



**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

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Meeting Date: Thursday 6 April 2023

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Time: Following the Sustainable Napier Committee

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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 **Chair:** Deputy Mayor Brosnan  
**Members:** Mayor Wise, Councillors Boag, Browne, Chrystal (Deputy Chair), Crown, Greig, Mawson, McGrath, Price, Simpson, Tareha and Taylor

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Officer Responsible Acting Executive Director City Strategy

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Administration Governance Team

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**Next Future Napier Committee Meeting**  
**Thursday 18 May 2023**

## 2022-2025 TERMS OF REFERENCE - FUTURE NAPIER COMMITTEE

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<i>Chairperson</i>	<i>Deputy Mayor Brosnan</i>
<i>Deputy Chairperson</i>	<i>Councillor Chrystal</i>
<i>Membership</i>	<i>Mayor and Councillors (13)</i> <i>Ngā Mānukanuka o te Iwi (Māori Committee) (2)</i>
<i>Quorum</i>	<i>8</i>
<i>Meeting frequency</i>	<i>At least 6 weekly (or as required)</i>
<i>Officer Responsible</i>	<i>Executive Director City Strategy</i>

### **Purpose**

The purpose of this Committee is to provide governance to the town planning and regulatory functions of Council, including future planning and strategy.

### **Delegated Powers to Act**

To exercise and perform Council's functions, powers and duties within its area of responsibility, excluding those matters reserved to Council by law or by resolution of Council, specifically including the following:

1. District and town planning and development.
2. Regulatory policy and functions of Council.
3. Environmental planning, policy and functions of Council.
4. Sustainable economic development.
5. Consider road stopping and approve the temporary closure of any road.
6. To monitor performance (including budget and performance targets in the Long Term Plan) for its area of responsibility and authority.
7. To adopt or amend policies or strategies related to the Committee's area of responsibility, provided the new or amended policy does not conflict with an existing policy or strategy.
8. Ensure Council meetings all compliance requirements relating to its regulatory responsibilities.
9. To resolve any other matters which fall outside the area of responsibility of all Standing Committees, but where the Mayor in consultation with the Chief Executive considers it desirable that the matter is considered by a Standing Committee in the first instance.

### **Power to Recommend**

The Committee may recommend to Council and/or any standing committee as it deems appropriate.

The Committee may recommend to Council that new or amended bylaws be adopted.

The Committee may make a recommendation to the Annual Plan or Long Term Plan relevant to the Committee's responsibilities.

The Committee must make a recommendation to Council or the Chief Executive if the decision considered appropriate is not consistent with, or is contrary to, any policy (including the Annual Plan or Long Term Plan) established by the Council.

# ORDER OF BUSINESS

## Karakia

## Apologies

Nil

## Conflicts of interest

## Public forum

Nil

## Announcements by the Mayor

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

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

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

### Announcements by the management

**Confirmation of minutes** - There are no minutes to confirm.

### Agenda items

1 Resource Consent Activity Report .....4

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

### Public Excluded

Nil

# AGENDA ITEMS

## 1. RESOURCE CONSENT ACTIVITY REPORT

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1632712
<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 28 July 2022 to 17 March 2023.

### 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 July 2022 update, the submission of resource consent applications were lower in comparison to the same period last year by approximately 4%. The mix of submitted application type over the last eight (8) month period is consistent with the previous year being 55% Land Use and 45% Subdivision. Processing days have been maintained at an average of 17 which is very encouraging.

