



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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PROSPEROUS NAPIER COMMITTEE

Open Agenda

Meeting Date:	Thursday 29 April 2021
Time:	Following the Napier People and Places Committee
Venue:	Council Chambers Hawke's Bay Regional Council 159 Dalton Street Napier

Livestreamed to Council's Facebook site

Committee Members	Mayor Wise, Councillor Taylor (In the Chair), Deputy Mayor Brosnan, Councillors Boag, Browne, Chrystal, Crown, Mawson, McGrath, Price, Simpson, Tapine and Wright
Officer Responsible	Director Corporate Services
Administration	Governance Team

Next Prosperous Napier Committee Meeting
Thursday 1 July 2021

ORDER OF BUSINESS

Apologies

Nil

Conflicts of interest

Public forum

Pip Thompson (General Manager, Napier City Business Incorporated)

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 Prosperous Napier Committee meeting held on Thursday, 18 March 2021 be taken as a true and accurate record of the meeting.23

Agenda items

1 Revaluation of Napier City 2020.....3

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

Public excluded22

AGENDA ITEMS

1. REVALUATION OF NAPIER CITY 2020

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	Rating Valuations Act 1998
<i>Document ID:</i>	1303388
<i>Reporting Officer/s & Unit:</i>	Garry Hrustinsky, Investment and Funding Manager

1.1 Purpose of Report

To summarise the changes in rateable value resulting from the triennial revaluation by Quotable Value Ltd (QV) of Napier City in 2020. The impact is demonstrated on a range of Residential, Commercial & Industrial, Rural, and Rural Residential properties.

This report is for informational purposes only.

Officer's Recommendation

The Prosperous Napier Committee:

- a. Receive this report.

1.2 Background Summary

Napier City was revalued by QV in September 2020. The final audited valuation was provided to Napier City Council in December 2020.

At the same time valuation was being completed, Napier City Council (NCC) was engaged in review of the Revenue & Financing Policy. Due to the impact of the review on rating differentials, a meaningful analysis of property revaluation on Napier City was not immediately possible.

Please note that this report is limited to analysis on the impact of revaluation only.

1.3 Issues

QV Revaluation Summary

Quotable Value (QV) provided the following revaluation summary as part of their information pack:

Sector	No. Assets	2020 CV (\$'000)	CV % Change	2020 LV (\$'000)	LV % Change
Dairy & Pastoral	4	\$23,150	14.0%	\$20,510	13.5%
Arable, Horticultural & Specialist	192	\$369,374	42.1%	\$260,426	53.5%
Lifestyle	784	\$900,037	32.9%	\$457,336	49.2%
Residential	22,787	\$14,528,986	34.5%	\$6,886,095	37.7%
Commercial	1,155	\$1,681,317	30.3%	\$838,027	76.2%
Industrial	840	\$1,327,225	47.0%	\$814,408	84.4%
Other	493	\$730,827	18.1%	\$351,593	41.2%
Utilities	62	\$653,343	32.9%	\$51,326	41.1%
TOTAL	26,318	\$20,214,258	34.2%	\$9,679,721	44.5%

Like many parts of the country, Napier has experienced a significant increase in Land Value over the last 3 years. The following QV sectors, in particular, stand out:

Sector	No. Properties	LV % Change	% Above Napier Average
Lifestyle	784	49.2%	4.7%
Arable, Horticultural & Specialist	192	53.5%	9.0%
Commercial	1,155	76.2%	31.7%
Industrial	840	84.4%	39.9%

The increase in Lifestyle property Land Values is consistent with demand observed for green space following the pandemic lockdown in 2020. This demand has also impacted the increase in Arable and Horticultural land to some degree.

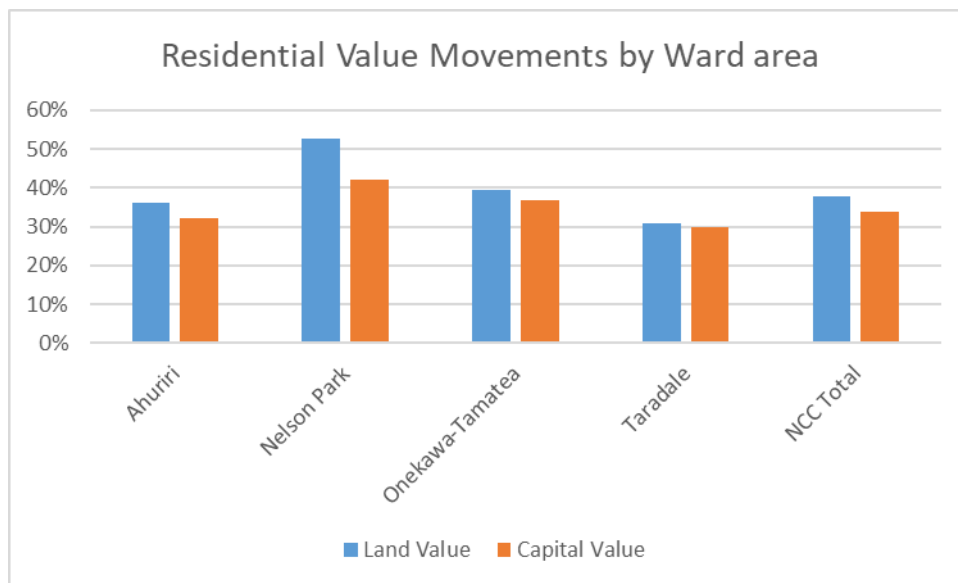
Of particular note the increases in Commercial land and Industrial land have been significant.

Based on Land Value, the following census areas had the highest percentage increase across all property types:

Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Maraenui	1,018	88,334,000	232,487,000	178,588,000	410,321,000	102%	76%
Onekawa West (Ahuriri Ward)	269	115,854,500	222,283,000	218,860,500	332,576,000	89%	50%
Onekawa West (Onekawa - Tamatea Ward)	520	225,066,500	473,959,500	389,105,500	678,791,500	73%	43%
Ahuriri	735	317,849,972	641,268,000	525,377,000	886,012,000	65%	38%
Nelson Park	1,179	377,545,000	913,985,000	614,931,000	1,181,943,000	63%	29%

Each of the property differentials (as used by Council from 1st July 2021) are analysed in the following charts and paragraphs. Please note that detailed tables are available in the appendix to this report.

