



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

Napier Civic Building  
231 Hastings Street  
**t** +64 6 835 7579  
**e** [info@napier.govt.nz](mailto:info@napier.govt.nz)  
[www.napier.govt.nz](http://www.napier.govt.nz)

# FUTURE NAPIER COMMITTEE

## Open Agenda

---

Meeting Date: Thursday 28 July 2022

---

Time: Following the Sustainable Napier Committee

---

Venue: Lare Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

---

*Livestreamed via Council's Facebook site*

---

Committee Members **Chair:** Deputy Mayor Brosnan  
**Members:** Mayor Wise, Councillors Boag, Browne, Chrystal, Crown, Mawson, McGrath, Price, Simpson, Tapine, Taylor and Wright

---

Officer Responsible Executive Director City Strategy

---

Administration Governance Team

---

**Next Future Napier Committee Meeting**

# ORDER OF BUSINESS

## Karakia

## Apologies

Councillor Chrystal

## Conflicts of interest

## Public forum

Nil

## Announcements by the Mayor

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

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

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

## Announcements by the management

## Confirmation of minutes

That the Minutes of the Future Napier Committee meeting held on Thursday, 16 June 2022 be taken as a true and accurate record of the meeting. ....25

## Agenda items

- |   |  |    |
|---|--|----|
| 1 | Resource Consent Activity Update.....                  | 3  |
| 2 | Better Off Funding Tranche 1 .....                     | 9  |
| 3 | Proposed change to Financial Contributions Policy..... | 21 |

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

## Public Excluded

Nil

# AGENDA ITEMS

## 1. RESOURCE CONSENT ACTIVITY UPDATE

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Enter Legal Reference
<i>Document ID:</i>	1477639
<i>Reporting Officer/s &amp; Unit:</i>	Luke Johnson, Team Leader Planning and Compliance

### 1.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for Elected Members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available.

#### Officer's Recommendation

The Future Napier Committee:

- a. **Note** the resource consent activity update for period 5 May 2022 to 4 July 2022.

### 1.2 Background Summary

The following is an outline of recent activity regarding applications received by Council for consenting pursuant to the RMA.

Since the May update, the submission of resource consent applications were lower in comparison to the same period last year by approximately 30%. However, it is worth noting that the resource consent processing times in comparison have improved from an average of 23 days (in the same period in 2021) down to 17 days. Of note, there has been a continued increase in the submission of subdivision certificate applications (the last step in the subdivision process being the creation of the lots) equating to 15 compared to 7 received in the previous period in 2021.

The table below outlines the current resource consenting activities in Napier and the status of these for information purposes. Whilst this is not an entire list of all applications currently being assessed or having been determined, they are significant or noteworthy applications of which details are being provided in this report.

**Summary Table**

28 Hyderabad Road, Hospital Hill	Digital Sign	Under Assessment	Further information provided below
72 West Quay, Ahuriri	Section 127 Variation to Residential and Commercial Development	Under Assessment	Further information provided below
69 Hardinge Road, Ahuriri	Demolition of Existing Dwelling & New Dwelling	Application to Hearing	Further information provided below
115 Carlyle Street, Napier	Expansion of the Existing Car Sales Operation	Public Notification. Submission period closes 21 July 2022	Previously reported to Future Napier Committee. No further update

**28 Hyderabad Road – Digital Sign**

The proposal is to establish and operate a freestanding, double-sided, 18m<sup>2</sup> digital sign at 28 Hyderabad Road, Napier.

The digital displays will measure 3m wide by 6m high, and be mounted at the top of a single freestanding 3m high pole. The total height of the sign will be 9m above ground level. The proposed billboard will display advertising for products, services, and essential messaging associated with other businesses and organisations unrelated to the subject site.

The site is located within the Suburban Industrial Zone (“the Zone”) under the Napier Operative District Plan (“District Plan”). Overall, resource consent is required for a Non-Complying Activity under the District Plan.

A Section 92 Further Information Request was issued to the applicant in relation to the proposal, District Plan Performance Standards, light spill, traffic effects, a Landscape and Visual Impact Assessment peer review and Section 95 considerations.

A response to Council’s further information request has been received and the application continues to be assessed.



Figure 1 – Proposed Site Plan



Figure 2 – Proposed Billboard Elevation

## **72 West Quay, Ahuriri – Section 127 Variation to Residential and Commercial Development**

Resource Consent RM200055 was approved under delegated authority on 6 November 2020 to remove a Group 1 Heritage building and undertake a comprehensive residential and commercial redevelopment of the site involving total site clearance and the construction of two buildings, encompassing the following components:

- Eleven residential dwelling units;
- Nineteen travellers accommodation units (including one managers residence);
- Three office tenancies;
- Three retail units;
- Three hospitality outlets;
- Associated earthworks and site remediation, and
- Vehicle parking

Subsequent to the above Resource Consent approval, a Section 127 variation (RM200055A) was approved on 29 July 2021 in order to address a design change to the building.

The changes proposed which are largely internalised, with associated cosmetic changes to external facades in relation to rearranged window and deck configurations and a change to an external pedestrian walkway. The changes will not result in any increase to the buildings height and only to its ground floor footprint.

A Section 92 Request for Further Information has been issued to the applicant in relation to plan revisions and an Urban Design Statement.



Figure 3 – Artist impression perspective

## **69 Hardinge Road – Demolition of Existing Dwelling & New Dwelling**

The subject site is located at 69 Hardinge Road, Napier, legally described as Lot 4 Deeds 317, being 252m<sup>2</sup> and held on Record of Title HBB4/251. The site fronts Hardinge Road with 9.3m road frontage. There is currently no vehicle crossing or on-site parking provided. Provision for water, stormwater and wastewater connections are along Hardinge Road. The site contains an established dwelling noted as a Group 3A Heritage Item under the Napier District Plan.

The applicant seeks land use consent to remove an existing dwelling located within the Hardinge Road Character overlay. The dwelling appears to be typical of the late 1800s/early 1900s era, and is one of the few remaining cottages along Hardinge Road.

A building condition report has been provided by Gary Pidd and forms part of the application which states the building has some modern modifications, both internally and externally, and would require substantial renovations for continued occupation of the dwelling. All buildings within the Hardinge Road Character overlay are listed as Group 3A Heritage Items under the Operative Napier District Plan.

Following demolition, the applicant's proposal includes the construction of a new two-storey dwelling with a generous gross floor area of 237.54m<sup>2</sup>. The ground floor will equate 117.01m<sup>2</sup>, includes an internally accessed garage, laundry and storage areas, pool-room and two bedrooms. The first floor equates 120.53m<sup>2</sup> and includes an open plan kitchen, lounge, and first floor deck access, with the master bedroom, ensuite, guest bathroom and fourth bedroom. Overall, proposed site coverage will equate 148m<sup>2</sup> or 58.7%.