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**

88 Willowbank Ave, Te Awa	Multi Unit Development (255 residential dwelling units), 281 Lot Subdivision and associated Earthworks.	Application under assessment	Further detail provided below
64 Hardinge Road, Ahuriri	Demolition of a Group 3A building, Dwelling and Ancillary Earthworks	Further Information Requested	Further detail provided below
38 Barton Avenue, Marewa	Multi Unit Development (30 Units) and Unit Title Subdivision	Further Information Requested	Further detail provided below
115 Carlyle Street, Napier	Expansion of the Existing Car Sales Operation	Further Information Requested	Previously reported to Future Napier Committee. Further information provided below.
28 Hyderabad Road, Hospital Hill	Digital Sign	Notice of Decision Issued	Previously reported to Future Napier Committee. No further update
69 Hardinge Road, Ahuriri	Demolition of Existing Dwelling & New Dwelling	Application Declined	Previously reported to Future Napier Committee. No further update
<b>Kāinga Ora - Construction and Innovation &amp; K3 Development Limited Partnership</b>			
19 - 25 Bledisloe Road, Maraenui	Multi Unit Development (9 Units)	Under Assessment	Further information provided below
29 - 33 Rutherford Road, Marewa	Multi Unit Development (9 Units)	Under Assessment	Further information provided below
50 – 54 Seddon Crescent, Marewa	Multi Unit Development (8 Units)	Under Assessment	Further information provided below
24 - 32 Lister Avenue, Maraenui	Multi Unit Development (16 Units) and Subdivision	Under Assessment	Further information provided below
45 - 57 Bledisloe Road, Maraenui	Multi Unit Development (19 Units)	Notice of Decision Issued	Further information provided below
11 - 13 Masefield Avenue, Maraenui	Multi Unit Development (6 Units)	Notice of Decision Issued	Further information provided below
5-9 Venables Avenue & 13-15 McLaren Crescent	Multi Unit Development (15 Units) and Subdivision	Notice of Decision Issued	Further information provided below

**88 Willowbank Ave - Multi Unit Development (255 Residential Dwelling Units), 281 Lot Subdivision and associated Earthworks.**

A combined subdivision and land use consent has been lodged over 88 Willowbank Ave (Lots 13-16 DP 6055). The site is located within Stage 3 of the Te Awa Structure Plan, and is zoned Main Residential. This application comprises the construction of 255 dwellings, 281 lot subdivision which will include 26 (vacant) residential lots over four (4) stages.

There are central open space reserves and car parking areas proposed which will include stormwater detention systems (underground). The management of these areas will be through an Incorporated Society. Roads, water, wastewater and some pedestrian linkages are currently proposed for vesting to Council.

Infringements have been identified in relation to density, yards (due to the semi-detached, terraced configuration), height in relation to boundary - (particularly along Kenny Road), site coverage (for 4 of the 281 lots), and access widths for some commonly owned access lots provided within the roading layout. The proposal does not comply with the relevant Te Awa Structure Plan Design Outcomes and staging plan in Appendix 29 of the District Plan.

The applicant also seeks consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as a Restricted Discretionary activity as it is considered a piece of land supported by a Detailed Site Investigation. A Site Remediation Plan is proposed to ensure soil levels meet the applicable standard for residential development. The applicant also seeks earthworks consent for an extent of earthworks which will equate 55,200m<sup>3</sup> net total, with 44,800m<sup>3</sup> total fill volume proposed to raise ground levels. Earthworks and site remediation are proposed to be undertaken as part of Stage 1.

The application is currently under assessment and a decision is expected to be made in due course.



