



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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FUTURE NAPIER COMMITTEE

Open Agenda

Meeting Date: Thursday 18 May 2023

Time: Following the Sustainable Napier Committee

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

Livestreamed via Council's Facebook site

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

Officer Responsible Acting Executive Director City Strategy

Administration Governance Team

Next Future Napier Committee Meeting
Thursday 22 June 2023

2022-2025 TERMS OF REFERENCE - FUTURE NAPIER COMMITTEE

<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

That the Minutes of the Future Napier Committee meeting held on Thursday, 6 April 2023 be taken as a true and accurate record of the meeting.12

Agenda items

1 Resource Consent Activity Report4

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>	1654510
<i>Reporting Officer/s & Unit:</i>	Christina Bunny, Senior Resource ConsentsPlanner

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 17 March 2023 to 20 April 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 March 2023 update, the submission of resource consent applications were lower in comparison to the same period last year by approximately 3%. The mix of submitted application type over the last five (5) week period remains consistent with the previous year being 55% Land Use and 45% Subdivision. The average processing timeframe for a resource consent has increased to approximately 20 days. At times the processing planners have had to extend processing timeframes under Section 37 due to Special Circumstances since Cyclone Gabrielle. The reduction in lodgements over the past couple of months have assisted with managing workloads over the emergency response.

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

231 Puketitiri Road	Subdivision to create 184 residential lots with several allotments for new roads, access, recreation reserves, stormwater management reserves and associated earthworks.	Further information requested	Further information provided below.
162 Wagborne Street, Ahuriri	Demolition of a Group 3A building, subdivision of land	Further information requested Peer review of submitted information requested (Section 92(2) of the RMA).	Further information provided below.
88 Willowbank Ave, Te Awa	Multi Unit development (255 residential dwelling units), 281 lot subdivision and associated earthworks.	Further information requested	Previously reported to Future Napier Committee. No further update
64 Hardinge Road, Ahuriri	Demolition of a Group 3A building, dwelling and ancillary earthworks	Further information requested	Previously reported to Future Napier Committee. No further update
38 Barton Avenue, Marewa	Multi Unit development (30 Units) and Unit Title subdivision	Further information requested Peer review of Urban Design Response requested (Section 92(2) of the RMA).	Previously reported to Future Napier Committee. No further update
115 Carlyle Street, Napier	Expansion of the existing car sales operation	Further information requested	Previously reported to Future Napier Committee. No further update
Kāinga Ora - Construction and Innovation & K3 Development Limited Partnership			
1 Lister Avenue, Maraenui	Multi-Unit Development (30 units) and subdivision	Under assessment	Further information provided below.
19 - 25 Bledisloe Road, Maraenui	Multi Unit Development (9 Units)	Under assessment	Previously reported to Future Napier Committee.
29 - 33 Rutherford Road, Marewa	Multi Unit Development (9 Units)	Under assessment	Previously reported to Future Napier Committee.
50 – 54 Seddon Crescent, Marewa	Multi Unit Development (8 Units)	Under assessment	Previously reported to Future Napier Committee.
24 - 32 Lister Avenue, Maraenui	Multi Unit Development (16 Units) and subdivision	Under assessment	Previously reported to Future Napier Committee.

231 Puketitiri Road, Napier – Mission Hills Subdivision (184 residential lots) and associated earthworks.

Subdivision consent has been lodged by Emerald Hills JV Ltd on 20 March 2023, at 231 Puketitiri Road (Lot 2 DP 559656). The site is within the Residential Precinct of the Mission Special Character Zone Structure Plan. This application comprises the development of 184 residential lots (four stages) in the northern extent of the Structure Plan area. It is proposed to undertake the subdivision in four main stages. While Stage 1A will be undertaken first, the remaining stages could be undertaken in any order (with appropriate easements), concurrently or in groups. The subdivision consent is considered a Discretionary Activity under the Operative District Plan under Rule 51B.80(d).

An application has also been made to cancel Condition 3 of Consent Notice 12216574.2 under Section 221(3) of the RMA.

The subdivision proposal includes access to a new internal roading network to service the lots and will be provided via a new intersection on Puketitiri Road. The Scheme Plan also identifies areas to be acquired by Council for road widening purposes.

Seven new reserves will be developed. These include:

- A local purpose reserve along the interface of the subdivision with Puketitiri Road (the Bridle Path),
- Three recreation reserves accommodating individual archaeological sites.
- A recreation reserve to accommodate connectivity.
- A stormwater reserve.

All reserves are to be vested in Council.

