders were contacted directly and invited to express any potential risks, concerns or opportunities they see from the proposal. They were also offered the opportunity to contact Council should they have any further comments or questions. These stakeholders included Sport Hawke's Bay, Omarunui Bowls Club, New Zealand Indoor Bowls, Bowls Hawke's Bay, BestStart, Taradale Kindergarten.

### **Resident Letter Drop**

A resident letter drop to inform residents and provide them with an opportunity to comment on this proposal, letters were delivered to neighbouring residents on Lee Road and Weatherfield Mews.

### **Feedback Summary**

All of the feedback received from stakeholders during this process was in support of Hawke's Bay Indoor Bowls' re-location to Bledisloe Park.

There was a consensus that the facility would be able to provide passive surveillance of the area, as well as providing an extra community resource, particularly to Bledisloe Primary School and Fairhaven School to which the facility could provide high-need students with an opportunity to play indoor sports throughout all seasons. Reduced parking was not deemed an issue as bowls hours do not conflict with school and commercial activity.

New Zealand Indoor Bowls noted that if the re-location went ahead they would be looking to bring more events to the district. Omarunui Bowls Club also expressed that they are interested in collaboration with Hawke's Bay Indoor Bowls Club to provide a great indoor bowls facility for Napier.

## **11.5 Implications**

### **Financial**

The Hawke's Bay Indoor Bowls Club have indicated that they will have adequate funds from the sale of their current Onekawa land and building to establish a new facility, and associated car parking which meets their needs.

### **Social & Policy**

Council support of recreational activities contributes to community well-being and recognises the social good that arises from having our community active in local recreational clubs and organisations.

### **Risk**

The ground lease will be a standard lease of reserve as used for other community groups. Subject to obtaining all regulatory consents and the sale of the current facility there appears to be little risk with this lease.

## **11.6 Options**

The options available to Council are as follows:

- a. To approve the granting of a ground lease to the club subject to public notification requirements.
- b. To decline to approve the granting of a ground lease.

## **11.7 Development of Preferred Option**

Council has already approved in principle the siting of the proposed facility at Bledisloe Park. Feedback from the pre-engagement was in support of the proposal. It is now a matter of obtaining formal approval by Council to the Lease of Reserve Land to enable public notification to occur then subsequently consent applications to be made.

## **11.8 Attachments**

- 1 HB Indoor Bowls Club - Lease area [↓](#)



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 Print Date: 11/07/2022

## HB Indoor Bowls Club Proposed lease area



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# PUBLIC EXCLUDED ITEMS

That the public be excluded from the following parts of the proceedings of this meeting, namely:

## AGENDA ITEMS

1. Property Purchases

The general subject of each matter to be considered while the public was excluded, the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution were as follows:

| <b>General subject of each matter to be considered.</b> | <b>Reason for passing this resolution in relation to each matter.</b>  | <b>Ground(s) under section 48(1) to the passing of this resolution.</b>   |
|---|--|---|
| 1. Property Purchases                                   | 7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | 48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist:<br>(i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987. |

# SUSTAINABLE NAPIER COMMITTEE

## Open Minutes

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Meeting Date: Thursday 16 June 2022

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Time: 9.30am – 12.12pm

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Venue Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

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*Livestreamed via Council's Facebook site*

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Present Councillor Price (In the Chair), Deputy Mayor Brosnan,  
Councillors Browne [Zoom], Chrystal, Crown, Mawson,  
McGrath, Tapine, Taylor and Wright

---

In Attendance Executive Director Infrastructure Services (Debra Stewart)  
Deputy Chief Executive / Executive Director Corporate Services  
(Adele Henderson)  
Executive Director City Strategy (Richard Munneke)  
Acting Executive Director Community Services (Darran Gillies)  
[Zoom]  
Pou Whakarae (Mōrehu Te Tomo)  
Acting Director Programme Delivery (Jamie Goodsir)  
Manager Communications and Marketing (Julia Atkinson)  
Manager Property (Bryan Faulknor)  
Manager City Development (Paulina Wilhelm)  
Manager Environmental Solutions (Cameron Burton)  
Libraries Manager (Nicola Saunders) [Zoom]  
Manager Water Strategy (Russell Bond)  
Team Leader 3 Waters Operations Planning (Philip Kelsen)  
Team Leader, 3 Waters Strategic Planning (Gary Schofield)  
[Zoom]  
Team Leader Transportation (Robin Malley)  
Māori Partnership Manager - Te Kaiwhakahaere Hononga  
Māori (Beverley Kemp-Harmer)  
Māori Partnership Manager - Te Kaiwhakahaere Hononga  
Māori (Hilary Prentice) [Zoom]  
Strategic Planning Lead (Fleur Lincoln)