Figure 1. Site Locality





Figure 2. Site Plan

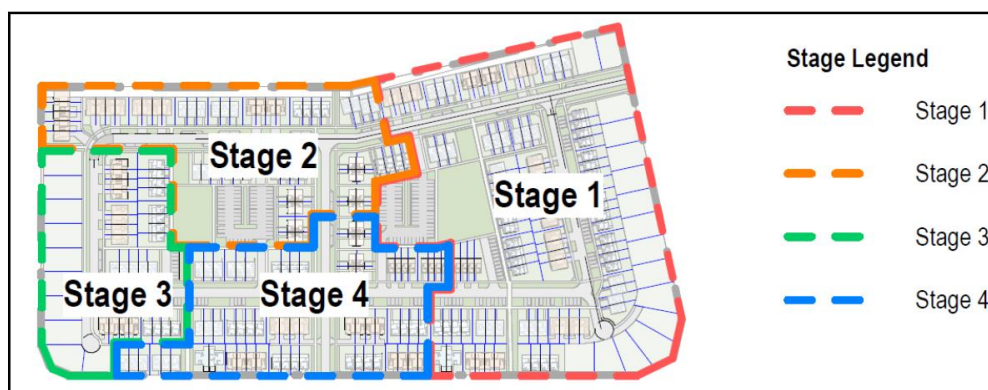


Figure 3. Staging Plan

### 64 Hardinge Road - Demolition of a Group 3A building, Dwelling and Ancillary Earthworks

The subject site is situated at 64 Hardinge Road Ahuriri and is approximately 242m<sup>2</sup> in area. The site is located towards the eastern end of Hardinge Road and is located within the Hardinge Road Character Area. The proposal involves the removal of the existing dwelling from the site in advance of constructing a new three storey dwelling (inclusive of a below ground basement). It is noted that within the application, the applicant has indicated that a decision has not yet been made as whether to demolish or to relocate this dwelling off site.

The proposed dwelling is a bespoke design and of a modern form of construction, comprising of a pre-cast concrete structure with extensive glazing on the north facing elevation. Timber cladding features are proposed along the front and side elevations to provide visual interest and a contrast with the recessive grey concrete tones.

The below ground basement level will provide parking for two vehicles, the entry lobby, a laundry/storage area, wine cellar and bathroom. An automated vehicle turntable is proposed to be constructed in the driveway to assist with on-site manoeuvring. The ground floor comprises of the kitchen/living and lounge areas, while the first floor includes the master bedroom and a guest suite. All three levels will be connected by stairs and a lift.

Outdoor living spaces in the form of two cantilevered patios will be established on the ground and first floors.

A section 92 Further Information Request has been issued for this application in relation to heritage requirements, written affected approval person forms and building condition report (with regard to the outcome of a heritage report).