Residential Property



With the exception of Nelson Park Ward, the average Land Value increase for the other wards is below the 44.5% threshold. At 6,197 properties, Nelson Park Ward represents 28% of total Residential property, and also contains a number of residents in the lowest socio-economic group in Napier. Of the 6 census areas within Nelson Park Ward, only McLean Park (at 41%) was below the total average Land Value.

The largest percentage change in Land Value was experienced in the following census areas:

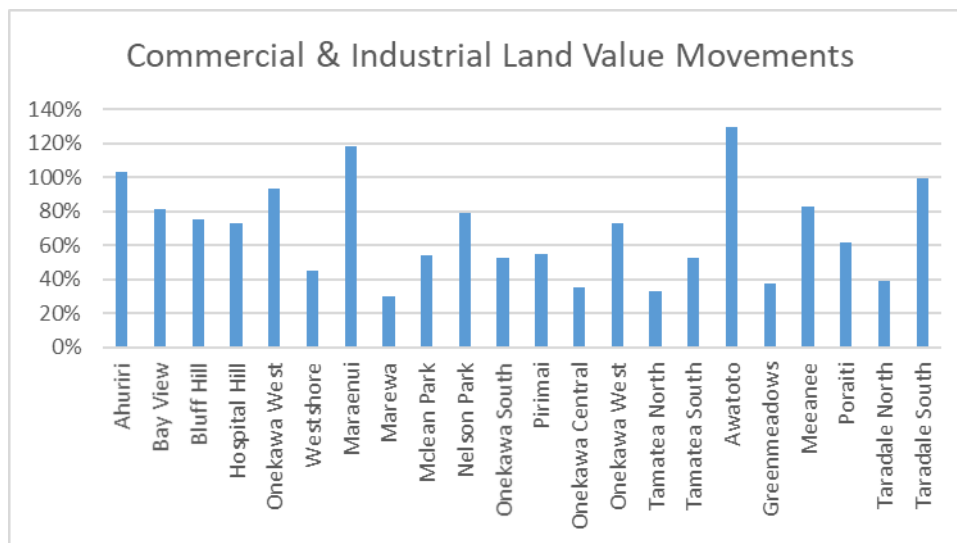
Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Maraenui	992	86,725,000	226,033,000	175,122,000	399,142,000	102%	77%
Onekawa West	10	2,758,000	7,875,000	4,627,000	10,260,000	68%	30%
Onekawa South	1,493	225,769,000	539,844,000	351,667,000	756,972,000	56%	40%
Pirimai	713	123,457,000	264,211,000	186,300,000	379,253,000	51%	44%
Pirimai	606	102,952,000	232,202,000	155,252,000	331,831,000	51%	43%

Residential properties within, or close to, Commercial/Industrial property (e.g. Onekawa West) experienced additional upward pressure on Land Value. On a mean basis, for properties in Maraenui, this represents an increase in Land Value from \$87,424 to \$176,534.

The smallest percentage change in Land Value was experienced in the following census areas:

Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Meeanee	378	92,981,000	238,834,000	115,129,000	295,735,000	24%	24%
Bluff Hill	1,200	324,369,000	820,892,500	419,720,500	1,045,354,000	29%	27%
Taradale North	2,226	561,595,000	1,103,541,000	729,941,000	1,445,762,000	30%	31%
Hospital Hill	1,236	293,473,000	731,595,000	385,665,000	969,980,000	31%	33%
Greenmeadows	2,586	659,176,000	1,418,995,000	861,297,000	1,857,283,000	31%	31%

Commercial & Industrial Property



In 10 of the 15 areas the Land Value increase was above the City average of 44.5%. Due to the diverse nature of property in this sector, the impact on individual properties may be masked by the averages reported.

The largest percentage change in Land Value was experienced in the following census areas:

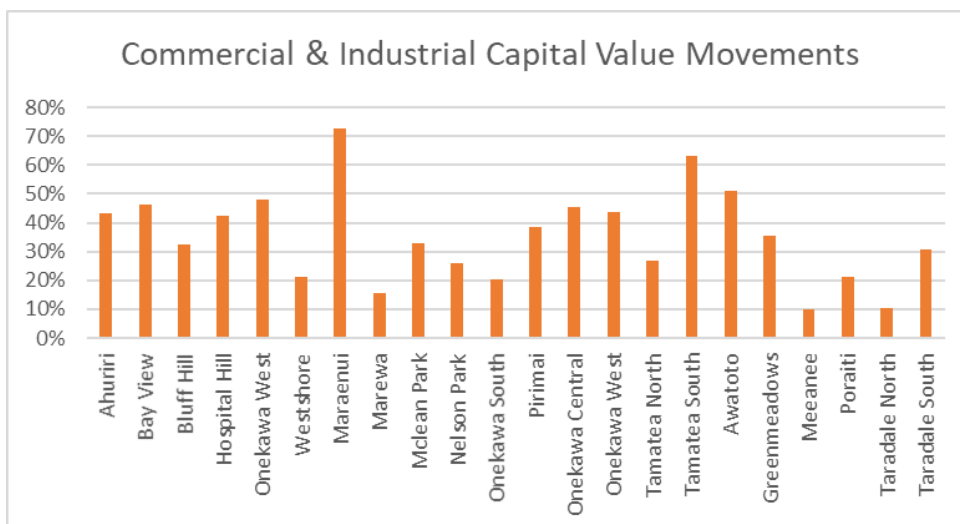
Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Awatoto	30	13,181,000	36,786,000	30,302,000	55,500,000	130%	51%
Maraenui	24	1,308,000	6,073,000	2,861,000	10,489,000	119%	73%
Ahuriri	102	102,279,972	223,309,000	208,185,000	319,642,000	104%	43%
Taradale South	37	10,540,000	32,453,000	21,026,000	42,405,000	99%	31%
Onekawa West	145	92,084,000	172,351,000	178,322,000	254,789,000	94%	48%

As with Residential property, Maraenui features in the top 5 for highest Land Value increases for Commercial & Industrial property. Of the 30 properties within Awatoto, Land Value increases range from 35% to 257%, and the mean Land Value increased from \$439,637 to \$1,010,067.