---

Senior Policy Analyst - Climate Resilience (Heather Bosselmann)  
Graphic Designer (Tammie Crompton)

---

Administration Governance Advisors (Anna Eady and Carolyn Hunt)

## Karakia

The meeting opened with a karakia.

## Apologies

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Councillors Mawson / Wright

---

That the apology from Mayor Wise and Councillors Boag, Browne, Simpson be accepted.

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Carried

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## Conflicts of interest

Nil

## Public forum

Nil

## Announcements by the Mayor

Nil

## Announcements by the Chairperson

Nil

## Announcements by the management

### Top Five Water Projects.

1. Davies waste are on site doing the Pandora Pipeline preparation work.
2. Treatment plants are being installed onto the Awatoto site next week.
3. Council is currently in the last stages of recruitment for a new Water Treatment Operator role, which will include responsibility for maintaining and operating the drinking water treatment plants.
4. The new Taumata Arowai drinking water regulations will not come into effect until the end of this calendar year and they will be monitored from the start of 2023.
5. Divers are on site today to investigate a leak in the outfall pipe. It is not known how this leak was created, but the divers will investigate and Council will be updated when the details are known.

## Confirmation of minutes

---

Councillors Taylor / Crown

---

That the Minutes of the meeting held on 5 May 2022 were taken as a true and accurate record of the meeting.

---

Carried

## Attachments

- 1 2022-06 Top 5 Water Projects (Doc 1473896)
-

# AGENDA ITEMS

## 1. KERBSIDE RECYCLING - INCREASED LEVEL OF SERVICE - TYPE 5 PLASTICS

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Procedural                                      |
| <i>Legal Reference:</i>                | Local Government Act 2002                       |
| <i>Document ID:</i>                    | 1467994   |
| <i>Reporting Officer/s &amp; Unit:</i> | Cameron Burton, Manager Environmental Solutions |

### 1.1 Purpose of Report

The purpose of this report is to outline an increase to the level of service to Napier's kerbside recycling service through the introduction of the acceptance of type 5 plastics for collection and recycling.

#### At the meeting

The Officer spoke to the report and in response to questions from the Committee it was noted:

- There was previously a Council approved variation to the recycling service contract due to the unexpected high participation rate of residents. This change will not increase participation or cost as residents still have the same sized three bins to put their recycling out in.
- The increase use of the recycling service enables residents to comply with the Joint Waste Management and Minimisation Plan (WMMP), due to be renewed soon, which aims for residents to take responsibility for reducing their waste. Central Government's legislation changes and Waste Reduction Strategy will help inform the WMMP renewal.
- It has been noted that there is a reduction in tonnage going to the Omarunui Landfill. This is across all forms of waste, including construction waste. It is rare for contaminated recycling to be redirected to the landfill now as the kerbside collection service will not pick this up if it is seen in a resident's crate.
- It will be possible to monitor whether there is an increase in type 5 plastics being added to the recycling service.
- Type 5 plastics will be sent to Waiuku and be turned into fence posts.

**COUNCIL** Councillors Brosnan / Taylor

#### RESOLUTION

The Sustainable Napier Committee:

- Endorse** an increase to the level of service to Napier's kerbside recycling service through the introduction of the acceptance of type 5 plastics for collection and recycling.
- Make a **Decision of Council** under delegated authority for the reason that this service is available to Napier with a short turnaround time, and a delay in approvals will result in type 5 plastics going to landfill until an endorsement is made.

Carried

## 2. CAPITAL PROGRAMME DELIVERY

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Information                                       |
| <i>Legal Reference:</i>                | N/A   |
| <i>Document ID:</i>                    | 1467632   |
| <i>Reporting Officer/s &amp; Unit:</i> | Jamie Goodsir, Acting Director Programme Delivery |

### 1.1 Purpose of Report

To provide Council with information on the 2021 Long Term Plan (LTP) Capital Programme and initiatives underway to improve Capital Programme Delivery.