The new dwelling allows for on-site garaging and parking on the ground floor. This will include the inclusion of a vehicle crossing along Hardinge Road.

As part of the Section 95 Notification Assessment, it was determined that the application be limited notified. Within the limited notification process, a submission was made in relation to the proposal whereby the submitted requested to be heard. On this basis, the application is to be heard by the Hearings Commissioners.



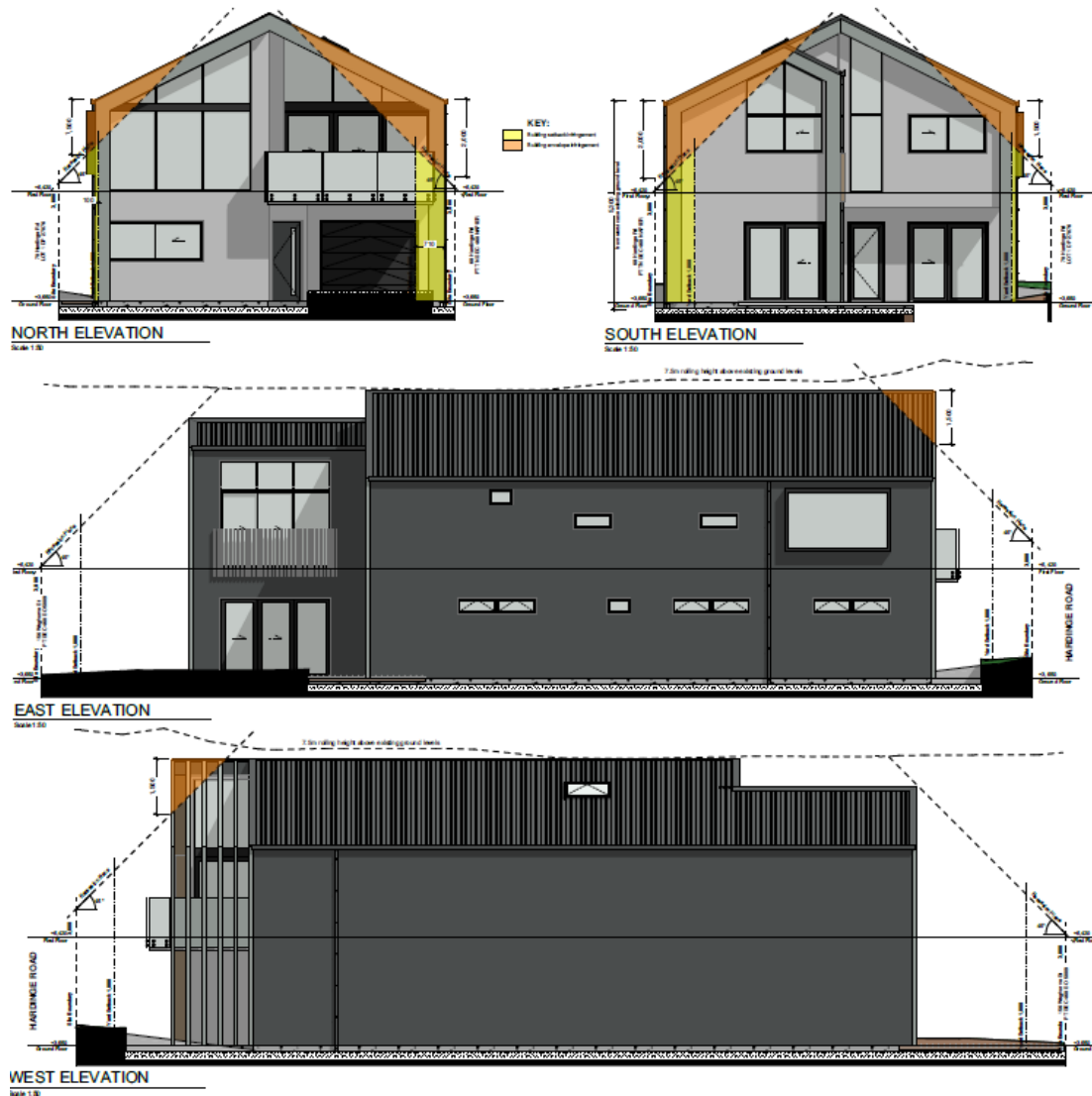


Figure 4 – Proposed Elevations Plan

### 1.3 Attachments

Nil



## 2. BETTER OFF FUNDING TRANCHE 1

<i>Type of Report:</i>	Operational and Procedural
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1477902
<i>Reporting Officer/s &amp; Unit:</i>	Fleur Lincoln, Strategic Planning Lead Bill Roberts, Economic Development Manager

### 2.1 Purpose of Report

The purpose of this report is to present Council with a prioritised and costed list of eligible projects for Tranche 1 of central government's 'Better Off' Funding and to gain direction as to which projects to apply for funding.

#### Officer's Recommendation

The Future Napier Committee:

- a. **Notes** that as part of central government's Three Waters Reforms it has made available Tranche 1 'Better Off' funding to invest in the future for local government, urban development, and the wellbeing of their communities.
- b. **Resolves** that Napier City Council applies to this fund to direct, in principle, towards the projects, as set out in Attachment 1 option B.

### 2.2 Background Summary

In April 2022 Local Government Minister Mahuta announced the first tranche of Better Off Funding, forming part of the Three Waters reform package. The deadline for application for this first tranche is 30 September 2022. Any unspent funds can be rolled over to Tranche 2. Napier has been allocated \$6.46m in the first tranche, and \$19.37m in the second tranche.

Council can use this funding to focus on local wellbeing outcomes associated with climate change and resilience, housing and urban design and planning, and community wellbeing.

In order to direct this funding most efficiently, council officers prepared a priority list of projects based on the following criteria:

- Supported by strategy
- Public visibility
- Value to community
- Wellbeings achieved
- Readiness for delivery
- Mana whenua support
- Risk level
- Delivery timeframe
- Other sources of funding available

- Cost

An initial list was presented to elected members at a Council Workshop on 30 June. Feedback was:

- A portion of the \$6.46m should be directed towards a greater number of visible smaller projects that would be easier to achieve in a short timescale. This list was compiled and then prioritised by the above same criteria, excluding already funded initiatives. **Attachment 2** sets out the rapid development of this 'quick wins' package list.
- That investigation be carried out into the regional co-investment into building Iwi capability. Subsequent enquiries have showed that Hastings District Council will be allocating a proportion of their fund toward Iwi capacity building, and that it is likely that this will provide increased capacity for inputs into projects such as growth strategies, policy advice, consenting, and Te Muriwai o Te Whanga Plan. A contribution of [\$500,000] is commensurate to the proportion of PSGE's and mana whenua entities within our district.

