



ORDINARY MEETING OF COUNCIL

Open Agenda

Meeting Date: Tuesday 19 November 2024

Time: 12:30 PM

Venue: Small Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook page

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

Officer Responsible Chief Executive

Administrator Governance Team

Next Council Meeting
Thursday 12 December 2024

2022-2025 TERM OF REFERENCE - COUNCIL

<i>Chairperson</i>	<i>Her Worship Mayor Kirsten Wise</i>
<i>Deputy Chairperson</i>	<i>Deputy Mayor Annette Brosnan</i>
<i>Membership</i>	<i>All elected members</i>
<i>Quorum</i>	<i>7</i>
<i>Meeting frequency</i>	<i>At least 6 weekly and as required</i>
<i>Executive</i>	<i>Chief Executive</i>

Purpose

The Council is responsible for:

1. Providing leadership to and advocacy on behalf of the people of Napier.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Terms of Reference

The Council is responsible for the following powers which cannot be delegated to committees, subcommittees, officers or any other subordinate decision-making body¹:

1. The power to make a rate
2. The power to make a bylaw
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan
4. The power to adopt a long-term plan, annual plan, or annual report
5. The power to appoint a chief executive
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement, including the 30-Year Infrastructure Strategy
7. The power to adopt a remuneration and employment policy.
8. The power to establish a joint committee with another local authority or other public body².
9. The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
10. The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
11. The power to make a final decision whether to adopt, amend, revoke, or replace a local Easter Sunday shop trading policy, or to continue a local Easter Sunday shop trading policy without amendment following a review.³

1 Schedule 7, clause 32. Local Government Act 2002.

2 Schedule 7, clause 30A

3 Shop Trading Hours Act 1990, section 5D.

Delegated Power to Act

The Council retains all decision making authority, and will consider recommendations of its committees prior to resolving a position.

Specific matters that will be considered directly by Council include without limitation unless by statute:

1. Direction and guidance in relation to all stages of the preparation of Long Term Plans and Annual Plans
2. Approval or amendment of the Council's Standing Orders⁴.
3. Approval or amendment the Code of Conduct for Elected Members⁵.
4. Appointment and discharging of committees, subcommittees, and any other subordinate decision-making bodies⁶.
5. Approval of any changes to the nature and delegations of any Committees.
6. Appointment and discharging of members of committees (as required and in line with legislation in relation to the role and powers of the Mayor) ⁷.
7. Approval of governance level strategies, plans and policies which advance council's vision and strategic goals.
8. Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer.
9. Reviewing of representation arrangements, at least six yearly⁸.
10. Approval of any changes to city boundaries under the Resource Management Act.
11. Appointment or removal of trustees, directors or office holders to Council's Council-Controlled Organisations (CCOs) and Council Organisations (COs) and to other external bodies.
12. Approval the Local Governance Statement as required under the Local Government Act 2002.
13. Approval of the Triennial Agreement as required under the Local Government Act 2002.
14. Allocation of the remuneration pool set by the Remuneration Authority for the remuneration of elected members.
15. To consider and decide tenders for the supply of goods and services, where tenders exceed the Chief Executive's delegated authority, or where projects are formally identified by Council to be of particular interest. In addition, in the case of the latter, milestone reporting to Council will commence prior to the procurement process.

4 Schedule 7, clause 27,

5 Schedule 7, clause 15,

6 Schedule 7, clause 30,

7 Schedule 7, clause 30,

8 Local Electoral Act 2001, section 19H.

ORDER OF BUSINESS

Karakia

Apologies

Councillor Boag

Conflicts of interest

Public forum

Announcements by the Mayor 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 Draft Minutes of the Ordinary Meetings of Council held on Thursday 31 October and Thursday, 7 November 2024 be confirmed as a true and accurate record of the meeting.....50

Information items

Agenda items

1 Adoption of Draft Future Development Strategy5

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

Recommendation to Exclude the Public.....49

AGENDA ITEMS

1. ADOPTION OF DRAFT FUTURE DEVELOPMENT STRATEGY

<i>Type of Report:</i>	Operational and Procedural
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	1808867
<i>Reporting Officer/s & Unit:</i>	Fleur Lincoln, Principal Policy Planner

1.1 Purpose of Report

This Report recommends Council adopt the draft Napier Hastings Future Development Strategy (FDS) for public notification and public consultation under the Special Consultative Procedure (SCP) in Section 83 of the Local Government Act 2002.