The smallest percentage change in Land Value was experienced in the following census areas:

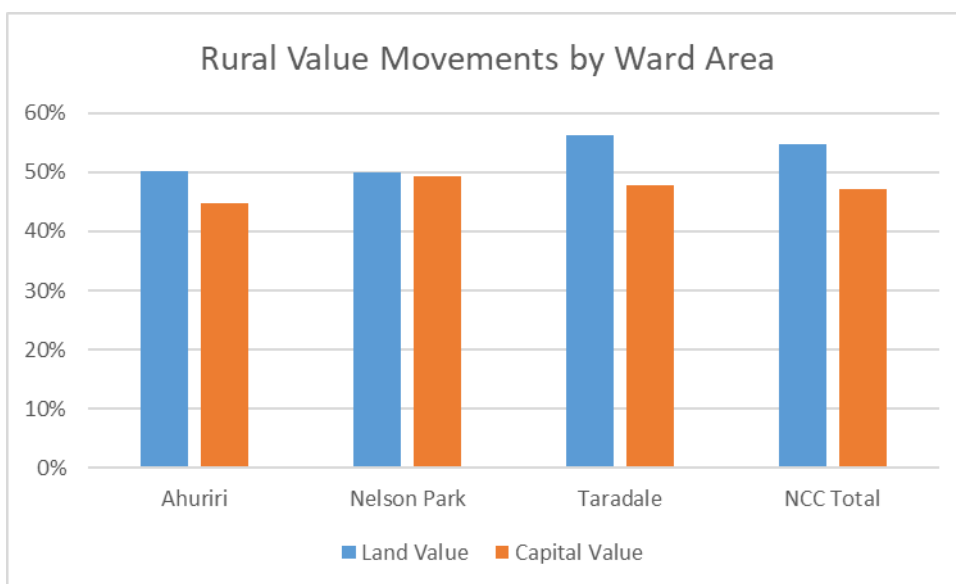
Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Marewa	38	8,614,000	18,431,000	11,218,000	21,334,000	30%	16%
Tamatea North	6	9,710,000	26,820,000	12,900,000	34,060,000	33%	27%
Onekawa Central	15	4,341,000	10,645,000	5,877,000	15,475,000	35%	45%
Greenmeadows	46	20,057,000	52,811,000	27,615,500	71,449,500	38%	35%
Taradale North	78	29,957,000	71,264,000	41,555,000	78,705,000	39%	10%

For a property in Marewa, this translates into a mean Land Value increase from \$226,684 to \$295,210.



For standout areas (e.g. Ahuriri and Maraenui) the increase in Capital Value follows a similar pattern to Land Value.

Rural Property

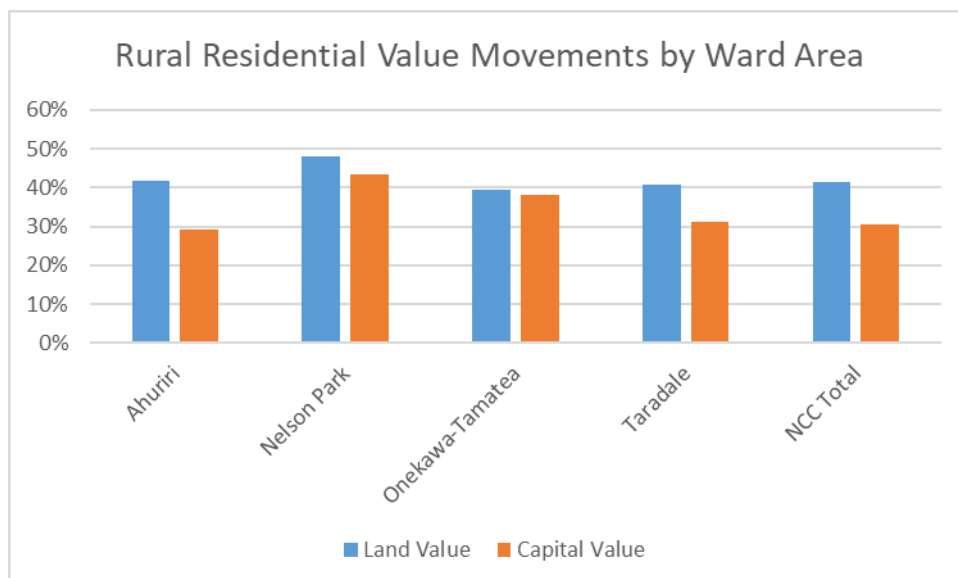


There are relatively few properties within this differential (160). As such, averages by census area may not as useful for comparative purposes.

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Bay View	32	36,122,000	49,127,000	49,341,000	66,196,000	37%	35%
Onekawa West	2	9,040,000	10,420,000	18,520,000	20,010,000	105%	92%
Ahuriri Ward	34	45,162,000	59,547,000	67,861,000	86,206,000	50%	45%
Nelson Park Ward							
Onekawa South	1	660,000	670,000	990,000	1,000,000	50%	49%
Nelson Park Ward	1	660,000	670,000	990,000	1,000,000	50%	49%
Taradale Ward							
Awatoto	7	4,675,000	5,415,000	9,510,000	10,375,000	103%	92%
Meeanee	97	106,520,000	148,257,000	161,910,000	213,238,000	52%	44%
Poraiti	12	24,665,000	28,462,000	38,584,000	43,274,000	56%	52%
Taradale South	9	5,635,000	8,490,000	10,995,000	14,781,000	95%	74%
Taradale Ward	125	141,495,000	190,624,000	220,999,000	281,668,000	56%	48%
Grand Total	160	187,317,000	250,841,000	289,850,000	368,874,000	55%	47%

Containing 97 Rural properties, Meanee is the most representative census area with an average Land Value increase of 52% (or a mean increase in Land Value of \$571,030 from \$1,098,144 in 2017). Bay View has experienced the lowest overall increase in Land Value of 37% - at 32 properties this represents the second-highest concentration of Rural properties within Napier.

Rural Residential Property



Apart from Nelson Park Ward, the average increase for each Ward is below the Napier average of 44.5%.

The largest percentage change in Land Value was experienced in the following census areas:

Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Maraenui	2	301,000	381,000	605,000	690,000	101%	81%
Nelson Park	4	1,090,000	1,330,000	1,783,000	2,043,000	64%	54%
Taradale South	48	17,731,000	27,645,000	28,178,000	40,737,000	59%	47%
Onekawa West	7	847,000	1,316,000	1,294,000	1,759,000	53%	34%
Pirimai	2	445,000	445,000	675,000	675,000	52%	52%

Maraenui, Nelson Park and Pirimai will be discussed in more detail later in this section. Properties highlighted in the table above represent less than 4% of the total properties in

the Rural Residential differential. Apart from Taradale South, the other areas listed are not statistically significant.