Further to this, some additional work on the major projects list has been undertaken to ensure the optimal use of the fund for capital projects. A short description of each major initiative identified is detailed below.

#### Ahuriri Waka Hub & surrounds

Customs Quay revetment (part), pedestrian access, planted bank, boardwalk and kororā habitat. Nelson Quay carpark area upgrade and stormwater management. Delivered at the same time as programmed build of waka hub.

#### Ahuriri Regional Park Masterplan

Preparation of a masterplan to guide future development and purpose of this site.

#### Library Public Realm Interface

Delivers public open spaces within which the new Library will be located, which is not currently funded by the LTP. Will provide design and construction of space including paving, landscaping, lighting, plug-n-play, seating, storyboards etc.

#### CBD West Revitalisation

Redesign of Emerson Street between Clive and Memorial Squares, and Emerson Street East to better provide an attractive bookend to the city, provide spaces for activation eg market, and better connection to Women's Rest development. Design and build. Conceptual imagery has been provided in Attachment 3 to demonstrate how this part of the City could be revitalised.

#### Iwi Capability

Combined with funding from HDC, seed funding to support employment of expertise that will contribute to projects such as policy, consenting, growth strategies, Te Muriwai o Te Whanga Plan etc.

### Marine Parade Pathway Lighting

Lighting of length of Marine Parade shared pathway to improve safety, beautify the waterfront, and encourage modal shift on this important connecting path.

## **2.3 Issues**

The number of small-scale projects that we apply funding for is constrained by Councils capacity to take on additional workload. Larger projects, particularly those already programmed, will represent best value for money, and will not overwhelm staffing capacity.

## **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.

The funding is contingent on mana whenua engagement. Many of the projects included in the options have been developed in consultation with mana whenua. Nevertheless, Council Officers intend to engage with mana whenua in relation to all of the projects being included in this proposal for funding following Council approval in principle.

## **2.5 Implications**

### **Financial**

The Better Off Funding Package provides a substantial injection of funds to support Council initiatives that will deliver across our wellbeings, and help our community transition to a low carbon economy. Due to the cost associated with our three waters infrastructure, initiatives such as these had either not received funding, or were funded in the long term. This is a great opportunity to address this.

As this funding may bring forward some Long Term Plan projects, some rearrangement of the financial planning may be necessary. In addition, depending on which option is selected, additional funding for some projects, eg the Library public realm, may need to be included in the Long Term Plan/Annual Plan to ensure it can be delivered in a timely fashion.

### **Social & Policy**

Projects have been prioritised where they have been identified in an existing plan or strategy, eg the Inner Harbour Plan, City Vision, Disability Strategy or the Library and Civic Area Plan. The addition of the quick wins package, though not always identified in an existing strategy or plan, would contribute to delivering on the wellbeings and community outcomes identified in the Long Term Plan.

### **Risk**

- Loss of Tranche 2 funding owing to change of government.
- Inability to deliver projects owing to capability, capacity or cost considerations.

## **2.6 Options**

The options available to Council are as set out in **Attachment 1**:

- a. Endorse one of Options A, B or C in the priority projects list set out in **Attachment 1**;  
or
- b. Make no decision and roll over the funding to Tranche 2.

## 2.7 Development of Preferred Option

Having worked through the criteria and prioritised both larger projects and smaller 'quick wins', the preferred option is Option B. Option B balances larger-scale projects that have significant impact but take time to be delivered with those 'quick-wins' that can be expedited. The current limited Council capacity will be sufficient to deliver these initiatives.

Option B provides funding for approximately half of the cost to deliver the Napier Library public realm interface, and so it is noted that a change to the Long Term Plan will be required to make up the shortfall. The allocation of funding for iwi capability building may be adjusted following discussions with Hastings District Council. Any changes to this will be reported to Council through the appropriate channels.

## 2.8 Attachments

- 1 Attachment 1 Better Off Funding Options (Doc Id 1479882) [↓](#)
- 2 Attachment 2 - Quick Wins Review and Commentary (Doc Id 1479884) [↓](#)
- 3 Attachment 3 CBD West Revitalisation Concept (Doc Id 1479883) [↓](#)

**Better Off Funding Options –must equal \$6,460,000****Option A (Excluding Library)**

Ahuriri Waka Hub & Surrounds	2,200,000
Regional Park - Prepare masterplan	200,000
Library Public Realm Interface	0
CBD West Revitalisation - design & build	1,650,000
Iwi Capability	500,000
Quick wins Package 1	1,910,000
<b>Total</b>	<b>\$ 6,460,000</b>

**Option B (Library Part Funded)**

Ahuriri Waka Hub & Surrounds	2,200,000
Regional Park - Prepare masterplan	200,000
Library Public Realm Interface	1,500,000
CBD West Revitalisation - design & build	1,650,000
Iwi Capability	500,000
Quick wins Package 2	410,000
<b>Total</b>	<b>\$ 6,460,000</b>

**Option C (including Library)**

Ahuriri Waka Hub & Surrounds	2,200,000
Regional Park - Prepare masterplan	200,000
Library Public Realm Interface	2,960,000
CBD West Revitalisation - design & build	1,100,000
Iwi Capability	0
Quick wins Package	0
<b>Total</b>	<b>\$ 6,460,000</b>

**Quick Wins Package 1 (\$1,910,000)**

Disability Strategy quick wins	200,000	Dog lead hooks	10,000
Park Island Walkways	200,000	Pedestrian Pathway Lighting (Taradale & CBD)	240,000
Coloured LED Lighting	100,000	Disability Strategy Plus	70,000
Demolish/or Refurbish Anderson Park Hexagon toilets	40,000	Modal Shift Package	500,000
Shade sails	50,000	Marine Parade Cycleway Lighting	500,000

**Quick Wins Package 2 (\$410,000)**

Disability Strategy quick wins	110,000	Dog lead hooks	10,000
Park Island Walkways	100,000		
Coloured LED Lighting	100,000		
Demolish/or Refurbish Anderson Park Hexagon toilets	40,000		
Shade sails	50,000		