Officer's Recommendation

That Council:

- a. **Receive** the report titled Adoption of the Draft Napier/Hastings Future Development Strategy for Public Notification and Consultation dated 19 November 2024.
- b. **Receive** the Napier Hastings Future Development Strategy Joint Committee (Committee) Resolutions from its Committee Meeting on 23 October 2024.
 - That the Napier-Hastings Future Development Strategy Joint Committee receive the report titled Adoption of Draft Future Development Strategy for Notification dated 22 July 2024.
 - That the Joint Committee adopt the following Objective, to be added to its 'Strategic Objectives' for the FDS, which the Joint Committee adopted at its meeting on 11 July 2023,

"The values and aspirations of mana whenua for development are a priority and are recognised and supported".
 - That the Joint Committee adopt the draft 'Napier / Hastings Future Development Strategy' (FDS) attached as Attachment One and 'Summary of Information' attached as Attachment Two with the following variations,
 - i. That the Ahuriri Station land is identified for inclusion as redress land as detailed in Attachment 5.
 - ii. Hn3a- Middle Road (excluded).
 - iii. Hn3b- Middle Road extension (excluded).

On the basis for ii & iii that:

- These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),
- Hn3a and Hn3b are areas of land are Highly Productive (including 'Land Use Capability' level 1 and 2 land),

- These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),
- It would be contrary to the objectives of the FDS to include these areas.

'That the Joint Committee recommend to the Partner Councils (Hastings District Council, Napier City Council and Hawke's Bay Regional Council) that they adopt the FDS and 'Summary of Information' (including the Variations in Recommendation B) for consultation under the Special Consultative Procedure as specified in Section 83 of the Local Government Act 2002 (LGA), and call for submissions in accordance with the Principles of Consultation under Section 82 of the LGA, and provide an opportunity for the hearing of submissions, under section 83 of the LGA'.

- c. **Adopt** (after consideration of Recommendation B) the draft 'Napier / Hastings Future Development Strategy' (FDS) attached as Attachment One (which includes the Joint Committee's recommendations with the exception of ii and iii to exclude Middle Road, HN3a and HN3b) and the 'Summary of Information' attached as Attachment Two.
- d. **Confirm**, or otherwise, the Joint Committee's Recommendations ii and iii to exclude Middle Road, HN3a and HN3b from the consultation draft.
- e. **Notify** the FDS and 'Summary of Information' for consultation under the Special Consultative Procedure as specified in Section 83 of the Local Government Act 2002 (LGA), and call for submissions in accordance with the Principles of Consultation under Section 82 of the LGA, and provide an opportunity for the hearing of submissions, under section 83 of the LGA.
- f. **Approve** an amendment to Section 6 (relates to Delegated Authority) of the Terms of Reference for the Napier Hastings Future Strategy Joint Committee (Committee) to allow the Committee to appoint an independent panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy.

The amendment to Section 6 of the Terms of Reference will read as follows:

6.1 The Napier-Hastings Future Development Strategy Joint Committee has the responsibility delegated by the Partner Councils for:

Appointing an Independent Panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy which will undertake Hearing and considering submissions on the draft strategy and making appropriate recommendations to the Joint Committee ~~partner councils~~, which will subsequently make appropriate recommendations to the Partner Councils.

- g. **Note** the Independent Panel will act in accordance with the 'Principles of Consultation' under Section 82 of the Local Government Act 2002 (LGA), in the hearing of submissions, under the Special Consultative Procedure under section 83 of the LGA to assist the Committee by hearing all persons / parties who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide

recommendations to the Joint Committee, for consideration by the Committee. The Committee can then recommend a final FDS to the Partner Councils.

1.2 Background Summary

The draft FDS has been developed by Barker & Associates, which is a specialist planning consultancy. The draft FDS development has been a partnership with Hastings District Council, Napier City Council, Hawke's Bay Regional Council (Partner Councils), Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua, with input from officers, consultants and interested individuals, groups and stakeholders.