The smallest percentage change in Land Value was experienced in the following census areas:

Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Hospital Hill	14	3,145,300	3,255,300	3,618,400	3,738,400	15%	15%
Awatoto	16	4,872,000	7,760,000	5,701,000	9,103,000	17%	17%
Taradale North	18	3,237,000	4,192,000	3,929,000	4,954,000	21%	18%
Greenmeadows	32	7,446,500	7,476,500	9,156,500	9,186,500	23%	23%
Bluff Hill	14	3,760,000	4,206,000	4,754,000	5,250,000	26%	25%

Property on Hospital Hill is mostly owned by either NCC or the Crown and represents non-reserve open spaces (undeveloped land or land that cannot be developed for various reasons). A similar observation was made of Bluff Hill.

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Nelson Park Ward							
Maraenui	2	301,000	381,000	605,000	690,000	101%	81%
Marewa	6	4,070,500	4,100,500	5,821,000	5,861,000	43%	43%
McLean Park	3	1,000,000	1,400,000	1,395,000	1,795,000	40%	28%
Nelson Park	4	1,090,000	1,330,000	1,783,000	2,043,000	64%	54%
Onekawa South	10	1,670,500	1,921,500	2,429,000	2,685,000	45%	40%
Pirimai	2	445,000	445,000	675,000	675,000	52%	52%
Nelson Park Ward	27	8,577,000	9,578,000	12,708,000	13,749,000	48%	44%

At 48%, Nelson Park Ward has experienced the greatest increase to Land Value in the Rural Residential differential. Given the low number of properties in this group (22), the data may present a distorted view. Of particular note, Maraenui experienced a 101% increase in Land Value. However, this figure is somewhat misleading as it comprises of two open public areas owned by Napier City Council.

Similarly, the Nelson Park (64% increase) and Pirimai (52% increase) properties are either owned by NCC or the Crown.

1.4 Significance and Engagement

No engagement has been conducted. Revaluation data summarised in this report will be used for the purpose of rating property for the three years commencing 1st of July 2021.

1.5 Implications

Financial

Property revaluation has no financial impact for Council.

Social & Policy

The data reviewed in this report is used to calculate rates. Social and Policy implications have not been considered.

Risk

None. This report is for information only, and may assist in forming decisions on other matters that may be brought before Council.

1.6 Options

The options available to Council are as follows:

- Accept this information-only report.
- Reject this information-only report.

1.7 Development of Preferred Option

This is an information-only report.

1.8 Attachments

- A Ward & Census Area Analysis [↓](#)
- B Land Value Heat Map (Percentage Change) [↓](#)
- C Land Value Heat Map (Value Per Square Metre) [↓](#)
- D Capital Value Heat Map (Percentage Change) [↓](#)

**Napier City Council 2020 Revaluation Analysis
By Ward and Census Area - All Properties**

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Ahuriri	735	317,849,972	641,268,000	525,377,000	886,012,000	65%	38%
Bay View	889	278,645,500	619,917,500	399,356,900	809,751,900	43%	31%
Bluff Hill	1,498	406,807,900	1,048,878,900	562,370,800	1,346,564,800	38%	28%
Hospital Hill	1,336	328,686,300	796,848,300	444,653,400	1,061,887,400	35%	33%
Onekawa West	269	115,854,500	222,283,000	218,860,500	332,576,000	89%	50%
Westshore	575	217,044,000	400,209,000	304,208,000	546,161,000	40%	36%
Ahuriri Ward	5,302	1,664,888,172	3,729,404,700	2,454,826,600	4,982,953,100	47%	34%
Nelson Park Ward							
Maraenui	1,018	88,334,000	232,487,000	178,588,000	410,321,000	102%	76%
Marewa	1,213	195,005,500	399,798,500	285,746,000	556,457,000	47%	39%
McLean Park	1,026	220,674,000	461,321,000	311,069,000	624,377,000	41%	35%
Nelson Park	1,179	377,545,000	913,985,000	614,931,000	1,181,943,000	63%	29%
Onekawa South	1,518	233,992,500	558,077,500	364,100,000	779,494,000	56%	40%
Pirimai	729	124,973,000	266,287,000	188,598,000	382,826,000	51%	44%
Nelson Park Ward	6,683	1,240,524,000	2,831,956,000	1,943,032,000	3,935,418,000	57%	39%
Onekawa-Tamatea Ward							
Marewa	764	167,971,000	333,989,000	241,274,000	440,723,000	44%	32%
Onekawa Central	606	134,611,000	271,292,000	192,824,000	363,162,000	43%	34%
Onekawa West	520	225,066,500	473,959,500	389,105,500	678,791,500	73%	43%
Pirimai	613	106,317,000	238,718,000	160,457,000	340,356,000	51%	43%
Tamatea North	943	178,300,000	385,452,000	237,311,000	533,330,000	33%	38%
Tamatea South	1,003	194,189,000	425,164,000	256,140,000	586,250,000	32%	38%
Onekawa-Tamatea Ward	4,449	1,006,454,500	2,128,574,500	1,477,111,500	2,942,612,500	47%	38%
Taradale Ward							
Awatoto	189	59,189,000	117,946,000	95,258,000	165,273,000	61%	40%
Greenmeadows	2,664	686,679,500	1,479,282,500	898,069,000	1,937,919,000	31%	31%
Meeanee	968	367,805,000	750,533,000	529,700,500	1,005,994,500	44%	34%
Poraiti	1,044	365,982,000	859,678,000	489,841,000	1,092,284,000	34%	27%
Taradale North	2,322	594,789,000	1,178,997,000	775,425,000	1,529,421,000	30%	30%
Taradale South	2,211	548,067,000	1,244,600,000	736,533,000	1,611,455,000	34%	29%
Taradale Ward	9,398	2,622,511,500	5,631,036,500	3,524,826,500	7,342,346,500	34%	30%
Grand Total	25,832	6,534,378,172	14,320,971,700	9,399,796,600	19,203,330,100	44%	34%