## Attachment 2

### Quick Wins Package

Project	Already funded?	Priority
Anderson park hexagon toilet block – leasable space	Initial option analysis has been undertaken and scoping is underway. Depending on further analysis the toilet will either need to be retrofitted as a Café leasable space or demolished to allow to provide a leasable space for a Café (container or coffee cart)	N
Lesser Park playground equipment	Within renewal programme within next 3 years.	N
Finish Riverbend road ½ complete walkway	Not programmed. Will cost approx. \$100k to complete. 2 other footpaths in area.	N
CBD recycling bins	Experience from around the country is that recycling bins in town centres have 100% contamination and go to landfill. MfE container deposit return scheme will reduce demand for recycling. No funds available for operating costs	N
Disability strategy I.e. 3x mobility parks corrected	A priority. Working on understanding which Council-owned carparks need work and in what form. Allocating \$200k to this initiative would be able to deliver improvements at priority locations.	Y
Beautification of old weighbridge in bridge street	This land is not owned by NCC. It will not be a quick win and will cost approximately \$400k to complete	N
Modification and beautify Charles Street and footpath in Westshore. Eg Plants Chakani's	Capital costs of renewals in the millions. Not a quick win. Team plans to cost	N

	out and include in LTP for next round.	
More foot paths in Bayview.	Cost per 100m is approximately \$10k. Which streets do you choose? Better outcome to put in street calming. Not a priority of the team.	N
Tidy up Gill Road and rail crossing in Bayview.	Already programmed for 2023.	N
Playground planned for beach area by Hot Chick Sunrise Rotary	Not funded or programmed. Cost approx.. \$250k. Need commitment from Councillors to build despite opposition from affected parties.	N
Implement Disability Parking Review Recommendations	See comment above	
Shade in parks, sails, and shelters eg Marewa park cricket shelters	Funding allocated \$20k/year for shade in reserves. \$50k one-off seed fund will deliver shade for approx. 2-3 priority parks.	Y
LED lights in the Tom Parker Fountain with programmable multi colours	Programmable lighting for key iconic landmarks in city. \$100k would deliver 3 landmarks.	Y
Recycling bins in town	As above	
More compactable rubbish bins around the city	Open Spaces team are trialling one currently. Can get prices.	
Upgrade the pavilions at McLean Park for meetings and conferences. I.T and live streaming.	Priority with more significant challenges relating to structures.	N
Outdoor/all-weather projector to project images onto buildings for various celebrations.	Hastings recently purchased a projector at a cost of \$320k. Requires ongoing maintenance, upgrade, technical skills. Better to hire from provider for \$20k	N
Small dog run, a new area fenced for small dogs, about 3 feet high to discourage big dogs from being in there as they will jump the fence.	Need advice from Animal Control team.	
Replace the Sound Shell concrete if not in LTP	Previously funded by LTP @ \$500k, but has	N



	dropped off. V complex – not a quick win.	
Run a new pathway around the back field at Park Island from the new Furlong bridge that currently goes nowhere.	Better use of connecting pathways in Park Island internally (central paths). At a cost of approx. \$250k	Y
A new upgraded airbag setup at Bayskate	Have a relatively new one already. Other priorities here. Birthday party space needed. Some funded in LTP, need another \$50k.	N
Fund the disability car parks to fast track them.	See comment above	
Fund more disability apparatus/play equipment for disabled kids at Anderson Park.	Anderson Park has more accessible playground equipment than anywhere else in the city.	N
Fence the play area at Anderson Park, both to stop kids running away and so it can be closed at night reducing vandalism.	Could be funded by stage 2 of Anderson Park development. Still scoping.	N
More CCTV cameras.	Already programmed and budgeted.	
Upgrade the Marewa Park football change rooms to accommodate both male and female teams	Not a quick win. Would cost around \$500k	N
Kick arse, outdoor projector for vibrancy and events.	See above	
Capability for Tom Parker fountain lights to be controlled with specific colours rather than just automatic.	See above	
Integration and use of “Snap, send, solve” type app Download our smartphone app to help make reporting issues easy   Palmerston North City Council (pncc.govt.nz)	Need advice from Duncan Barr	
Community space in the CBD. Like what we were talking about in the Covid recovery. Make a space type thing. Could even extend to Friday nights at the Soundshell open mic type thing for young people.	Not a quick win. Would require considerable resourcing and ongoing costs to programme space. Soundshell not a reliable venue for performances.	N
Napier Day. Free access to all council run facilities for a weekend each year for locals (not sure this fits here but every chance I get I’m going to promo it.)	Tranche 2. Insufficient time to cost	N
Installation of dog lead hooks at playgrounds so they can be tied up safely while families visit (Palmy do them well)	A quick win. Inexpensive and easily	Y

	delivered. Approx \$10k in priority area.	
Marewa shopping centre realignment.	Costs \$1.5m. Not a quick win.	N
Napier history storyboards in key areas. Something cohesive throughout the city with acknowledgement of pre-European and modern history. Start in town.	Tranche 2 recommended	N
More anything that honours pre-European heritage.	See comment above	
New separated bins in the CBD	See comment above	
Accessibility upgrades to Sunken Garden and Tom Parker (underway but I'm sure could use a boost. Grego and I been on them)	Already underway and funded	N
Increase in service to retail areas for rubbish and recycling	Cardboard recycling about to start in the CBD. Followed by a review.	N
For strong strategic outcomes for the whole city, a Master Plan for the whole Taradale Ward incorporating but not limited to holistic; urban development, infrastructure, education, retail, logistics, social, health, recreation, mobility/disability, economic and employment to identify and resolve current needs and to seek future solutions	Significant change in population catchment coming with development of Mission Hills. Masterplan work to be programmed in with Officers and funding allocated in operational budget.	N
For future and social outcomes secure electric bike parks incorporating a charging station for bikes phones and iPads (and perhaps a car charger) at least two on Gloucester Street perhaps others by the Old Borough Council Building near the bus stop for commuters and another near the Symons Lane car park for sports people or to encourage use of that environment.	Currently working with Lucky Docks to deliver e-bike charging stations across city and Taradale, at no cost to us.	N
For historic outcomes Taradale Memorial Plunket rooms earthquake strengthening (imagine if we could lease to RAS as a retirement flat for returned servicemen with housing issues?)	Not a quick-win. Significant costs.	N
For conveyance a single toilet cubical in the Greenmeadows shopping centre either right on the corner at the traffic lights in the New World Carpark or in our carpark next to Dominos	Public toilet available at Anderson Park, and in NW for customers	N
For public safety, improved lighting in each of the predestination alleyways in the Taradale shopping precinct to increase lighting/visibility and use, to encourage use of parking areas beyond Gloucester Street to increase economic	Cross-council teams have already walked through commercial areas at night identifying priority	N

viability for dining, socialising, employees who work late and the walking environment	areas for lighting. Prioritise laneways in NCC ownership. One laneway in Taradale could cost \$10k. One route in the CBD would cost approx. \$250k (lighting and buildouts).	
For a tidy-up remove/renovate the old hexagonal toilet block at Anderson park	See comment above	
Upgrade to a "changing places" toilet, I think Anderson Park or replacing the one in the farmers car park with one would be awesome. <a href="https://www.changing-places.org/">https://www.changing-places.org/</a> (their nz website seems to be down <a href="https://www.changingplaces.org.nz">https://www.changingplaces.org.nz</a> )	A changing places toilet available in Anderson Park. Advocating to have one included in new Napier Library (at a cost of \$100k). Possibility of upgrading Dickens St toilet at a cost of \$500k.	