The draft FDS satisfies the statutory requirements for Future Development Strategies under the National Policy Statement for Urban Development 2020 (**NPS-UD**). The NPS-UD states that the purpose of an FDS is to promote long term strategic planning by setting out how the Partner Councils intend to:

- Achieve well-functioning urban environments in existing and future urban areas,
- Provide at least sufficient development capacity over the next 30 years to meet expected demand, and
- Assist with the integration of planning decisions under the Resource Management Act with infrastructure planning and funding decisions.

The final FDS will replace the current Heretaunga Plains Urban Development Strategy 2017 (HPUDS) once adopted by the Partner Councils following public consultation using the SCP. The draft FDS was considered by the Napier Hastings Future Development Strategy Joint Committee (Committee) at its meeting on 23rd October 2024. The Committee resolved;

- That the Napier-Hastings Future Development Strategy Joint Committee receive the report titled Adoption of Draft Future Development Strategy for Notification dated 22 July 2024.
- That the Joint Committee adopt the following Objective, to be added to its 'Strategic Objectives' for the FDS, which the Joint Committee adopted at its meeting on 11 July 2023,
"The values and aspirations of mana whenua for development are a priority and are recognised and supported".
- That the Joint Committee adopt the draft 'Napier / Hastings Future Development Strategy' (FDS) attached as Attachment One and 'Summary of Information' attached as Attachment Two with the following variations,
 - i. That the Ahuriri Station land is identified for inclusion as redress land as detailed in Attachment 5.
 - ii. Hn3a- Middle Road (excluded).
 - iii. Hn3b- Middle Road extension (excluded).

On the basis for ii & iii that:

- These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),
- Hn3a and Hn3b are areas of land are Highly Productive (including 'Land Use Capability' level 1 and 2 land),
- These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),

- It would be contrary to the objectives of the FDS to include these areas.

The draft FDS is attached as Attachment One. A similar Report is being presented to each of the Partner Councils, as each Council must adopt the draft FDS for notification and consultation.

The consultation period can commence after the Partner Councils have adopted the draft FDS for notification and consultation. The consultation period must be for a minimum 1 month. Officers recommend a consultation period 'November 23rd to December 23rd 2024'. The SCP requires Council to prepare and adopt a 'Statement of Proposal', (**SOP**) and if Council considers on reasonable grounds that it is necessary to enable public understanding of the SOP a summary of the information contained in the SOP. The draft FDS serves as the SOP. A 'Summary of Information' has been prepared and is attached as Attachment Two.

The Terms of Reference for the Committee, adopted by the Partner Councils, delegate the Committee to hear and consider submissions on the draft FDS and make appropriate recommendations to the Partner Councils. The Committee resolved;

- That the Joint Committee appoint an Independent Panel to assist the Joint Committee by hearing all persons / parties who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide recommendations to the Joint Committee, for consideration by the Joint Committee. The Joint Committee can then recommend a final FDS to the Partner Councils.
- That the Joint Committee directs the Independent Panel in Recommendation B, must act in accordance with the 'Principles of Consultation' under Section 82 of the Local Government Act 2002 (**LGA**), in the hearing of submissions, under the Special Consultative Procedure under section 83 of the LGA.
- That the Joint Committee approves the appointment of a panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy. The Joint Committee directs the Chief Executive to assemble a list of suitable candidates and seeks the Committees feedback on the suitability of candidates for recommendation for Panel Membership and Partner Councils approval.

This Report recommends the Partner Councils amend the Committee Terms of Reference, to allow the Committee to appoint an independent panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy. The Independent Panel will act in accordance with the 'Principles of Consultation' under Section 82 of the Local Government Act 2002 (**LGA**), in the hearing of submissions, under the Special Consultative Procedure under section 83 of the LGA to assist the Committee by hearing all persons / parties who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide

recommendations to the Committee, for consideration by the Committee. The Committee can then recommend a final FDS to the Partner Councils.