**Napier City Council 2020 Revaluation Analysis
By Ward and Census Area - Residential Properties**

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Ahuriri	625	201,836,000	403,903,000	297,085,000	545,890,000	47%	35%
Bay View	136	27,564,500	67,809,500	40,368,500	87,520,500	46%	29%
Bluff Hill	1,200	324,369,000	820,892,500	419,720,500	1,045,354,000	29%	27%
Hospital Hill	1,236	293,473,000	731,595,000	385,665,000	969,980,000	31%	33%
Onekawa West	116	15,523,500	41,216,000	22,944,500	59,728,000	48%	45%
Westshore	549	198,726,000	370,995,000	278,204,000	510,366,000	40%	38%
Ahuriri Ward	3,862	1,061,492,000	2,436,411,000	1,443,987,500	3,218,838,500	36%	32%
Nelson Park Ward							
Maraenui	992	86,725,000	226,033,000	175,122,000	399,142,000	102%	77%
Marewa	1,169	182,321,000	377,267,000	268,707,000	529,262,000	47%	40%
McLean Park	1,006	213,112,000	436,686,000	299,546,000	591,736,000	41%	36%
Nelson Park	824	188,426,000	419,620,000	276,084,000	557,759,000	47%	33%
Onekawa South	1,493	225,769,000	539,844,000	351,667,000	756,972,000	56%	40%
Pirimai	713	123,457,000	264,211,000	186,300,000	379,253,000	51%	44%
Nelson Park Ward	6,197	1,019,810,000	2,263,661,000	1,557,426,000	3,214,124,000	53%	42%
Onekawa-Tamatea Ward							
Marewa	756	164,274,000	328,123,000	235,514,000	432,117,000	43%	32%
Onekawa Central	591	130,270,000	260,647,000	186,947,000	347,687,000	44%	33%
Onekawa West	10	2,758,000	7,875,000	4,627,000	10,260,000	68%	30%
Pirimai	606	102,952,000	232,202,000	155,252,000	331,831,000	51%	43%
Tamatea North	927	165,868,000	355,900,000	220,766,000	495,595,000	33%	39%
Tamatea South	996	193,068,000	423,843,000	254,640,000	584,405,000	32%	38%
Onekawa-Tamatea Ward	3,886	759,190,000	1,608,590,000	1,057,746,000	2,201,895,000	39%	37%
Taradale Ward							
Awatoto	136	36,461,000	67,985,000	49,745,000	90,295,000	36%	33%
Greenmeadows	2,586	659,176,000	1,418,995,000	861,297,000	1,857,283,000	31%	31%
Meeanee	378	92,981,000	238,834,000	115,129,000	295,735,000	24%	24%
Poraiti	729	216,085,000	550,365,000	286,653,000	709,848,000	33%	29%
Taradale North	2,226	561,595,000	1,103,541,000	729,941,000	1,445,762,000	30%	31%
Taradale South	2,117	514,161,000	1,176,012,000	676,334,000	1,513,532,000	32%	29%
Taradale Ward	8,172	2,080,459,000	4,555,732,000	2,719,099,000	5,912,455,000	31%	30%
Grand Total	22,117	4,920,951,000	10,864,394,000	6,778,258,500	14,547,312,500	38%	34%

**Napier City Council 2020 Revaluation Analysis
By Ward and Census Area - Commercial Properties**

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Ahuriri	102	102,279,972	223,309,000	208,185,000	319,642,000	104%	43%
Bay View	20	10,451,000	37,451,000	18,913,500	54,867,500	81%	47%
Bluff Hill	284	78,678,900	223,780,400	137,896,300	295,960,800	75%	32%
Hospital Hill	86	32,068,000	61,998,000	55,370,000	88,169,000	73%	42%
Onekawa West	145	92,084,000	172,351,000	178,322,000	254,789,000	94%	48%
Westshore	13	10,220,000	16,101,000	14,850,000	19,511,000	45%	21%
Ahuriri Ward	650	325,781,872	734,990,400	613,536,800	1,032,939,300	88%	41%
Nelson Park Ward							
Maraenui	24	1,308,000	6,073,000	2,861,000	10,489,000	119%	73%
Marewa	38	8,614,000	18,431,000	11,218,000	21,334,000	30%	16%
McLean Park	17	6,562,000	23,235,000	10,128,000	30,846,000	54%	33%
Nelson Park	351	188,029,000	493,035,000	337,064,000	622,141,000	79%	26%
Onekawa South	14	5,893,000	15,642,000	9,014,000	18,837,000	53%	20%
Pirimai	19	3,406,000	7,116,000	5,278,000	9,863,000	55%	39%
Nelson Park Ward	463	213,812,000	563,532,000	375,563,000	713,510,000	76%	27%
Onekawa-Tamatea Ward							
Marewa	6	2,557,000	4,645,000	4,110,000	6,875,000	61%	48%
Onekawa Central	15	4,341,000	10,645,000	5,877,000	15,475,000	35%	45%
Onekawa West	500	219,413,500	461,549,500	380,435,500	662,742,500	73%	44%
Tamatea North	6	9,710,000	26,820,000	12,900,000	34,060,000	33%	27%
Tamatea South	1	180,000	380,000	275,000	620,000	53%	63%
Onekawa-Tamatea Ward	528	236,201,500	504,039,500	403,597,500	719,772,500	71%	43%
Taradale Ward							
Awatoto	30	13,181,000	36,786,000	30,302,000	55,500,000	130%	51%
Greenmeadows	46	20,057,000	52,811,000	27,615,500	71,449,500	38%	35%
Meeanee	8	7,516,000	26,582,000	13,759,000	29,228,000	83%	10%
Poraiti	3	3,660,000	10,415,000	5,915,000	12,610,000	62%	21%
Taradale North	78	29,957,000	71,264,000	41,555,000	78,705,000	39%	10%
Taradale South	37	10,540,000	32,453,000	21,026,000	42,405,000	99%	31%
Taradale Ward	202	84,911,000	230,311,000	140,172,500	289,897,500	65%	26%
Grand Total	1,843	860,706,372	2,032,872,900	1,532,869,800	2,756,119,300	78%	36%