#### At the meeting

The Officer took the report as read and there were no questions from the Committee. It was noted that going forward this report will include capital project work from across Council, not just the capital projects being worked on within the Programme Delivery Directorate.

**COMMITTEE** Councillors Crown / Tapine

#### RESOLUTION

The Sustainable Napier Committee:

- a. **Receive** the report titled "Capital Programme Delivery".

Carried

## 3. THREE WATERS OPERATIONAL UPDATE

|  |   |
|--|---|
| <i>Type of Report:</i>                 | Operational   |
| <i>Legal Reference:</i>                | N/A   |
| <i>Document ID:</i>                    | 1468002   |
| <i>Reporting Officer/s &amp; Unit:</i> | Russell Bond, Manager Water Strategy<br>Philip Kelsen, Team Leader 3 Waters Operations Planning |

### 3.1 Purpose of Report

Regular reports are provided in relation to Three Waters capital works, including Reform programme of works. Given the priority Council has placed on Three Waters it is considered appropriate to provide a brief update on Three Waters operations planning activities, key findings and status of remedial actions for information.

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## At the meeting

The Officer spoke to the report and in response to questions from the Committee it was noted:

- To mitigate the risk of flooding Council Officers are conducting a leak detection programme across the city and are repairing leaks that are found. A lot of water from leaks gets absorbed back into the ground water table, so goes unseen. This programme has significantly increased Council staff workloads so leaks are triaged and the top priority leaks are repaired first.
- A lot of the leaks found are in the Council network. If a leak is located on private property Council will notify the property owner of the leak and a time period for the repair. They have to organise a plumber to repair the leak, then Council follow-up to check on the repair. This process is managed through the bylaw which aims to enforce efficient water use.
- There is an annual water loss survey conducted which is part of the performance reporting for the Annual Report. Last year water loss was at about 20%. This is not just loss from pipes, but also at the reservoirs and treatment plants.
- Council staff are doing work to improve understanding on the ground water.
- Increased incidences of collapsed pipes in the oldest streets, which have pipes with a high activity, is being seen. Council is seeking to understand this infrastructure better.
- To clear debris out of pipes a number of techniques can be used. One is hydro-jetting, a lot of water through a pipe manhole where there is a hydro truck to suck out the water and debris. This is a labour-intensive process.
- The level of deterioration at the Enfield Reservoir was unexpected, but the risk of catastrophic failure in a significant seismic event has been mitigated. Council Officers are looking at whether the Mataruahou project will need to be accelerated because of this development.
- The witches hats trial has been targeted to high use industrial sites.
- There has been sampling of the affected area where the outfall leak is. There are signs on the foreshore notifying residents of the risk for collecting kaimoana and for swimming. There is also a rahui in place.

### ACTIONS:

- An estimated percentage of water loss across the network, excluding the reservoirs and treatment plants, will be brought back to the Council.
- Officers to report back to the Council on whether geotechnical surveying can be done to assess the impacts of water leaks on the underground structure.
- Progress on storm water infiltration to be included in the next report.

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**COMMITTEE** Councillors Tapine / McGrath

### RESOLUTION

The Sustainable Napier Committee:

- a. **Receive** the Three Waters Operational Update report

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Carried

### Attachments

- 1 Three Waters Operational Update Presentation (Doc Id 1473478)
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## 4. JOINT SOLID WASTE BYLAW REVIEW UPDATE

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| <i>Type of Report:</i>                 | Operational                                     |
| <i>Legal Reference:</i>                | Local Government Act 2002                       |
| <i>Document ID:</i>                    | 1468418   |
| <i>Reporting Officer/s &amp; Unit:</i> | Cameron Burton, Manager Environmental Solutions |

### 4.1 Purpose of Report

The purpose of this report is to update the Sustainable Napier Committee on the Joint (Hastings District and Napier City Councils) Solid Waste Bylaw Review

#### At the meeting

The Officer spoke to the report and in response to questions it was noted:

- Kaupapa Fatigue is something being experienced across the community. Many whānau are going from one hui to another. The worries about the environment are weighing heavy on iwi minds.