1.3 Issues

Ahuriri Station

Mana Ahuriri Trust proposed through the “Call for Opportunities Process” that the Ahuriri Station area be included within the FDS. The Ahuriri Station area encompasses the existing Pāmu land, adjacent to Hawke’s Bay Airport and adjacent to Onehunga Road. Ahuriri Station is available to Mana Ahuriri Trust to purchase as part of the Treaty Settlement reached and entered between Ahuriri Hapū and the Crown. The ability to purchase Ahuriri Station is intended to provide Ahuriri Hapū with economic redress. Mana Ahuriri Trust has advised that they intend to purchase and redevelop the site into an ecologically sensitive freight, logistics and industrial hub, and for a range of other activities (including residential). The development has recently been included as a project in Schedule 2 of the Fast Track Approvals Bill. The project is described as follows:

“The project will develop an integrated resilient Green Communities commercial and industrial business park (circa 380 hectares), 1,000 plus houses as an extension to Bayview, the creation of ecological parks, and the preservation and enhancement of key cultural landmarks and features, connected to the regional airport, port and state highway and rail corridor.”

The Fast Track Approvals Bill is intended to pass into law by the end of 2024. The final form of this legislation has not been confirmed although it has been signalled that resource consent application(s) will be considered by an independent hearings panel.

Following further discussions with Mana Ahuriri Trust, it was recommended to the Joint Committee by officers that the draft FDS identifies Ahuriri Station as Redress Land, which reflects its status under the Trust’s Treaty Settlement. Supporting text is included in the draft FDS to explain what this means. The text has been developed collaboratively with Mana Ahuriri Trust and officers recommend it is included in the Draft FDS.

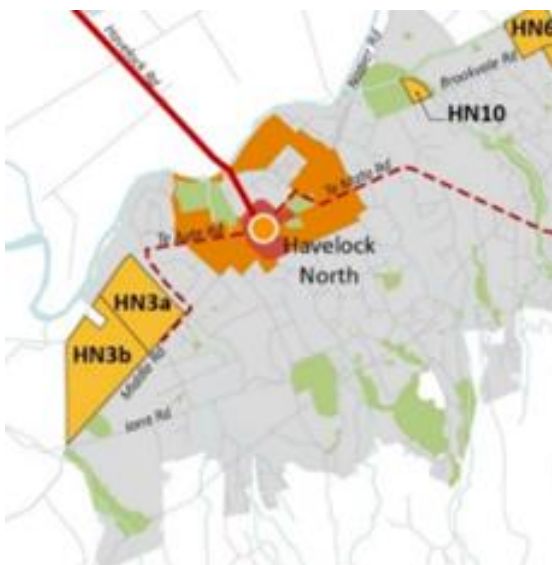
The Joint Committee voted unanimously to include the Ahuriri Station redress land in the Draft FDS.

Committee Resolutions

The draft ‘Committee Meeting Minutes’ from their Meeting on 23 October 2024 are attached as Attachment 3, and are summarised below:

- Remove Middle Road sites HN3a and HN3b from the draft strategy for the reasons being:
 - i. *These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),*
 - ii. *These areas of land are Highly Productive (including ‘Land Use Capability’ level 1 and 2 land),*
 - iii. *These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),*
 - iv. *It would be contrary to the objectives of the FDS to include these areas.*

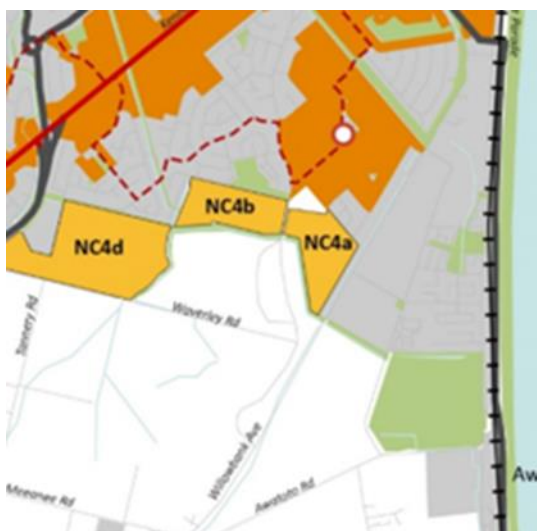
The sites in question are shown in the image below:



This motion was passed with 4 votes in favour, 3 against, and the remainder as abstentions to remove the two sites from the draft FDS.