This will be the first development in Napier with a low pressure sewage system proposed as part of the engineering solution. In lieu of financial contributions, a private developer's agreement is proposed.

Supporting documents submitted with the application include, Urban Design report, Water and Wastewater Masterplan, Eastern Hills Planting Plan, Engineering Services Report, Design Guidelines, Design Outcome analysis, Preliminary Site Investigation (NESCS), stormwater discharge permit from HBRC.

Consent has previously been granted by Council for the enabling works (installation of access tracks, erosion and sediment retention controls, and constructing water supply- Council Reference RM220119), and bulk earthworks (installation of remaining erosion and sediment retention controls and re-contouring earthworks across an area of approximately 44ha- Council Reference RM220143. These works have commenced on site.

Further Information was requested on 17 April 2023 under Section 92 of the RMA. The processing of the application is currently on hold.

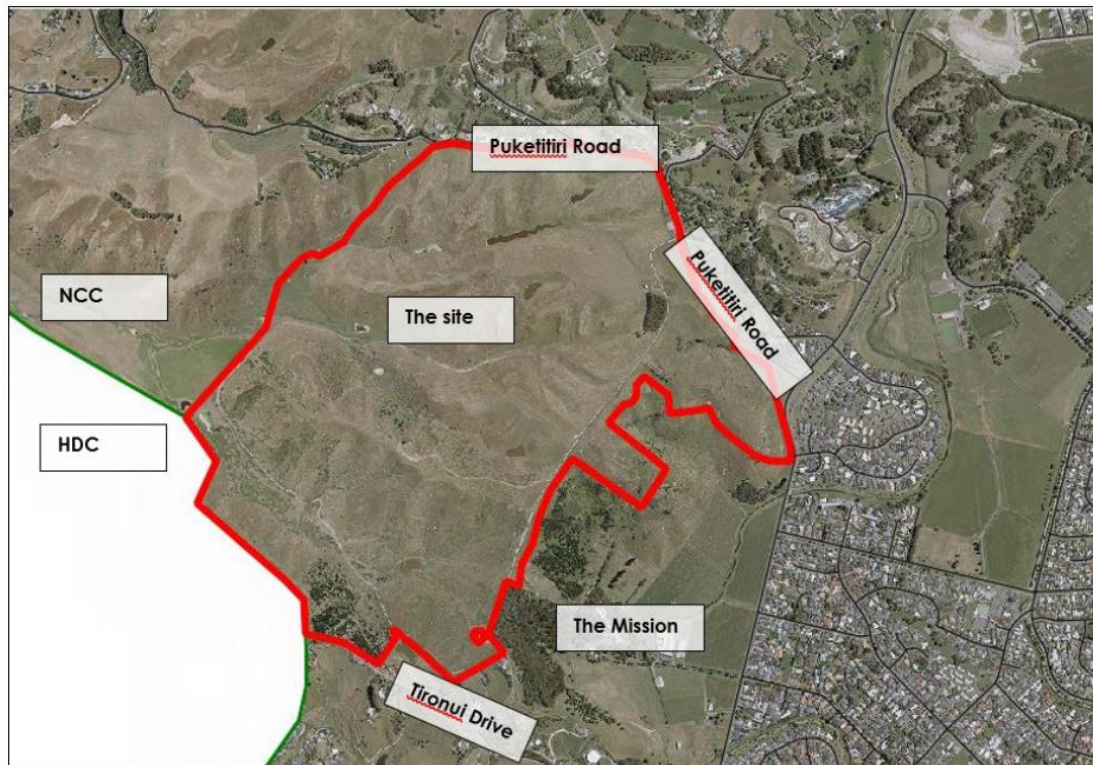