TO BE CONFIRMED THROUGH ENGAGEMENT

## CITY CENTRE - PROJECT AREA 3

## CLIVE SQUARE

## FOOD AND START-UP HUB

## INTENT

Create a strong identity for Clive Square as the heart of the market and a new life for Emerson St West as a start-up area in the City centre.

## BRIEF

## Life

Reinforce lunchtime uses with activities and seating, and weekend use by strengthening the Urban Food Market.

## Space

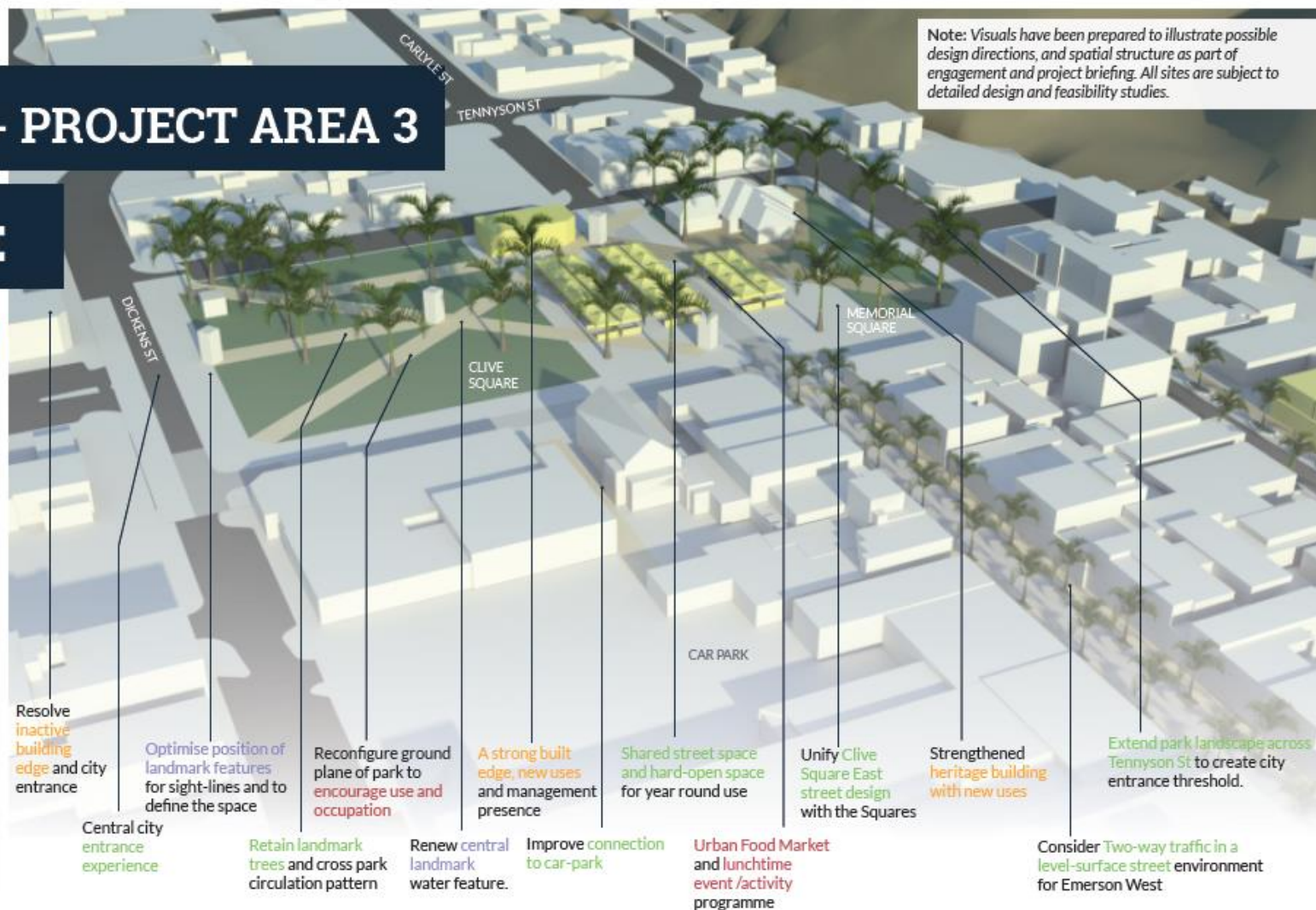
Unify the two square and central street and connections to the buildings the frame the park. Retain landmark vegetation while improving the ground plane to facilitate access into the park, and circulation. Create a greater

## Buildings

Encourage intensification around the park with active frontages which use the street and deliver a strong built edge. Consider a new park building on Clive Square to mirror the heritage building and define the western side of the park.

## Culture and Creativity

Retain high quality landmarks and upgrade the central water feature. Consider additional features along view shafts and to define to park sub-areas.





# Clive Square / Emerson St Intersection



CULTURE | Landmarks in the park on key axis for way-finding and a to provide a nucleus for the park.



CULTURE | Landmarks to create spatial definition and sense of entry.



LIFE | Markets - a sensory experience.



BUILDINGS | Active edges for a safe and lively place.



BUILDINGS | Contemporary approach to the Civic building.

### 3. PROPOSED CHANGE TO FINANCIAL CONTRIBUTIONS POLICY

<i>Type of Report:</i>	Legal and Operational
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	1480160
<i>Reporting Officer/s &amp; Unit:</i>	Caroline Thomson, Chief Financial Officer Richard Munneke, Executive Director City Strategy Debra Stewart, Executive Director Infrastructure Services

#### 3.1 Purpose of Report

To outline the proposed approach to update Napier City Council's policy on Financial Contributions as part of the 2022/23 Annual Plan.

#### Officer's Recommendation

The Future Napier Committee:

##### a. Approve

- i. Council Officers to proceed with a project to amend the Financial Contributions Policy (FCP) to a Financial and Development Contributions Policy via the 2022/23 Annual Plan process.

#### 3.2 Background Summary

New development places an extra burden on the city's infrastructure. It is important that the developer pay the costs attributable to the new development and that these costs do not fall on the ratepayer.

Councils may charge the developer either financial contributions, development contributions, or a combination of both to fund the capital costs incurred from new development to provide the extra capacity required in their infrastructure and reserves networks.

The development contributions in the 2018 policy did not meet the legislative requirements of the LGA 2002 in terms of how they were calculated and administered. The Financial Contributions Policy was last updated as part of the 2021 LTP. This included the removal of the development contributions that were previously being used for non-residential development to make the policy compliant with the legislation.