- Remove Riverbend Road site NC4b from the draft strategy for the reason being:
 - i. *This area is not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),*
 - ii. *The land is subject to severe flooding risk,*
 - iii. *This area is not included in Heretaunga Plains Urban Development Strategy*
 - iv. *It would be contrary to the objectives of the FDS to include this area.*

The site in question is shown in the image below (NC4b only):



The vote on this motion was 3 for; 3 against and the remainder as abstentions. This equal split vote means the motion was not passed by the Joint Committee.

Implications for Residential Capacity

The table below show the changes to development capacity that results from including Ahuriri Station and removing the Middle Road sites. It also shows the capacity of the Riverbend Road site which was discussed.

The first table shows the changes to greenfield development capacity and the second table shows the changes to overall development capacity, including intensification.

Site Ref	Site Name / Location	Approx. Capacity
NC4a	Riverbend Road / Willowbank Avenue, Napier	290 dwellings
NC4b	Riverbend Road, Napier	660 dwellings
NC4d	South Pirimai, Ulyatt Road, Napier	370 dwellings
NC6	Mission Estate, Church Road, Napier	100 dwellings
H2a	Lyndhurst Extension, Hastings	280 dwellings
H3	Kaiapo Road, Hastings	430 dwellings
H4	Murdoch Road, Hastings	120 dwellings
H8	Copeland Road, Hastings	130 dwellings
FM2	Portsmouth Road, Flaxmere	330 dwellings
HN2b	Arataki Road Extension, Havelock North	110 dwellings
HN3a	Middle Road, Havelock North	220 Dwellings
HN4b	Middle Road Extension, Havelock North	420 dwellings
HN6	Brookvale Road, Havelock North	125 dwellings
HN10	Oderings Site, Havelock North	35 dwellings
AS	Ahuriri Station, Bayview	1,000 dwellings
Total		3,620,980 dwellings

The changes would result in a modest overall increase in development capacity. There would be a modest shortfall of development capacity in Hastings, however, this would be made up through additional development capacity in Napier. Removing the Middle Road sites from the Draft FDS would result in a drop in greenfield capacity for Havelock North, from 910 dwellings to 270 dwellings.

The loss in development capacity arising from removal of sites would be made up by the additional residential capacity enabled in Ahuriri Station, Bayview. There are infrastructure implications associated with these changes as detailed in the Technical Report, with development at Ahuriri Station requiring more significant upgrades than other locations. When accounting for the projected long-term split of greenfield/intensification (50% each), there is sufficient greenfield capacity to meet demand.

While the development capacity broadly 'balances out' it is important to bear in mind that there is uncertainty about how, when and if development capacity will be realised. There is uncertainty over the readiness of enabling infrastructure and the extent to which development opportunities can be realised, such as land banking. This can hinder market supply

responding to demand. Rather than viewing capacity as a target to meet, it is helpful to recognise that more capacity means more development opportunities and greater market competition.

The NPSUD requires the FDS to provide “at least” sufficient development capacity to meet demand (Policy 2). It also requires a variety of homes to be provided that meet people’s needs, in terms of type, price and location (Policy 1). The NPSUD therefore encourages the FDS to provide greater capacity than is strictly necessary to cater for future uncertainty and to support market competition. This approach would ensure that the FDS provides genuine options and has continued strategic relevance to the Councils and development community should demand be greater, or development capacity not be delivered as we expect it to.

Independent Hearings Panel

The Committee resolved to recommend to the Partner Councils to appoint an Independent Panel to assist the Joint Committee by hearing all parties/persons who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide recommendations to the Joint Committee for consideration. The Joint Committee would then recommend a final FDS to the Partner Councils.

The Committee resolved to recommend to the Partner Councils to appoint an independent panel of up to five members that is representative of Mātauranga Māori, gender balance, equity, and technical knowledge of the legislation that encompasses the Future Development Strategy. This recommendation would require an amendment to the Committee Terms of Reference, 6.1 Point 5 Delegated Authority which provides for the Committee to hear and consider submissions and provide recommendations to the Partner Councils.

The Committee voted unanimously for submissions to be heard by an Independent Panel.