Figure 1. Site Locality

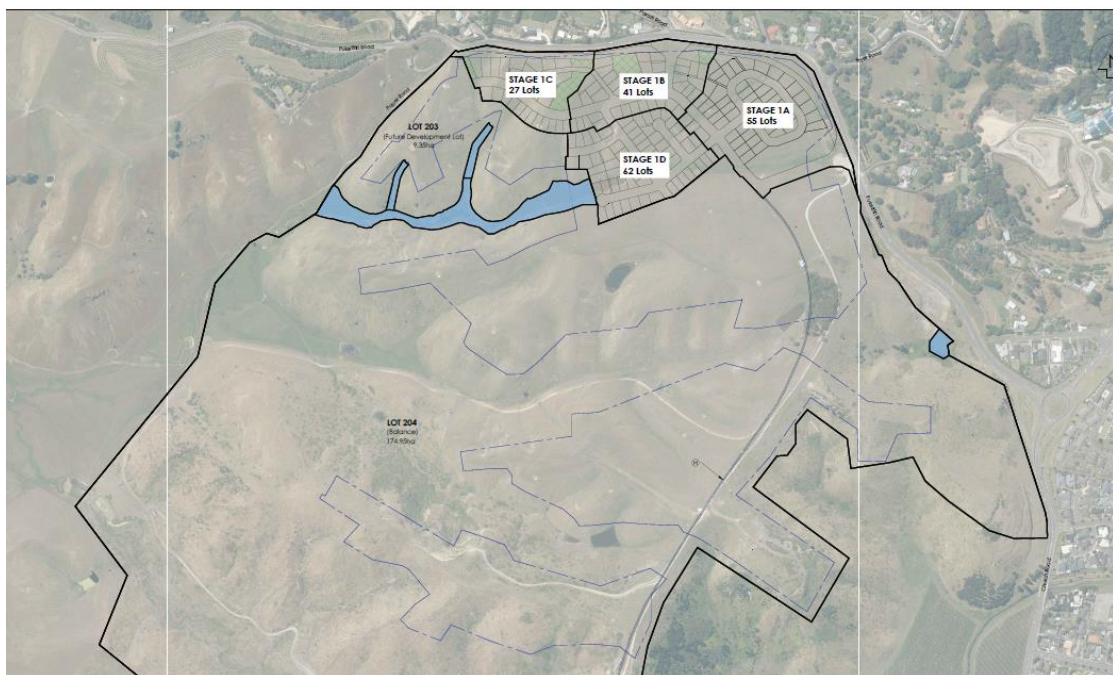


Figure 2. Proposed subdivision layout (Stage 1).



Figure 3. Illustrative Master Plan

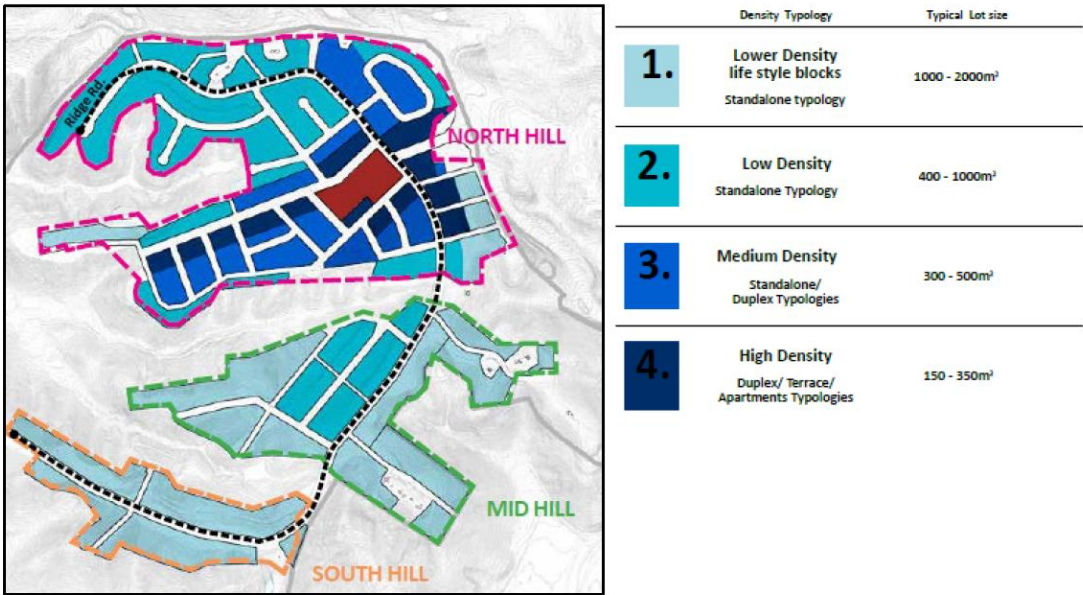


Figure 4. Density Typology (Stage 1 is North Hill)

162 Waghorne Street, Napier – Group 3A Heritage Item & Subdivision

Consent was lodged to remove a Group 3A Heritage Item at 162 Waghorne Street, and subsequent two lot subdivision. The existing building was constructed in 1920/1930s and is located within the Hardinge Road Residential zone, and identified as a Group 3A Heritage Item due to its location within the Hardinge Road Character Area, which is one of the Ahuriri Advocacy Areas in Appendix 13A of the District Plan.



Chatham Street elevation



Waghorne Street elevation

Figures 5 & 6. Images from the Character Assessment provided

Further information was requested on 9 February 2023, with a request for a peer review of the Heritage Character Assessment under Section 92(2) on 18/04/2023. The processing of this application is currently on hold.