Reverting to the existing Financial Contributions was a short-term measure, with the long-term recommendation to use development contributions, or a combination of financial and development contributions. This strategic direction is outlined in the Council Paper/Minutes from the June 2021 council meeting that approved the 2021 FCP and in the Revenue and Financial Policy.

#### 3.3 Issues

The issues of retaining the short-term approach of using the existing FCP are:

- The current district plan and subsequent FCP does not include appropriate contributions for new structure/plan changes areas (e.g. Riverbend, Western Hills) and therefore does not enable the infrastructure costs of these areas to be fully funded. The issue of underfunding is potentially across all of Napier as while there is some form of financial contributions for all areas in NCC they are unlikely to be aligned to the infrastructure cost required in the new structure plan areas being developed through the spatial picture.
- Aside from adjustments for inflation, financial contributions can only be amended by a change to the District Plan. This is a lengthy process, with uncertain timeframes (it is open to appeal to the environment court) and any new financial contributions are unlikely to be in place in time to achieve the housing outcomes sought by the new structure plan areas.
- There are also limitations in how non-residential developments are assessed for financial contributions.
- As a consequence of the above there is a disconnect at the activity level between the latest capital programme and the financial contributions currently being levied.
- The existing remissions to incentivise city centre intensification/development could be clearer and more transparent.

### **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.

The decision to proceed with the project to future proof the financial and development contributions policy is not significant as the decision involves the best way to collect the developer-incurred costs – not the quantum of what is collected. The engagement and consultation on the full policy is anticipated to be done through the 2022/23 Annual Plan process should the Council decide to proceed with a development contribution policy.

### **3.5 Implications**

#### **Financial**

The project will require internal and external resources to ensure it can be delivered in a timely and cost-effective manner.

The goal of an updated policy (likely to include both financial contributions and development contributions) is to ensure that development funds the costs that Council incurs to enable development. This minimises the risk of rate payers being required to fund these development costs.

#### **Social & Policy**

The latest growth projections suggest that up to 6,000 new residential units may be required in Napier. This is an increase of around 20% from the current 26,000 houses. This demand is to be met by infill/intensification, existing structure plan/greenfield areas (Te Awa, Parklands, Mission), and potential further greenfield/structure plan development areas (Riverbend, Western Hills, etc). This proposed update will ensure the funding policy aligns with the latest spatial planning and growth projections and importantly can be relatively easily updated through the yearly or 3 yearly annual and Long term planning cycle.



## Risk

The key risks that the policy changes aim to mitigate are:

- Funding gap – if an appropriate and future proof policy is not in place and administered correctly, some of the cost of providing for new development will fall to the rate payers instead of the developers.
- Reputational – As a consequence of the above if NCC's policies are viewed by the public to be flawed or unfair, it can create a public perception risk.

Development contributions provide a more flexible and agile option to ensure the funding contributions are linked to the latest capital cost and development yield assumptions. This minimises the risk of a funding shortfall and ensures Council's funding policy is clear and transparent. Development contributions can also be better aligned to the latest capital cost programme in specific activities, e.g. 3-waters (head-works upgrades) and community infrastructure (libraries).

Development contributions for new structure plan areas are relatively simple to calculate based on the following assumptions:

- Council's infrastructure costs to provide for development – this includes both head-works and local reticulation/network costs
- Development yield – the number of household equivalents to spread the growth cost over
- Development timeline to include interest considerations

This enables upfront discussions with potential developers in a simple and transparent manner to ensure there are no surprises in the contributions required.

## 3.6 Options

The options available to Council are as follows:

1. Status Quo – retain the existing Financial Contributions Policy for another financial year
2. Remove all financial and development contributions
3. Retain the existing Financial Contributions where appropriate, and incorporate new development contributions for specific areas (TBC – areas may include new structure plans and city centre intensification).
4. Use Development Contributions only.

The benefits and dis-benefits are as follows:

Benefits	Dis-benefits
<b>1. Status quo – existing Financial Contributions Policy</b>	
No work required.	Does not effectively cater for new structure plan areas.
<b>2. Remove all contributions</b>	
No work required	Does not align with Revenue and Finance Policy. Places financial burden on existing rate payers.

<b>3. Maintain the Financial Contributions in DP and update the Development Contributions policy in the Long term plan. (preferred see below)</b>	
<b>3. Use DCs only</b>	
Transparent, fair, and equitable. Flexible and up to date. Funding aligns with capital costs at activity level. Private Development Agreements are an option.	Limited ability to apply to developments that are mid-way through development cycle, e.g. Te Awa.

### 3.7 Development of Preferred Option

**Option a** – Recommend Council approve the proposed approach to update the existing Financial Contributions Policy.

Council would retain the existing Financial Contributions where appropriate, and incorporate new development contributions for specific areas (TBC – areas may include new structure plans and city centre intensification).

The long-term approach is summarised in the following table:

Policy/Funding mechanisms	Today	1 July 2023 onwards	Long-term future
<b>Financial contributions</b>	All developments	Existing structure plan areas, e.g. Te Awa	Grandfathered when fully developed
<b>TBC</b>		City Centre, other	
<b>Development contributions</b>		New structure plan areas	Updated as required through LTP/AP process

### 3.8 Attachments

Nil

# FUTURE NAPIER COMMITTEE

## Open Minutes

---

Meeting Date: Thursday 16 June 2022

---

Time: 10.35am – 12.06pm

---

Venue Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

---

*Livestreamed via Council's Facebook site*

---

---

Present **Chair:** Deputy Mayor Brosnan  
**Members:** Councillors Browne [Zoom], Chrystal, Crown, Mawson, McGrath, Price, Tapine, Taylor and Wright

---

In Attendance Deputy Chief Executive / Executive Director Corporate Services (Adele Henderson)  
Executive Director City Strategy (Richard Munneke)  
Executive Director Infrastructure Services (Debra Stewart) Acting  
Executive Director Community Services (Darran Gillies) [Zoom]  
Acting Director Programme Delivery (Jamie Goodsir)  
Manager Communications and Marketing (Julia Atkinson)  
Pou Whakarae (Mōrehu Te Tomo)  
Senior Policy Analyst - Climate Resilience (Heather Bosselmann)  
Manager City Development (Paulina Wilhelm)  
Strategic Planning Lead (Fleur Lincoln)  
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]

---

**Members of the Ahuriri Regional Park Joint Committee** (Allan Hiha; Chris Dolley; Hinewai Ormsby; Maree Brown; Neil Kirton; Pirei Munro and Tania Eden  
Debbie Monahan (Biodiversity Hawke's Bay)

---

Administration      Governance Advisors (Carolyn Hunt and Anna Eady)

## Karakia

### Apologies

---

Councillors Crown / Taylor

---

That apologies for absence from Mayor Wise, Councillor Boag and Simpson be accepted and an apology for lateness from Councillor Brown be accepted.