1.4 Significance and Engagement

Special Consultative Procedure

Clause 3.15 of the NPSUD, requires the Special Consultative Procedure (under section 83 of LGA) is used when preparing or updating an FDS. This process requires public notification and provision for making submissions. The standard requirements and expectations of the LGA, including Consultation Principles under Section 82 apply to the FDS process. This includes the requirement to adopt a process that is procedurally fair and in accord with principals of ‘natural justice’ - namely people have a right to be heard and have their views/submissions considered impartially with an ‘open mind’.

The Council must prepare and adopt a description of the proposed decision or course of action. This is referred to as the ‘Statement of Proposal’. If Council considers it necessary to enable public understanding, the Council must also prepare and adopt a ‘Summary of Information’ contained in the ‘Statement of Proposal’.

Council must make the ‘Statement of Proposal’ and ‘Summary of Information’ as widely available to the public as is reasonably practicable. Council must also make available a description of how and when interested persons can present their views on the proposal. The submission period must be at least one month from the date the Statement of Proposal is issued. The draft FDS is the ‘Statement of Proposal’ the Partner Council’s will be consulting on. The draft FDS and ‘Summary of Information’ are attached (as Attachments one and two).

Consultation undertaken to date

Development of the draft FDS has included engagement with mana whenua, elected officials, the community, interested landowners and developers, to inform detailed technical analysis and evaluation.

The key engagement phases have been:

- Community Engagement on the 'Issues and Options Report' which included the following:
 - 'Call for Opportunities' inviting developers, consultants and interested parties to nominate sites for consideration.
 - A two-week physical 'Shop Front' for the community to call in and engage with staff.
 - Public interactive sessions.
 - Specific meetings with those who nominated opportunities for development.
 - A public questionnaire requesting feedback on the key themes and the preferred options, resulting in approximately 60 responses.
- Ongoing engagement with Mana Whenua, liaising with PSGE (Post Settlement Governance Entities) Groups Tamatea Pōkai Whenua, Mana Ahuriri Trust and Mangaharuru Tangitū Trust, and discussions with Hāpu and organisations.
- Engagement with infrastructure providers and Government organisations to test the spatial scenarios and supporting analysis. This group included the New Zealand Transport Agency, the Ministry of Education, Kāinga Ora, Transpower, Unison, Hawke's Bay Airport, Port of Napier, and Ministry for the Environment.

Consultation Plan

Subject to the Partner Councils resolving the Recommendations.

- *Draft FDS and supporting documents on FDS website*
- *Notification of draft FDS under Special Consultative Procedure*
- *One calendar month submission period from 23rd November to 23 December 24.*

Direct notification to key stakeholder list

Newspaper/Facebook/Website advertising

Officer Meetings on request

- Hearings Mid-March 2025 (dates To Be Confirmed)
- June 2025 -Committee's consideration of recommendations from Hearings Panel
- July 2025 - Final approval of FDS by Partner Councils.

1.5 Implications

Financial

As noted below under 'Risk', Council will need to work closely alongside developers to understand the timing for release and development phasing of these greenfields sites in order to best pivot to the required programme of works required to support such developments. This may result in a reprioritisation of Council's programme.

Social & Policy

The Napier Hastings Future Development Strategy is a strategic tool to assist with the integration of planning decisions under the Resource Management Act 1991 (**RMA**) with infrastructure and funding decisions. It shows:

- Where growth will be in Napier and Hastings, in existing and new urban areas over the next 30 years;
- The infrastructure needed to support and service that growth; and
- Development constraints.

The FDS has been developed in partnership with Hastings District Council, Napier City Council, Hawke's Bay Regional Council, Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua.

The FDS satisfies the statutory requirements for future development strategies under the NPS-UD. The NPS-UD states that the purpose of an FDS is to promote long term strategic planning by setting out how the Partner Councils intend to:

- Achieve well-functioning urban environments in existing and future urban areas;
- Provide at least sufficient development capacity over the next 30 years to meet expected demand; and
- Assist with the integration of planning decisions under the RMA with infrastructure planning and funding decisions.