1 Lister Place, 62-66 Geddis Avenue, Napier- Multi Unit and Subdivision – 30 Dwellings.

Consent was lodged for the development of 1-7 Lister Place, 62-66 Geddis Avenue, 3-9 and 13 Lister Crescent, Maraenui. The proposal involves the removal of the existing nine dwellings, and the construction of thirty new dwellings and associated fee simple subdivision. Further, it is proposed to construct an extension to the Lister Place carriageway.

The proposal achieves an average density of 313m² per dwelling and generally complies with the provisions of the Main Residential zone. The infringements with the District Plan relate to four of the 30 proposed units having a shortfall in the provision of a 6m diameter outdoor living space, proposed earthworks volumes exceeding 100m³ of earth within a 12 month period, and the Jointly Owned Access Lot (JOAL) width not being compliant with the Code. Provisions such as height, height in relation to boundary, site coverage and landscaped area are met across the development. The proposal is considered a Discretionary Activity overall.

The application is on hold awaiting further information.

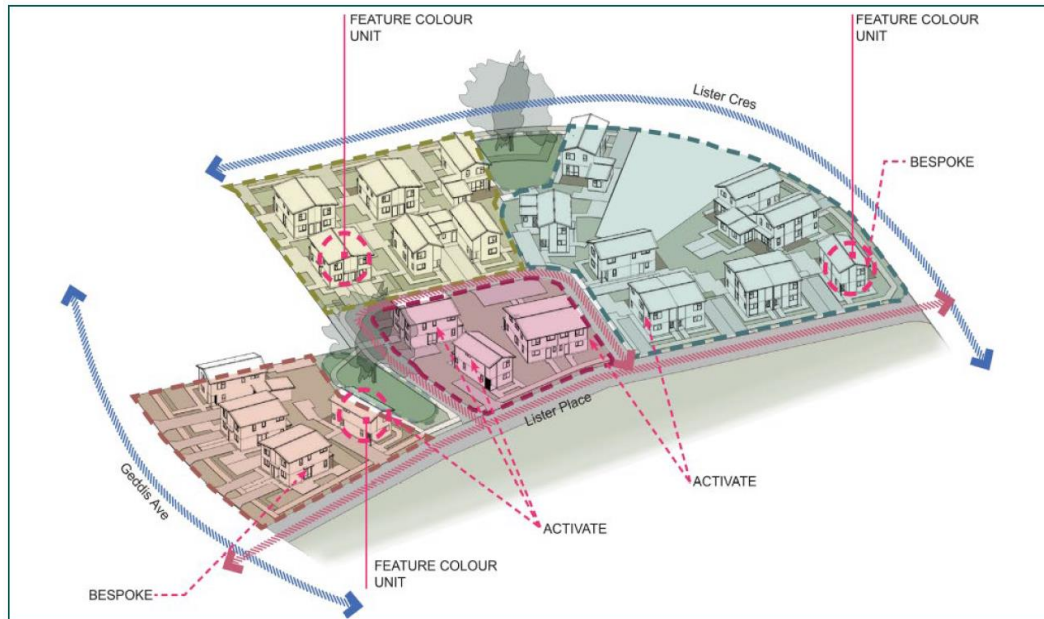


Figure 7. Development Perspective Plan

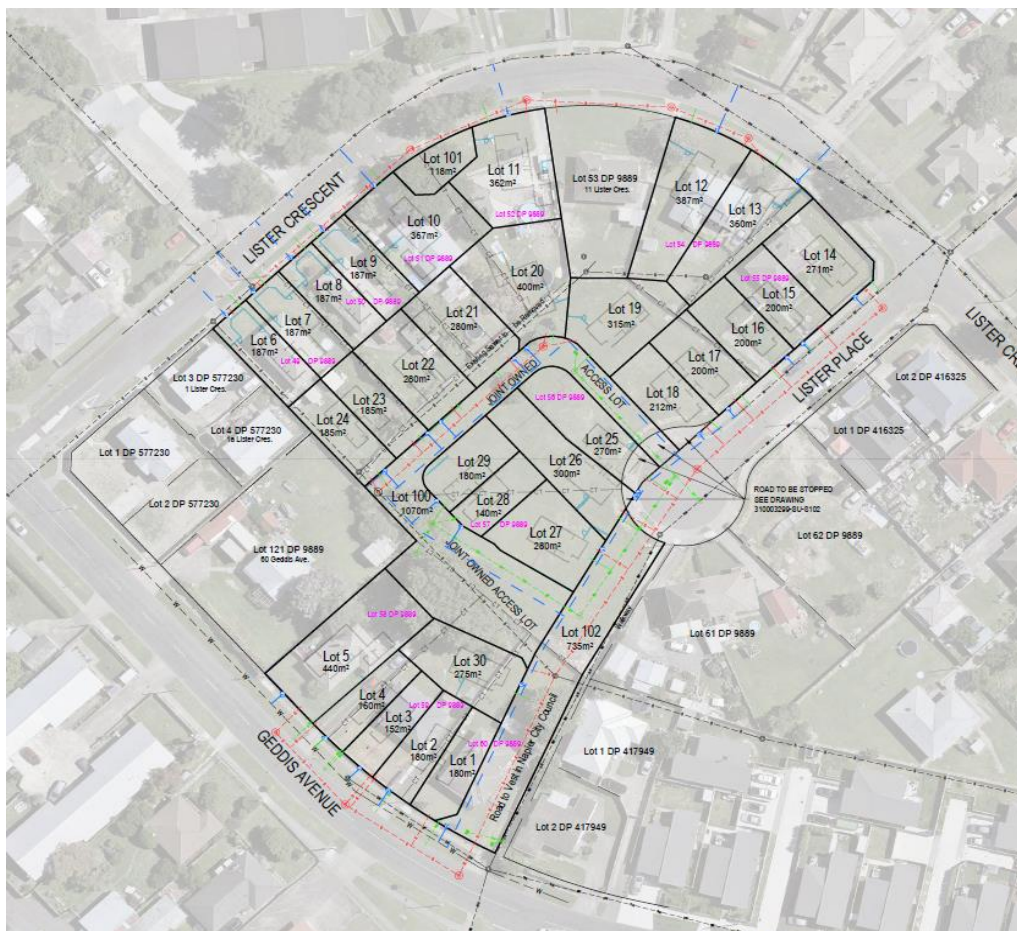


Figure 8. Lot Layout



Figure 9. Artistic Impression

1.3 Attachments

Nil

FUTURE NAPIER COMMITTEE

Open Minutes

Meeting Date: Thursday 6 April 2023

Time: 10.12am – 10.30am

Venue Large Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook site

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

In Attendance Chief Executive (Louise Bailey)
Deputy Chief Executive / Executive Director Corporate Services (Jessica Ellerm)
Acting Executive Director City Strategy (Darran Gillies)
Acting Executive Director Infrastructure Services (Russell Bond)
Executive Director Community Services (Thunes Cloete)
Acting Manager Regulatory Solutions (Luke Johnson)
Resource Consents Planner (Briar Smith)
Recovery Manager (Richard Munneke)
Manager Governance (Andrew Springett)
Pou Whakarae (Morehu Te Tomo)

Administration Governance Advisors (Carolyn Hunt and Anna Eady)