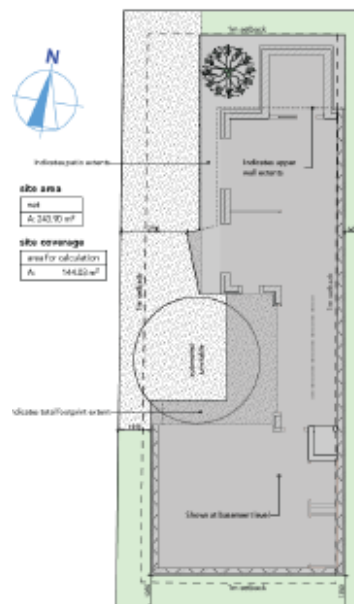


Figure 4. Site Plan

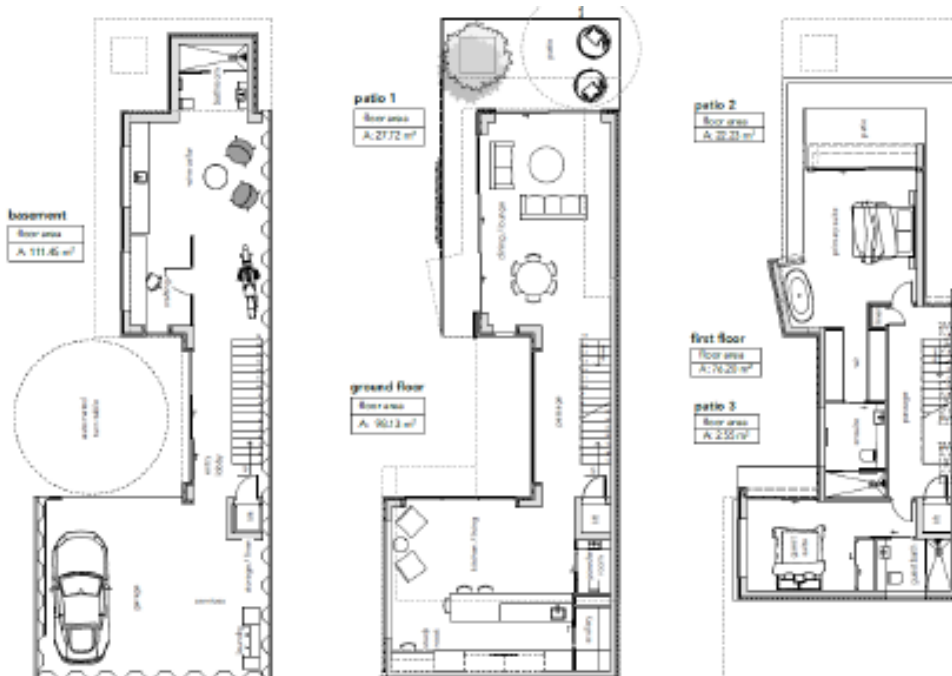


Figure 5. Detailed Floor Plans





Figure 6. Detailed Elevation Plans

### 38 Barton Avenue – Multi Unit Development (30 Units) and Unit Title Subdivision

The subject site located at 38 Barton Avenue, Marewa and has a total site area of 5,081m<sup>2</sup>. The property is currently occupied by three former Catholic primary school buildings which were converted into eight level residential units in the 1990's.

Resource Consent is sought to construct 30 residential units on the site resulting in a multi-unit development and to concurrently carry out a Unit Title subdivision within the Main Residential Zone. The proposal entails the construction of thirty residential units located within six buildings resulting in a multi-unit development as per the site plan below. In summary the proposal includes 23 two bedroom units, 6 three bedroom units and 1 one bedroom unit. The configuration of the respective units are detailed further below.

- 30 dwelling units contained within eight blocks A, B, C, D, E, F, G and H.
- Blocks A, B and C is one building arranged as a three-level walk-up.
- Block D and E are two level terraces each comprising six two bedroom units.
- Block F and G each contain one three bedroom town house.
- Block H is a two-level duplex town house accommodating two three bedroom units.

A section 92 request for further information has been issued in relation to yard and height in relation to boundary infringements, roading considerations and urban design matters.

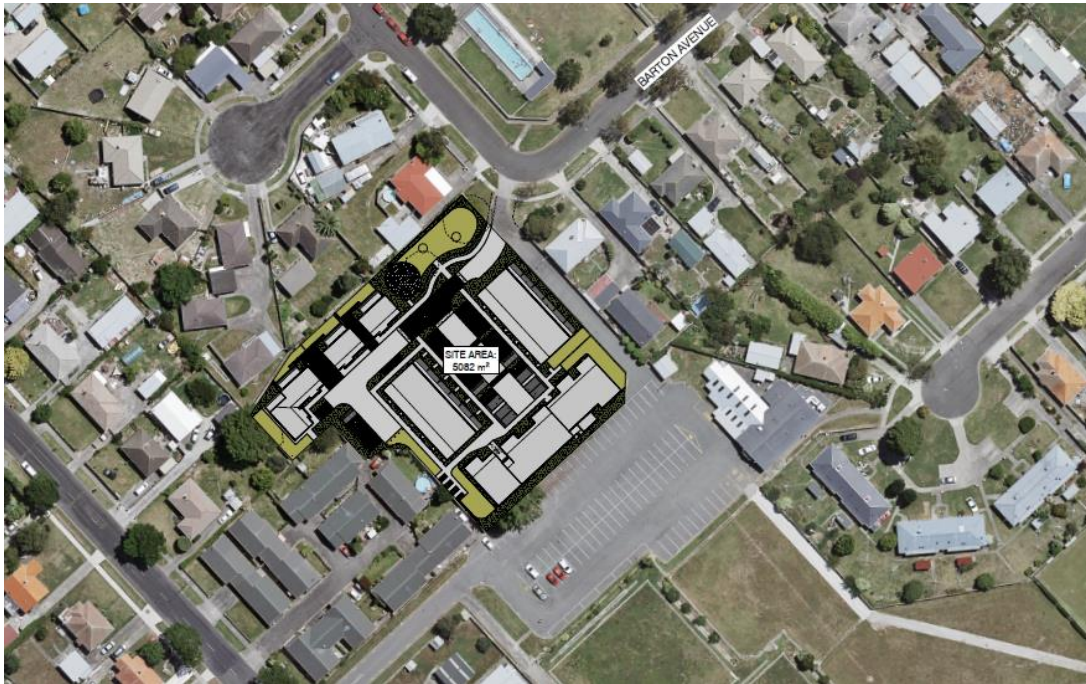


Figure 7. Site Locality



Figure 8. Site Plan





Figure 9. Artistic Impression



Figure 10. Artistic Impression

### **115 Carlyle Street – Expansion of the Existing Car Sales Operation**

The proposed staged expansion of the car dealership comprises the construction of two new showrooms (including administration area), a new workshop, customer car parking and ancillary earthworks. Further, new signage is proposed across the entire site.