Heretaunga Plains Urban Development Strategy (HPUDS)

HPUDS was initially developed in 2010 and adopted by the Partner Councils to manage urban growth on the Heretaunga Plains over a 30-year timeframe (2015–2045). Subsequent updates and amendments to HPUDS were made in 2017. The FDS builds on and replaces HPUDS. The FDS responds to the new requirements of the NPS-UD and other legislative direction, including the National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**).

In preparing the FDS, all unzoned future growth areas identified within HPUDS have been reconsidered to determine their appropriateness to accommodate future development. The FDS proposes amendments to the land identified for growth over the next 30 years. The amendments include additional areas considered for development and removal of some existing growth areas from HPUDS.

Napier Spatial Picture

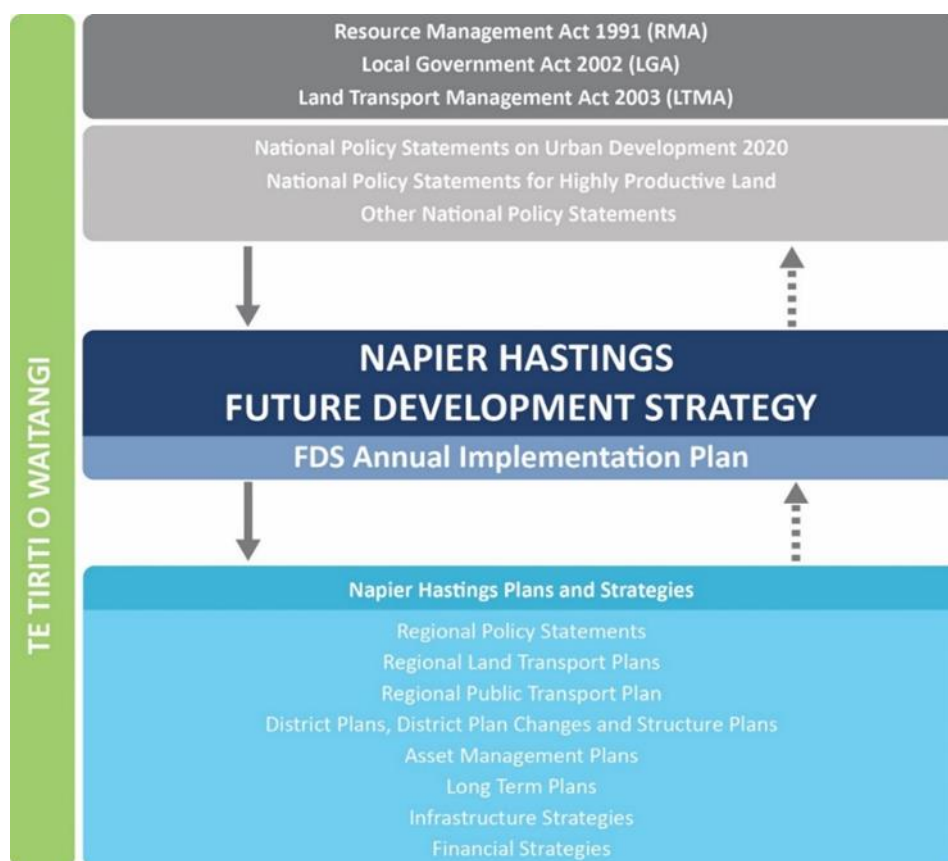
Napier notified a Spatial Picture for public consultation in August 2021 together with the release of the Draft District Plan.

The Napier Spatial Picture was the first step in having a plan for Napier's growth. The spatial picture looked at the options for 'where' Napier could provide more housing and business land. Following the adoption of the spatial picture Council engaged Barkers and Associates to do a Napier City High Level Structure Plan and GHD to do a Napier Servicing Structure Plan (3 Waters). These documents assessed the viability, suitability, infrastructure requirements and costs associated with the growth options in the Napier Spatial Picture.

The outcomes of this strategy were key considerations in the FDS process and the Proposed District Plan.

FDS alignment with other strategies

The following chart summarises the various key statutes, plus policy and planning instruments which influence the FDS.