Karakia

Apologies

Councillors Crown / Mawson

That the apology from Councillor Taylor for absence be accepted.

Carried

Conflicts of interest

Nil

Public forum

Nil

Announcements by the Mayor

Nil

Announcements by the Chairperson

Nil

Announcements by the management

Update on Recovery Process – Mr Munneke, the Recovery Manager advised that a locality plan was to be developed by 28 April 2023 with the focus on the short term for the next six months to August. A second plan would be developed focussing on the medium to long term. Meetings would be arranged to engage with the community to feed into the locality plan.

The locality plans would feed into the Regional and Central Government Structure identifying major items that require funding.

Management Challenge – The Acting Executive Director, Mr Gillies advised Council officers would be competing in the Management Challenge in May 2023.

Confirmation of minutes

This was the first meeting of the Future Napier Committee following the triennial elections and therefore there were no minutes to confirm.

AGENDA ITEMS

1. RESOURCE CONSENT ACTIVITY REPORT

Type of Report:	Information
Legal Reference:	N/A
Document ID:	1632712
Reporting Officer/s & Unit:	Luke Johnson, Acting Manager Regulatory Solutions

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.

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The report only contained information which was lodged with Council and is publicly available.

At the meeting

The Acting Manager Regulatory Solutions, Mr Johnson spoke to the report, noting that resource consent applications were lower by approximately 4% in comparison to the same period last year. Processing times for applications had been maintained at an average of 17 days.

COMMITTEE Councillors Boag / Chrystal RESOLUTION

The Future Napier Committee:

- Note** the resource consent activity update for period 28 July 2022 to 17 March 2023.

Carried

The meeting closed with a karakia at 10.30am

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

Chairperson

Date of approval