The resource consent planner issued a request for further information under Section 92 of the Resource Management Act in relation to landscape and visual assessment, traffic impact assessment, earthworks and cultural impact assessment. Matters in relation to the earthworks and the landscape and visual assessment are continuing to be addressed by the applicant's geotechnical consultant and landscape architect. Assessment of the application by the resource consent planner is ongoing. A response to Council's request

for further information is expected in due course at which point, assessment of the application will continue.

### **Kāinga Ora - Construction and Innovation & K3 Development Limited Partnership**

#### **19 - 25 Bledisloe Road – Multi Unit Development (Nine (9) Units)**

The subject sites are situated at 19-25 Bledisloe Road and have a combined area of 1,784m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. The proposal entails the construction of nine residential units located within three separate buildings and arranged as a combination of walk-ups and a stand-alone dwelling resulting in a multi-unit development.

The nine residential units are arranged as a stand-alone dwelling (Unit 1) and walk-up units (Units 2-9). The proposed development allows for ten (10) car parking spaces (including five (5) accessible spaces), a communal open space area (in addition to each units respective open space area) and a communal refuse bin storage area. The configuration of the respective units are detailed further below.

- Standalone dwelling (Unit 1) - 141m<sup>2</sup> floor area.

This dwelling proposes one bedroom, one bathroom and open plan kitchen, living and dining within the ground floor and the first floor is to be occupied by three additional bedrooms, one bathroom and a hall/study nook.

- Walk-ups (Units 2-9) – 73m<sup>2</sup> floor area (each)

Each of the walk-up units comprise two bedrooms, one bathroom and combined kitchen, living and dining area. Units 2, 3, 6 and 7 will be orientated towards Bledisloe Road and Units 4, 5, 8 and 9 will be orientated towards Hilary Crescent.

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 11. Site Locality





Figure 12. Site Plan



Figure 13. Artistic Impression – Looking West



Figure 14. Artistic Impression – Looking South-West



Figure 15. Artistic Impression – Internal

### **29 - 33 Rutherford Road – Multi Unit Development (9 Units)**

The site is located at 29-33 Rutherford Road and has a total site area of 2,405m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. Land use consent is sought to construct a multi unit development comprising nine units. The proposed units are a mix of detached and semi-detached typology. Each unit is provided with ample private open space areas ranging in area from 61m<sup>2</sup> to 83m<sup>2</sup>. One vehicle parking space is provided to each unit and will be accessed directly from Rutherford Road. The configuration of the respective units are detailed further below.

- **Detached Units**

Unit 1 proposes three bedroom, a floor area of 116.5m<sup>2</sup> and is to be two stories.



Units 6 & 7 propose two bedrooms, floor areas of 81.5m<sup>2</sup> and will be single storey respectively.

Units 8 & 9 propose one bedroom, floor areas of 52.4m<sup>2</sup> and will be single stories respectively.

- Semi-Detached Units

Units 2 - 5 propose two bedrooms, floor areas of 79.25m<sup>2</sup> and will be two storey respectively

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 16. Site Locality



Figure 17. Site Plan

**50 – 54 Seddon Crescent – Multi Unit Development (8 Units)**

The site is located at 50 – 54 Seddon Crescent, Marewa and has a total site area of 2,637m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. Land use consent is sought to construct a multi unit development comprising detached eight units. Each unit is provided with ample private open space areas ranging in area from 86m<sup>2</sup> to 111m<sup>2</sup>.

In total, 24 car parking spaces are proposed with Lots 1, 2, 4, 11 & 12 provided with one carpark and Lots 3, 5-10 & 14-15 have two car parking spaces. Approximately 34% of the site will be landscaped with respective private open space appropriately orientated for each unit.

- Detached Units

Units 1 and 2 propose three bedroom, an approximate floor area of 113m<sup>2</sup> and is to be two stories.