---

Carried

---

### Conflicts of interest

Nil

### Public forum

Nil

### Announcements by the Mayor

Nil

### Announcements by the Chairperson

Nil

### Announcements by the management

**Matariki Events** – The Communications and Marketing Manager, Ms Atkinson advised that for the celebration of Matariki from 17 June to 24 June 2022 there were a number of initiatives across the city with exhibitions, family events, workshops, storytelling and learning. Details of events would be available on the Council's Facebook Page.

### Confirmation of minutes

---

Councillors Mawson / Chrystal

---

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

---

Carried

---

# AGENDA ITEMS

*With the agreement of the meeting Item 1 would be taken at the end of the Agenda.*

## 2. DESIGN BRIEF AND BUSINESS CASE FOR STATION STREET COMMUNITY FACILITY

Type of Report:	Operational and Procedural
Legal Reference:	Enter Legal Reference
Document ID:	1460735
Reporting Officer/s & Unit:	Darran Gillies, Acting Executive Director Community Services

### 2.1 Purpose of Report

The purpose of this report is to seek Council endorsement of the Design Brief and Business Case for the Station Street Community Facility (Library), as part of delivering stage one of the Library and Civic Area Plan, and to seek approval of the next steps in procuring a team to lead the project through to the completion of the Concept Design stage.

#### At the meeting

The Acting Executive Director Community Services, Mr Gillies spoke to the report and outlined the differences between the Design Brief and Business Case.

Mr Gillies thanked and acknowledged the Advisory Group and mana whenua partners in the development of this project.

It was noted that a series of wananga would be held to involve the community to provide input into the design and it was also intended to retain the Advisory Group for their input to the project.

**COMMITTEE** Councillors Chrystal / Tapine

#### RESOLUTION

The Future Napier Committee:

- a. **Endorse** the Design Brief and Business Case for the Station Street Community Facility.
- b. **Approve** the procurement of a design team to execute Concept Design for the Station Street Community Facility.

Carried

### 3. CLIMATE CHANGE POSITION STATEMENT

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1467299
Reporting Officer/s & Unit:	Heather Bosselmann, Senior Policy Analyst - Climate Resilience

#### 3.1 Purpose of Report

To have a position statement on climate change endorsed (Doc Id 1473225).

##### At the meeting

The Senior Policy Analyst – Climate Resilience, Ms Bosselmann spoke to the report and advised that the intention of the Position Statement is for the Council to make a public commitment to climate action that will be followed by a Strategy and its implementation. This aligned with the obligations that Central Government would be placing on Council in the near future for mitigation and adaption spaces.

This also provides the opportunity for the Council to take leadership on climate change and signals its commitment as a Council against climate action.

Circulated at the meeting was an amended draft Position Statement “*Objective 3 Napier City Council will collaborate with the community, and work in partnership with Māori, to ensure just and equitable solutions*” by expanding them into two objectives as follows:

- Napier City Council will collaborate with the community to ensure just and equitable solutions.
- Napier City Council will work with their Māori partners to ensure Te Tiriti o Waitangi obligations are met.

**COMMITTEE** Councillors Brosnan / Tapine

**RESOLUTION** The Future Napier Committee:

- Endorse** the Climate Change Position Statement (Doc Id 1473225) with the amended Objectives 3 and 4 below:
  - Napier City Council will lead Napier into a resilient future where we work with key stakeholders to take action and adapt to the impacts of climate change.*
  - Napier City Council will create a climate change strategy to ensure that Napier is able to focus on the key challenges from climate change that will affect our city and enable the community to prioritise its efforts in these areas.*
  - Napier City Council will collaborate with the community to ensure just and equitable solutions.*
  - Napier City Council will work with their Māori partners to ensure Te Tiriti o Waitangi obligations are met.*
  - Napier City Council will commit to an emissions reduction target in its next Long Term Plan and will support the community to reduce emissions across the city.

Carried

---

**Attachments**

- 1 Amended Position Statement circulated at the Future meeting 16 June 2022
- 

#### 4. NAPIER INNER HARBOUR DEVELOPMENT PLAN

---

*Type of Report:* Procedural

*Legal Reference:* Local Government Act 2002

*Document ID:* 1467305

*Reporting Officer/s & Unit:* Fleur Lincoln, Strategic Planning Lead

##### 4.1 Purpose of Report

The purpose of this report is to seek a resolution of Council to adopt the Napier Inner Harbour Development Plan, and to note the priorities identified for the delivery phase of this Plan.

---

##### At the meeting

The Strategic Planning Lead, Ms Lincoln took her report as read which highlighted that it was to adopt the Inner Harbour Development Plan, note priorities and funding opportunities and matters relating to the security of Te Matau-a-Maui which were included in a memo to Councillors circulated on 8 June 2022 (*Doc Id 1473475*).

In response to questions it was noted:

- Typically for resource consents there is a five year limit for completion, there may be scope to request extensions and there is the opportunity to apply six months prior to expiry to have them extended.
  - In relation to the waka hourua Te Matau-a-Maui it has been experiencing security and vandalism issues for some time in its current location to the south of the Inner Harbour West Quay wharf. Three options were proposed:
    - i. Continue working with the Trust in the provision of security fencing in its current location and officers believed this would deter 90% of the late night revellers jumping from the wharf on to the waka and vandalising. This would cost approximately \$20-\$30,000. Funds would be sourced from the Inner Harbour maintenance budget.
    - ii. Design and install new pile moorings alongside the West Quay Wharf which would include a new floating pontoon to which the waka would be secured. Officers have explored this option and the solution would require design and consenting and would require funding of approximately \$350-\$400,000. This work has not been budgetted for and to deliver this solution funding would need to be secured. This would not be the preferred option as funds have not been allocated.
    - iii. Delivery of the waka hub as described in the Inner Harbour Plan where sufficient funds have been allocated in the Long Term Plan to begin the design and consenting process immediately with physical construction around 2024/25.
-



- 
- Focus on key projects going forward and that helps officers progress from a plan that has many things to actually focussing on one and having Councillors support. A recommendation would provide guidance.
  - The work for the State Highway 50 revetment would provide structural integrity for the State Highway so officers would need to work in close collaboration with Waka Kotahi.
  - The pontoon for the permanent waka berth is much bigger than what would be put in to service the waka in its current location. The size and specification would be a similar proportion to what would be used at Meeanee Quay eventually.
  - Fencing would be installed for protection regardless as with Options 2 or 3 the waka would be exposed for at least another 18 months to 2-3 years.
  - Councillors were reminded of unbudgeted items and the ongoing affect. Option 2 with the piles and pontoon would be an unbudgeted item.
  - An option could be forming a relationship with mana whenua around sourcing external funding to help in the short term.