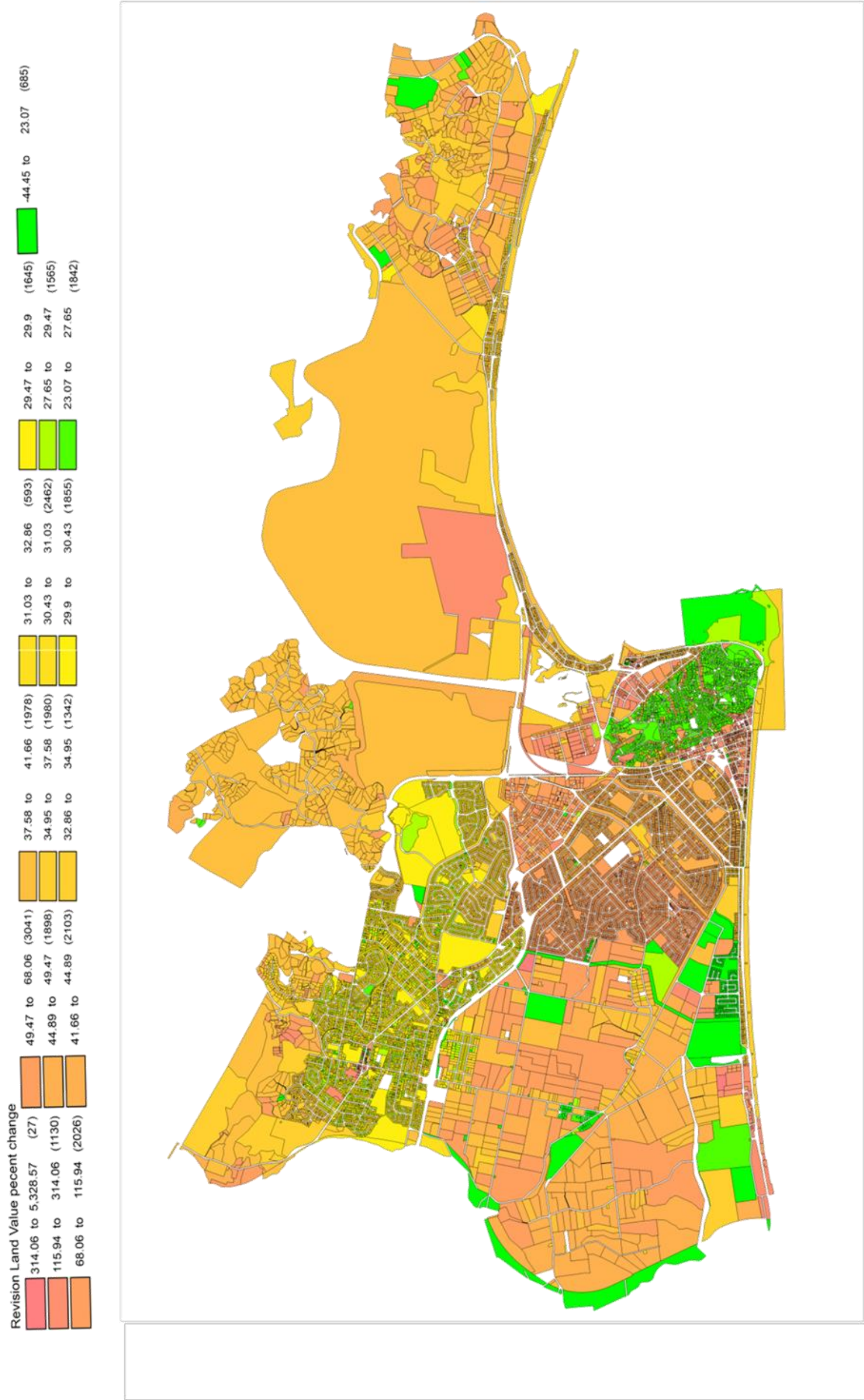
**Napier City Council 2020 Revaluation Analysis
By Ward and Census Area - Rural Properties**

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Bay View	32	36,122,000	49,127,000	49,341,000	66,196,000	37%	35%
Onekawa West	2	9,040,000	10,420,000	18,520,000	20,010,000	105%	92%
Ahuriri Ward	34	45,162,000	59,547,000	67,861,000	86,206,000	50%	45%
Nelson Park Ward							
Onekawa South	1	660,000	670,000	990,000	1,000,000	50%	49%
Nelson Park Ward	1	660,000	670,000	990,000	1,000,000	50%	49%
Taradale Ward							
Awatoto	7	4,675,000	5,415,000	9,510,000	10,375,000	103%	92%
Meeanee	97	106,520,000	148,257,000	161,910,000	213,238,000	52%	44%
Poraiti	12	24,665,000	28,462,000	38,584,000	43,274,000	56%	52%
Taradale South	9	5,635,000	8,490,000	10,995,000	14,781,000	95%	74%
Taradale Ward	125	141,495,000	190,624,000	220,999,000	281,668,000	56%	48%
Grand Total	160	187,317,000	250,841,000	289,850,000	368,874,000	55%	47%

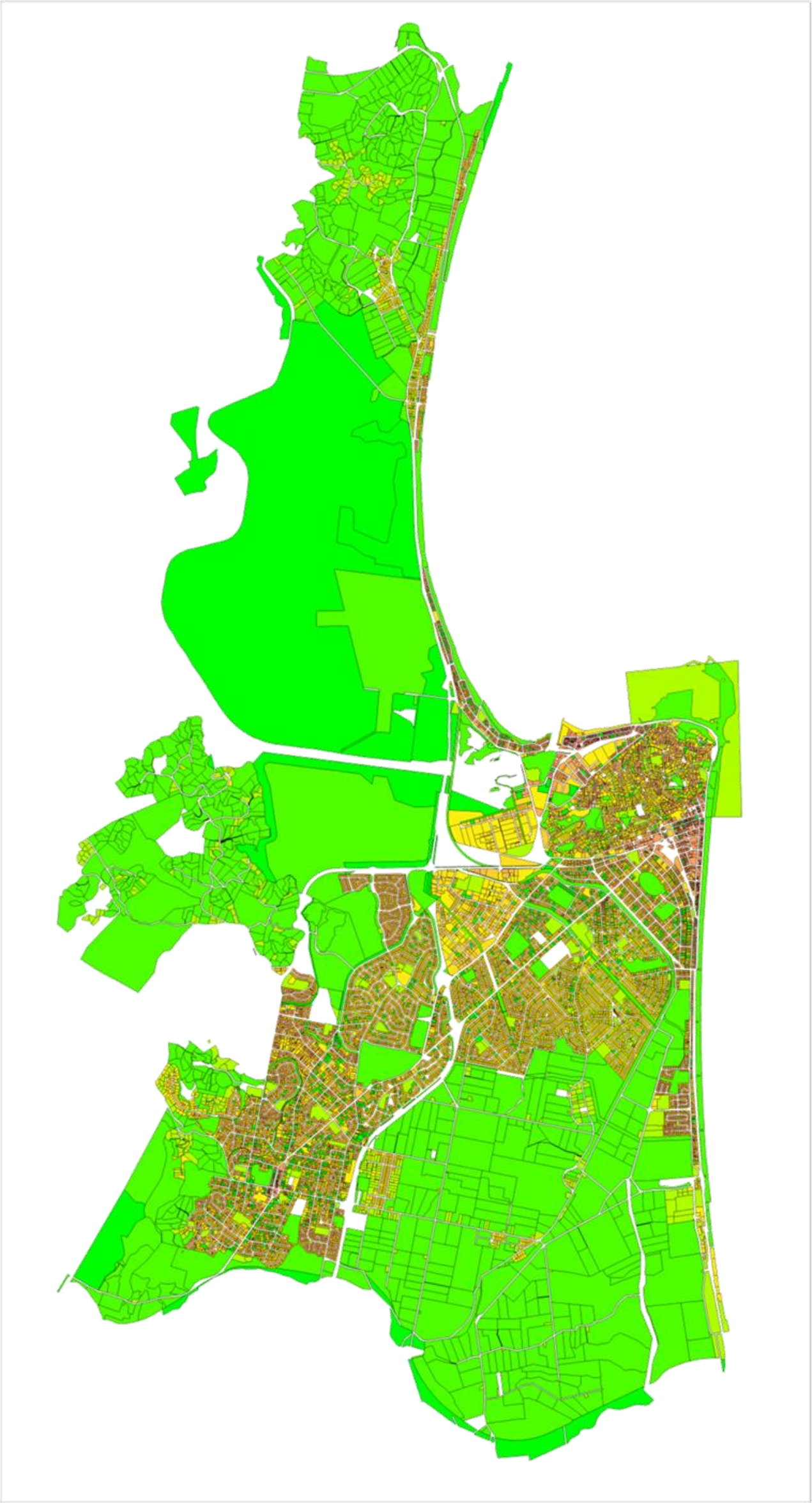
Napier City Council 2020 Revaluation Analysis
By Ward and Census Area - Rural Residential Properties