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|-----------------------------|--|
| <b>COMMITTEE RESOLUTION</b> | Councillors Brosnan / Crown  |
|                             | The Sustainable Napier Committee:  |
|                             | a. <b>Receive</b> the report entitled Joint Solid Waste Bylaw Review Update  |
|                             | b. <b>Endorse</b> the approach outlined in <u>Option 1</u> ; slow down the pace of the Solid Waste Bylaw review in order for alignment of that Bylaw with national policy, strategy and legislation changes which are currently underway |
|                             | Carried  |

## 5. INITIATION OF PROCESS TO CHANGE RESERVE PURPOSE

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|--|----------------------------------|
| <i>Type of Report:</i>                 | Legal and Operational            |
| <i>Legal Reference:</i>                | Reserves Act 1977                |
| <i>Document ID:</i>                    | 1468780                          |
| <i>Reporting Officer/s &amp; Unit:</i> | Bryan Faulknor, Manager Property |

### 5.1 Purpose of Report

To obtain Council's approval to initiate the process to change the purpose of part of the vested local purpose recreation reserve on Marine Parade. This process is required to provide an appropriate reserve purpose to accommodate the restoration of the War Memorial attached to the Napier War Memorial Centre on Marine Parade.

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### At the meeting

The Officer spoke to the report and in response to questions from the Committee it was noted:

- This change of purpose is part of the War Memorial project. It is not something that was considered by the Working Group as that has been wound up; this is an operational paper based change which has been triggered by the physical works.

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### COUNCIL Councillors Chrystal / Taylor

### RESOLUTION

The Sustainable Napier Committee:

- Approves** the initiation of the process, pursuant to Section 24A of the Reserves Act 1977, to change the purpose of part of an existing Marine Parade reserve as shown as area B and described as Pt Sec 3 SO396199 in the attached Scheme Plan.  
The change of purpose is from Local Purpose Passive Recreation Reserve to Local Purpose Community Building Reserve.
- Authorises** the Chief Executive to publically notify the proposed change of purpose under Section 24A (2) of the Reserves Act 1977.
- Notes** that the reason for the change of purpose is to accommodate the restoration of the War Memorial attached to the Napier War Memorial Centre on Marine Parade.
- Make a **Decision of Council** under delegated authority for the reason that public notification of the proposed change of purpose is required urgently to enable the process to commence.

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Carried

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## 6. LEASE OF SUBSOIL OF ROAD

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*Type of Report:* Legal and Operational

*Legal Reference:* Local Government Act 2002

*Document ID:* 1466626

*Reporting Officer/s & Unit:* Bryan Faulknor, Manager Property  
Jenny Martin, Property and Facilities Officer

### 6.1 Purpose of Report

To obtain Council approval to an initial Agreement to Grant a lease of Subsoil of the Road and the actual formal Lease of Subsoil of Road to Pernot Ricard Winemakers Pty Limited trading as Church Road Winery.

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**At the meeting**

The Officer spoke to the report and clarified that this is a process which will enable their trade waste to be dealt with appropriately and according to their trade waste consent.

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**COMMITTEE** Councillors Taylor / Tapine

**RESOLUTION**

The Sustainable Napier Committee:

- a. **Approve** for the installation, operation and maintenance of two pipelines in part of the sub soil beneath Tironui Road, Taradale to Pernot Ricard Winemakers Pty Limited trading as Church Road Winery the following:
  - i. An Agreement to Grant a Lease of Subsoil of Road; and
  - ii. A Lease of Subsoil of Road pursuant to Section 341 of the Local Government Act 1974.

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Carried

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*Meeting adjourned 10.29am*

*Meeting reconvened 12.09pm*

# PUBLIC EXCLUDED ITEMS

Councillors Tapine / Crown

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Land Acquisition

Carried

The general subject of each matter to be considered while the public was excluded, the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution were as follows:

| General subject of each matter to be considered. | Reason for passing this resolution in relation to each matter.   | Ground(s) under section 48(1) to the passing of this resolution.  |
|--|--|---|
| 1. Land Acquisition                              | 7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | 48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist:<br>(i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987. |

*The meeting moved into Public Excluded at 12.10pm*

Approved and adopted as a true and accurate record of the meeting.

Chairperson .....

Date of approval .....