---

**COMMITTEE** Councillors Brosnan / Crown

**RESOLUTION** The Future Napier Committee:

**Adopt** the Napier Inner Harbour Development Plan.

**Note** the work programme and funding priorities.

**Note** the memo dated 8 June 2022 (*Doc Id 1473475*) which sets out the options and recommendations for both the priority projects and Te Matau-a-Maui security concerns.

**Endorse Option 1 and Option 3** – That Officers work alongside the Waka Trust to provide and install secure fencing panels along the edge of the wharf where the waka abuts ensuring this fence does not prevent the reasonable access to, and maintenance and enjoyment of the vessel. Prioritise the waka hub development at Iron Pot to deliver long-term secure mooring.

Carried

---

#### **Attachments**

- 1 Memo circulated to Councillors on 8 June 2021 regarding the Inner Harbour (*Doc Id 1473475*)
-

## 5. RESOURCE CONSENT ACTIVITY UPDATE

Type of Report:	Enter Significance of Report
Legal Reference:	Enter Legal Reference
Document ID:	1467576
Reporting Officer/s & Unit:	Luke Johnson, Team Leader Planning and Compliance

### 5.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for Elected Members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available.

#### At the meeting

The Executive Director City Strategy, Mr Munneke spoke to the report and advised that the Carlyle Street expansion of the existing car sales operation would be notified on 22 June 2022 with the submission period ending on 21 July 2022.

*Councillor Browne joined the meeting at 11.08am*

#### COMMITTEE Councillors Brosnan / Tapine RESOLUTION

The Future Napier Committee:

- a. **Note** the resource consent activity update for period 6 May 2022 to 24 May 2022.

Carried

## 6. PROPOSED DISTRICT PLAN NOTIFICATION

Type of Report:	Operational and Procedural
Legal Reference:	Resource Management Act 1991
Document ID:	1467624
Reporting Officer/s & Unit:	Paulina Wilhelm, Manager City Development

### 6.1 Purpose of Report

For Council to confirm the new notification date of the Proposed District Plan.

To endorse the proposed notification date of May 2023, noting some delays in the work programme necessary to support the notification.

To inform Council on how NCC is meeting the legal requirements of the National Policy Statement Urban Development (NPSUD) for intensification (Policy 5).

### At the meeting

The Manager City Development, Ms Wilhelm spoke to the report which was to confirm the new notification date of the Proposed District Plan of 23 May 2023. Delays experienced in the Resource Management Act reform work programme by Central Government has reduced the urgency for the District Plan notification. Structure planning for intensification and greenfields will provide opportunity to identify areas of growth.

It was noted that there were now no parking requirements and this had been removed from the operative District Plan as was part of the National Policy Statement Urban Development (NPSUD), specifically to encourage other forms of transport to be used.

**COMMITTEE** Councillors Tapine / Wright

### RESOLUTION

The Future Napier Committee:

- a. **Endorse** the public notification date of May 2023 of the Proposed District Plan under Schedule 1, Part 1 section 5 of the Resource Management Act 1991.
- b. **Note** the update on how Napier is giving effect to the National Policy Statement Urban Development (NPSUD), specifically Policy 5.

Carried

*Item 1 having previously been taken out of order was then addressed.*

## 1. AHURIRI REGIONAL PARK - JOINT COMMITTEE TERMS OF REFERENCE

*Type of Report:* Procedural

*Legal Reference:* Local Government Act 2002

*Document ID:* 1469734

*Reporting Officer/s & Unit:* Fleur Lincoln, Strategic Planning Lead

### 1.1 Purpose of Report

To approve the establishment of a Joint Committee with Hawke's Bay Regional Council and Mana Ahuriri Trust that will provide governance to the Ahuriri Regional Park project; to endorse the Terms of Reference for the Ahuriri Regional Park Joint Committee; and to appoint the Napier City Council Ahuriri Regional Park Joint Committee members.

### At the meeting

The Chair, Deputy Mayor Brosnan introduced, welcomed and acknowledged important people who were joining Council in this journey.

---

Members of the Ahuriri Regional Park Joint Committee were present at the meeting (Allan Hiha; Chris Dolley; Hinewai Ormsby; Maree Brown; Neil Kirton; Tania Eden; Pirei Munro and Debbie Monahan (Biodiversity Hawke's Bay) with apologies being received from Chad Tareha, James Palmer; Liz Munroe and Martin Williams.

This is a great opportunity for Council to make a step change where not only managing discharge into Te Whanga but also in partnerships and relationships with mana whenua to work together. It is transformational in the way Council will work together in the future with mana whenua.

The Strategic Planning Lead, Ms Lincoln spoke to the report which was to approve the establishment of a Joint Committee with Hawke's Bay Regional Council and Mana Ahuriri Trust in accordance with Clause 30(1)(b) of the Local Government Act 2002.

The report also sought endorsement of the Terms of Reference for the Ahuriri Regional Park Joint Committee; and to approve nomination of Deputy Mayor Brosnan and Councillor Price and one alternate Councillor Browne to the Napier City Council Ahuriri Regional Park Joint Committee members.

The Terms of Reference defines the role of each partner and the parameters within which the Joint Committee will operate. It also provides for administrative matters such as how meetings will be run, voting, administrative support, reporting etc.

It was noted that legal advice was sought last year in regard to the impacts of the three waters reform in understanding what the Reform would look like. Legal advice will continue to be sought as Council works alongside the entity. Council want to ensure that facilities and amenities developed for the community are protected.

The item concluded with the waiata "Ānei Rā" written by Kaumatua Piri Prentice.

---

## **COMMITTEE** Councillors Crown / Tapine

### **RESOLUTION**

The Future Napier Committee:

- a. **Approve** the establishment of a Joint Committee with Hawke's Bay Regional Council and Mana Ahuriri Trust under clause 30(1)(b) of the Local Government Act 2002.
- b. **Approve** in principle the Terms of Reference for the Ahuriri Regional Park Joint Committee (Doc Id 1471630), allowing for minor inconsequential changes being made by each partner as required.
- c. **Approve** the nomination of Napier City Council's two Ahuriri Regional Park Joint Committee members as Deputy Mayor Annette Brosnan and Councillor Keith Price, and the one alternate as Councillor Hayley Browne
- d. **Note** that the Hawke's Bay Regional Council will take a similar paper to their Environment and Integrated Catchment Committee on 6 July 2022, and to their Full Council on 27 July 2022. Mana Ahuriri Trust will also be taking a similar paper to adopt the Terms of Reference to their Board on 30 June 2022.

---

Carried

---

*The meeting adjourned for morning tea at 11.38am  
and reconvened at 12.05pm*

*The meeting closed with a karakia at 12.06pm*

---

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

Chairperson .....

Date of approval .....