NCC Ward and Census area	Number of Ratepayers	Old Land Value	Old Capital Value	New Land Value	New Capital Value	%age Change Land Value	%age Change Capital Value
Ahuriri Ward							
Ahuriri	7	13,734,000	14,056,000	20,107,000	20,480,000	46%	46%
Bay View	701	204,508,000	465,530,000	290,733,900	601,167,900	42%	29%
Bluff Hill	14	3,760,000	4,206,000	4,754,000	5,250,000	26%	25%
Hospital Hill	14	3,145,300	3,255,300	3,618,400	3,738,400	15%	15%
Onekawa West	7	847,000	1,316,000	1,294,000	1,759,000	53%	34%
Westshore	13	8,098,000	13,113,000	11,154,000	16,284,000	38%	24%
Ahuriri Ward	756	234,092,300	501,476,300	331,661,300	648,679,300	42%	29%
Nelson Park Ward							
Maraenui	2	301,000	381,000	605,000	690,000	101%	81%
Marewa	6	4,070,500	4,100,500	5,821,000	5,861,000	43%	43%
McLean Park	3	1,000,000	1,400,000	1,395,000	1,795,000	40%	28%
Nelson Park	4	1,090,000	1,330,000	1,783,000	2,043,000	64%	54%
Onekawa South	10	1,670,500	1,921,500	2,429,000	2,685,000	45%	40%
Pirimai	2	445,000	445,000	675,000	675,000	52%	52%
Nelson Park Ward	27	8,577,000	9,578,000	12,708,000	13,749,000	48%	44%
Onekawa-Tamatea Ward							
Marewa	2	1,140,000	1,221,000	1,650,000	1,731,000	45%	42%
Onekawa West	9	1,255,000	1,515,000	1,823,000	2,079,000	45%	37%
Pirimai	1	1,030,000	1,031,000	1,550,000	1,560,000	50%	51%
Tamatea North	10	2,722,000	2,732,000	3,645,000	3,675,000	34%	35%
Tamatea South	6	941,000	941,000	1,225,000	1,225,000	30%	30%
Onekawa-Tamatea Ward	28	7,088,000	7,440,000	9,893,000	10,270,000	40%	38%
Taradale Ward							
Awatoto	16	4,872,000	7,760,000	5,701,000	9,103,000	17%	17%
Greenmeadows	32	7,446,500	7,476,500	9,156,500	9,186,500	23%	23%
Meeanee	485	160,788,000	336,860,000	238,902,500	467,793,500	49%	39%
Poraiti	300	121,572,000	270,436,000	158,689,000	326,552,000	31%	21%
Taradale North	18	3,237,000	4,192,000	3,929,000	4,954,000	21%	18%
Taradale South	48	17,731,000	27,645,000	28,178,000	40,737,000	59%	47%
Taradale Ward	899	315,646,500	654,369,500	444,556,000	858,326,000	41%	31%
Grand Total	1,710	565,403,800	1,172,863,800	798,818,300	1,531,024,300	41%	31%