Units 3 & 6, 7 & 8 propose four bedrooms, floor areas of 131m<sup>2</sup> (Units 3 and 6) and 163m<sup>2</sup> (Units 7 and 8), and will be two stories.

Units 4 & 5 propose five bedrooms, floor areas of 176m<sup>2</sup> and 131m<sup>2</sup> respectively and will each be two stories.

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 18. Site Locality





Figure 19. Site Plan

#### 24 – 32 Lister Crescent – Multi Unit Development (16 Units) and Subdivision

The site is located at 24 – 32 Lister Crescent and has a total site area of 3,697m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. Land use consent is sought to construct a multi unit development comprising 16 units and subsequent subdivision (five lots into 20 lots). The total site coverage does not exceed the allowable 50%, proposing rather a total coverage of 45%. The proposed units are a mix of detached and attached typology. The application details 12 two bedroom units, 1 three bedroom unit, 1 four bedroom unit, and 2 five bedroom units.

Each unit is provided with ample private open space areas ranging in area from 52m<sup>2</sup> to 95m<sup>2</sup>. A total of 20 car parking spaces are provided within the development with five (5) separate vehicle crossings onto Lister Crescent. Landscaping is provided to the development, encompassing 1,172m<sup>2</sup> (approximately 63% of the total site area).

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 20. Site Locality

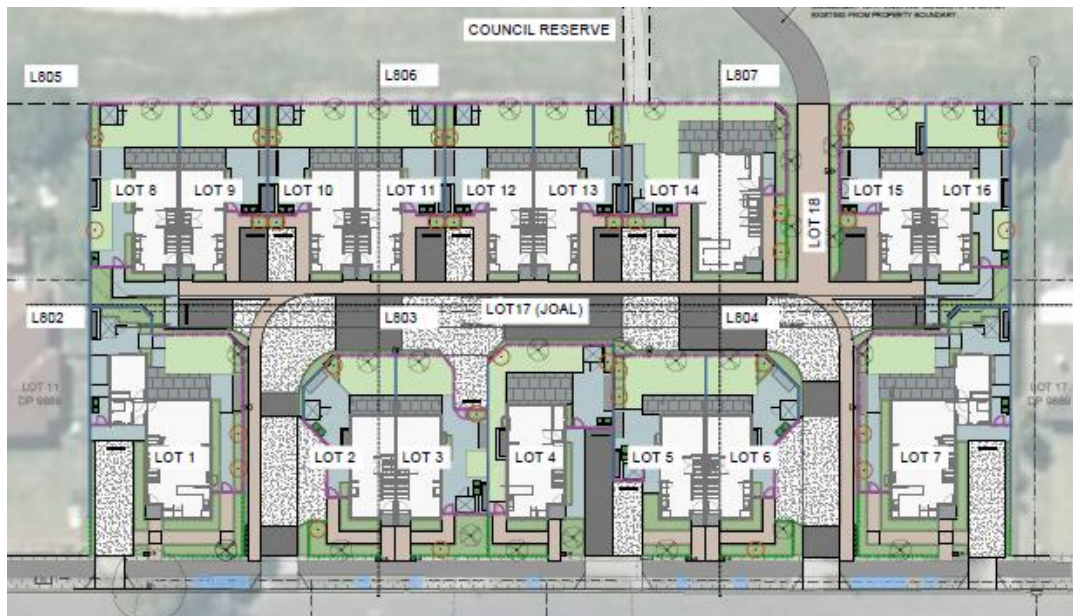


Figure 21. Site Plan





Figure 22. Artist Impression



Figure 23. Artist Impression

#### **45 - 57 Bledisloe Road – Multi Unit Development (19 Units)**

The subject site is situated at 45 - 57 Bledisloe Road and has a total site area of 3,326m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. The proposal entails the construction of 19 residential units located within four two level walk-ups (8 units), five two level duplexes (ten units) and one stand-alone two level, four-bedroom dwelling. The configuration of the respective units are detailed further below.

- Stand Alone Dwelling (Unit 1) – 138m<sup>2</sup> floor area

This dwelling comprises one bedroom, one bathroom and open plan kitchen, living and dining on the ground floor and on the first floor, three additional bedrooms, one bathroom and a hall/study nook. This dwelling will have 98m<sup>2</sup> of outdoor open space directly accessible from the internal living area and with a northern orientation.

- Walk-Ups (Units 12-19) – 73m<sup>2</sup> floor area (each)

Eight dwellings will be located within one two level walk-up building which fronts Bledisloe Road. Each of the walk-up units include two bedrooms, one bathroom and combined kitchen, living and dining. Private open space is provided for the four ground-level units 12-15 of 26m<sup>2</sup> (approx.) and located to the rear of the units, whilst first floor units 16-19 will have two decks with a total area of 15m<sup>2</sup> respectively. Each of the eight walk-ups will have one vehicle parking space located to the rear of the units and accessed of the shared access way.

- Terraces/Duplexes (Units 2-11)

Ten dwellings will be located within five two level duplexes.

Duplex units 4 and 5 will be three bedroom with a total floor area of 116m<sup>2</sup> (ground 57m<sup>2</sup> and level 1 59m<sup>2</sup>) respectively.

Duplex units 2-3 and 6-11 will be 2-bed with a total GFA of 82m<sup>2</sup> (ground 41m<sup>2</sup> and level 1 41m<sup>2</sup>)

Ground floor open spacer (where allocated) ranges from 30m<sup>2</sup> to 41m<sup>2</sup>, whilst units 4 and 5 will have 82m<sup>2</sup> and 85m<sup>2</sup>, respectively. No upper-level decks are proposed for these units. The majority of the terrace units will have one parking space, whilst units 4 and 5 will have two spaces, respectively. Parking will be located to the side of each dwelling. Each unit will have a small shed, recycling and rubbish bin storage and washing line located to the side of the dwellings.

This application is currently under assessment by internal teams with a decision expected to be made in due course.



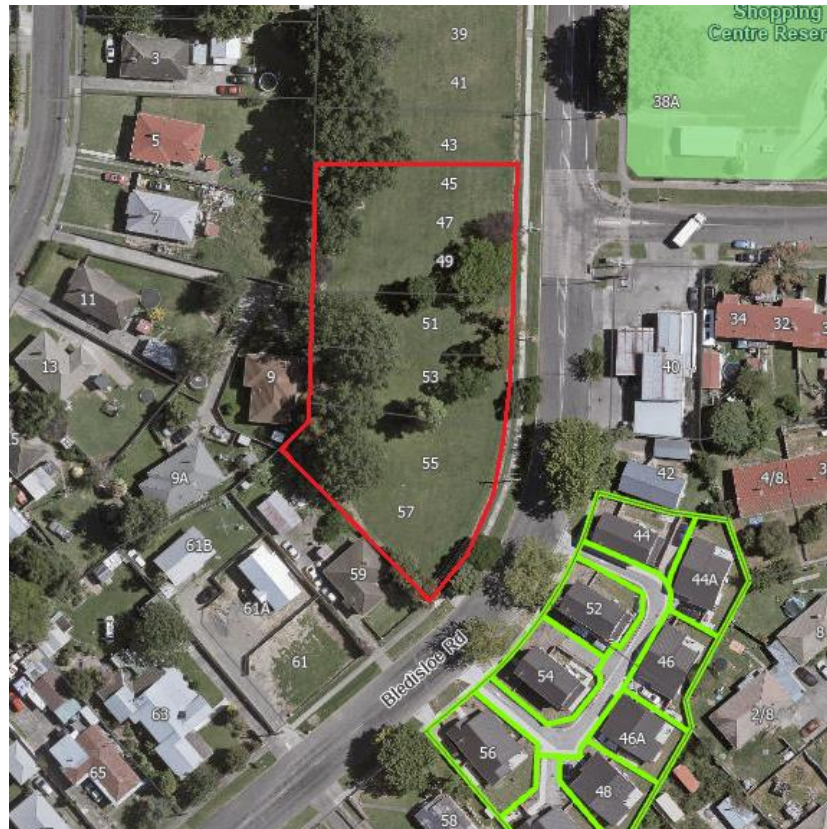


Figure 24. Site Locality



Figure 25. Site Plan



Figure 26. Artistic Impression – Looking North



Figure 27. Artistic Impression – Looking West



Figure 28. Artistic Impression – Looking East

**11 - 13 Masfield Avenue – Multi Unit Development (6 Units)**



The site is located at 11 and 13 Masfield Avenue and has a total site area of 1463m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. Land use consent is sought to construct a multi unit development comprising six units. The proposed units are each to be semi-detached, two storey and will contain two bedrooms, one bathroom and combined kitchen, living and dining area.