Napier City Revaluation 2020 - Revision Land Value percent change



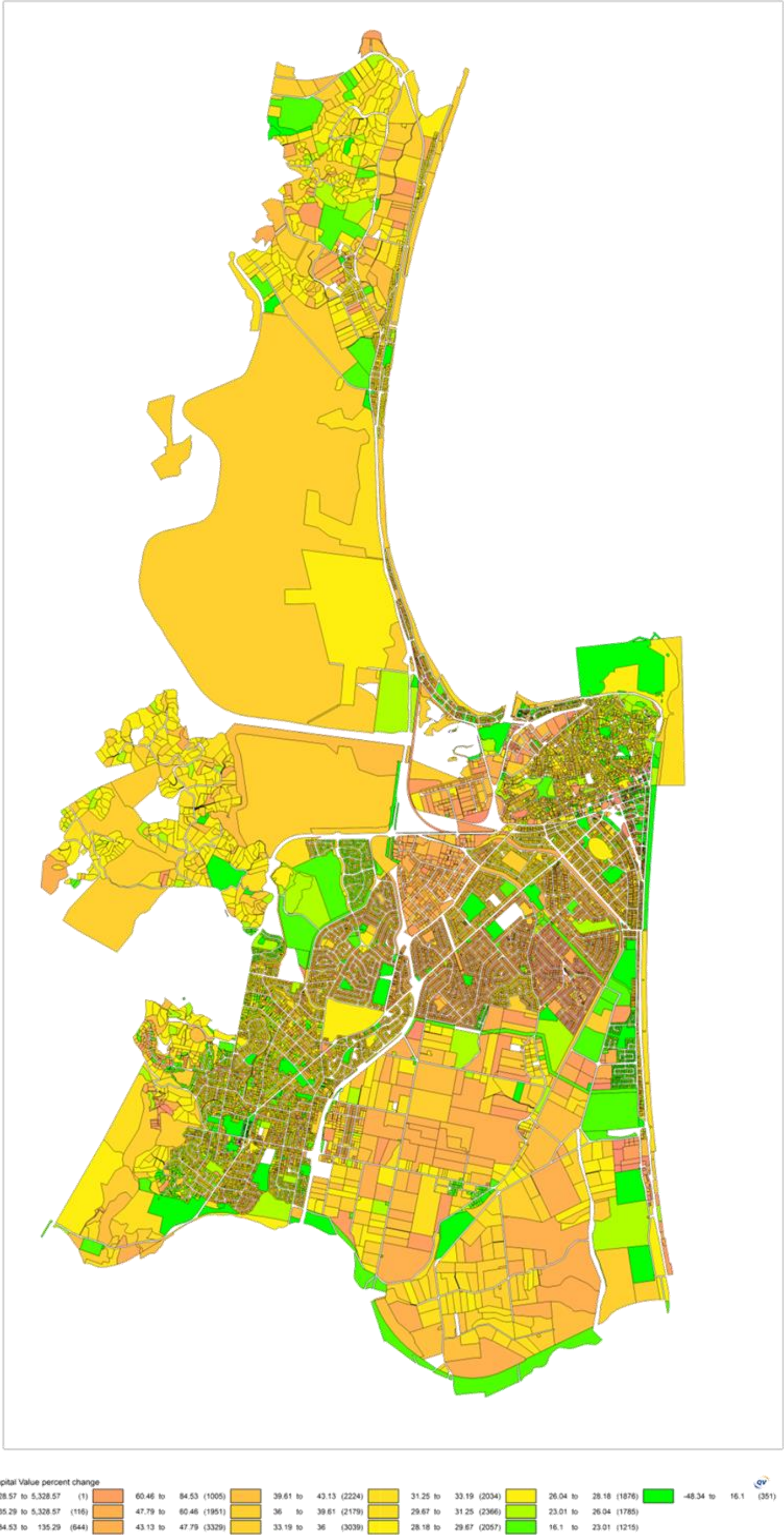
Napier City Revaluation 2020 - Revision Land value per square metre



Revision Land Value per square metre

2,779.37 to 5,365.85 (105)	815.9 to 1,156.72 (775)	499.83 to 565.37 (2450)	349.32 to 393.26 (2357)	170.83 to 245.04 (1416)	0 to 2.49 (5018)
1,774.19 to 2,779.37 (287)	656.32 to 815.9 (1341)	441.9 to 499.83 (2168)	299.4 to 349.32 (1905)	68.24 to 170.83 (660)	
1,156.72 to 1,774.19 (488)	565.37 to 656.32 (2149)	393.26 to 441.9 (2599)	245.04 to 299.4 (1453)	2.49 to 68.24 (1001)	

napier City Revaluation 2020 - Revision Capital value percent change



PUBLIC EXCLUDED ITEMS

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

AGENDA ITEMS

1. Request for Remission for Special Circumstances

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. Request for Remission for Special Circumstances	7(2)(a) Protect the privacy of natural persons, including that of a deceased person	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: (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.

PROSPEROUS NAPIER COMMITTEE

Open Minutes

Meeting Date: Thursday 18 March 2021

Time: 10.55am-11.00am

Venue Council Chambers
Hawke's Bay Regional Council
159 Dalton Street
Napier

Livestreamed to Council's Facebook site

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

In Attendance Chief Executive (Steph Rotarangi)
Chief Financial Officer (Caroline Thomson)
Director Community Services (Antoinette Campbell)
Director City Strategy (Richard Munneke)
Director Infrastructure Services (Jon Kingsford)
Manager Community Strategies (Natasha Mackie)
Manager Communications and Marketing (Craig Ogborn)

Administration Governance Advisors (Carolyn Hunt and Anna Eady)

Apologies

Councillors Price / Brosnan

That the apology from Mayor Wise be accepted.

Carried

Conflicts of interest

Nil

Public forum

Nil

Announcements by the Mayor

N/A

Announcements by the Chairperson

Nil

Announcements by the management

Nil

Confirmation of minutes

Councillors Browne / McGrath

That the Minutes of the meeting held on 5 November 2020 were taken as a true and accurate record of the meeting.

Carried

AGENDA ITEMS

1. QUARTERLY REPORT FOR THE SIX MONTHS ENDED 31 DECEMBER 2020

Type of Report:	Legal and Operational
Legal Reference:	Local Government Act 2002
Document ID:	1289821
Reporting Officer/s & Unit:	Caroline Thomson, Chief Financial Officer

1.1 Purpose of Report

To consider the Quarterly Report for the six months ended 31 December 2020.

At the Meeting

Amendments as follows were noted at the meeting in the Quarterly Report:

- Pg 21 Stormwater – Napier City Council in collaboration with Bay of Plenty should read “*with Hawke’s Bay Regional Council*”
- Pg 58 Community and Visitor Experiences – Napier Conference Centre renewals should be “*Napier War Memorial Centre*”.
- Report referred to the Māori Consultative Committee and should be the *Māori Committee*.

Ms Thomson confirmed that the Annual Plan budgets were set in June 2020 taking into account a reduction in revenue from Council’s tourism activities due to the impacts from COVID19. A conservative approach was taken when setting the budgets and tourism activities had performed better than originally anticipated.

The budgets assumed that the forecast deficits for tourism activities would be funded from reserves. If the current trend continued for the remainder of the financial year, Council would not need to fully utilise the reserves funding that had been tagged to the tourism activities.

Committee's recommendation

Councillors Price / Crown

The Prosperous Napier Committee:

- Receive the Quarterly Report for the six months ended 31 December 2020.

Carried

PUBLIC EXCLUDED ITEMS

Councillors Mawson / Boag

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

1. Hawke's Bay Airport Ltd - Quarterly Report
2. Financial/Development Contributions Policy Recommendations

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. Hawke's Bay Airport Ltd - Quarterly Report	7(2)(b)(ii) Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information 7(2)(j) Prevent the disclosure or use of official information for improper gain or improper advantage	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: (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.
2. Financial/Development Contributions Policy Recommendations	7(2)(b)(ii) Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	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: (i) Where the local authority is named or specified in

	7(2)(f)(ii) Maintain the effective conduct of public affairs through the protection of such members, officers, employees and persons from improper pressure or harassment	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.
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The meeting moved into the Public Excluded session at 11.00am

The meeting closed at 11.13pm

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

Chairperson

Date of approval