Each unit is provided with ample private open space areas ranging in area from 69m<sup>2</sup> to 86m<sup>2</sup>. One vehicle parking space is provided to each unit and will be accessed directly from Masfield Avenue.

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 29. Site Locality

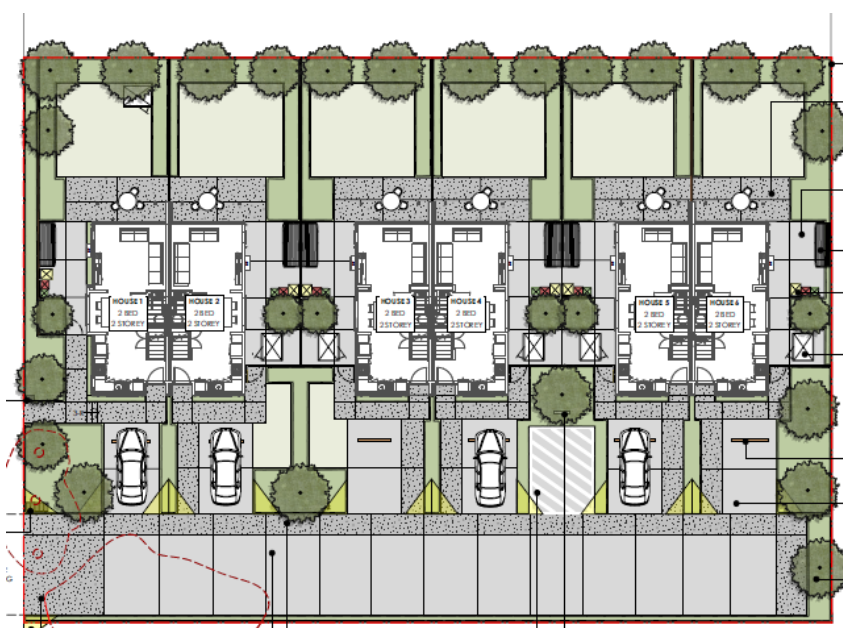


Figure 30. Site Plan

**5-9 Venables Avenue & 13-15 McLaren Crescent – Multi Unit Development (15 Units) and Subdivision**

The site is located at 5-9 Venables Avenue & 13-15 McLaren Crescent and has a total site area of 4,098m<sup>2</sup>. The site is situated within the Main Residential zone of the Napier Operative District Plan. It is proposed to construct 15 two storey dwellings, comprising 6 two bedroom dwellings, 5 three bedroom, 2 four bedroom, 1 three plus one bedroom accessible unit and 1 four plus one bedroom accessible unit (more detailed breakdown is provided below).

Units 1 - 4 and 11 - 12 will each comprise two bedrooms, one bathroom and one vehicle space.

Units 5, 6, 8, 9 & 14 propose three bedrooms, one and a half bathrooms, and two vehicle spaces.

Units 7, 10 & 13 will allow for four bedrooms, a mix of one and a half and two bathrooms and two vehicle parking spaces respectively.

Unit 15 comprises five bedrooms, two bathrooms and two vehicle parking spaces.

Each unit is provided with a private outdoor space and secure yard. The proposal also includes the subdivision of the existing five lots into 16 lots.

The total site coverage does not exceed the allowable 50%, proposing rather a total building coverage of 27.4%. Landscaping is provided within the site, totalling approximately 34%.

This application is currently under assessment by internal teams with a decision expected to be made in due course.



Figure 31. Site Locality



Figure 32. Site Plan

### 1.3 Attachments

Nil