Risk

It is difficult to avoid development constraints in Napier on any site – whether they be natural hazards, infrastructure provision, or geotechnical challenges. Napier’s primary focus on intensification seeks to address these concerns by providing the most efficient means of development within the existing urban area. Greenfield development areas, as identified in the draft FDS provide for market needs, and have been considered against a range of criteria to determine the best locations for development. The inclusion of Ahuriri Station as Redress Land, provides for the development aspirations of Mana Ahuriri Trust.

Before development of this site, and all other greenfield sites can occur, a resource consent and/or plan change process will need to demonstrate, in sufficient detail, how matters such as natural hazard risk, sea level rise, and infrastructure provision, will be addressed and provided for. Council will need to work closely alongside developers to understand the timing for release and development phasing of these greenfields sites in order to best pivot to the required programme of works required to support such developments. This may result in a reprioritisation of Council’s programme.

1.6 Options

The options available to Council are as follows:

Option One

1.7.1 Public Notification of the Draft Future Development Strategy

Advantages

- Meets the obligations of the Partner Councils under the National Policy Statement – Urban Development 2020 to produce a Future Development Strategy

- It is a collaborative document between mana whenua and the Partner Councils
- It has been drafted with considerable input from the community, mana whenua partners and key stakeholders.
- It will provide increased certainty for the future planned growth of the Napier/Hastings urban environment and assist to identify other opportunities for future growth in the longer-term.

Disadvantages

- No disadvantages are noted.

Option Two

1.7.2 Do not Notify the Draft Future Development Strategy

Advantages

- No advantages are noted.

Disadvantages

- The Partner Council's will fail to meet their obligations under the National Policy Statement – Urban Development 2020 to produce a Future Development Strategy
- It will result in uncertainty for the future planned growth of the Napier/Hastings urban environment.
- There is considerable community expectation around the delivery of the Draft FDS and a formal Special Consultation Process to provide opportunity for public comment.

Option Three

1.7.2.1 Notification of an amended draft Future Development Strategy

Advantages

- No advantages are noted

Disadvantages

- The draft FDS provides a basis for public discussion. Rather than try and predetermine the final FDS, it is preferable to let the SCP process follow its course.

1.7 Development of Preferred Option

As noted above, Option One, the notification of the draft FDS as appended in Attachment One will have several advantages including meeting the obligations of the Partner Councils under the National Policy Statement – Urban Development 2020 to produce a Future Development Strategy. All three partner Councils will be considering the same recommendations, and all three must make resolutions as recommended, for the Future Development Strategy to progress to notification.

The inclusion of Ahuriri Station as Redress Land provides considerable capacity in both residential and business development, should matters such as the sites susceptibility to natural hazards and other constraints be resolved.

The draft Future Development Strategy aligns with the approach taken in the Napier Spatial Picture and Proposed Napier District Plan, with the exception of the inclusion of Ahuriri Station, for a focus on intensification of existing urban areas.

1.8 Attachments

- 1 Draft FDS - Full - DOC ID 1809977 (Under separate cover 1) [↗](#)
- 2 Summary of Information - DOC ID 1809976 [↓](#)
- 3 Draft FDS Minutes - 220724 - 231024 - DOC ID 1809974 [↓](#)
- 4 Draft FDS Minutes Attachment 220724 - 231024 - DOC ID 1809975 [↓](#)
- 5 Draft FDS Consultation Summary - DOC ID 1809986 [↓](#)

An aerial photograph of the Napier Hastings region, showing a mix of urban development, green spaces, and agricultural land. The foreground features a dry, brownish field with some trees and a small cluster of buildings. The middle ground is filled with a dense residential area with many houses and trees. In the background, there are rolling hills and a clear blue sky with some light clouds. The text is overlaid on the upper half of the image.

Draft Napier Hastings Future Development Strategy 2024 - 2054

November 2024

Summary of Information

1. Introduction

1.1 What is the Future Development Strategy?

The Draft Napier Hastings Future Development Strategy (**the Draft FDS**) is a strategic tool to assist with the integration of planning decisions under the Resource Management Act 1991 (**RMA**) with infrastructure and funding decisions. It shows:

- Where we will grow in Napier and Hastings, including the general locations for growth in existing and new urban areas over the next 30 years;
- The infrastructure needed to support and service that growth; and
- Development constraints.

The Draft FDS has been developed in partnership with Hastings District Council, Napier City Council, Hawke's Bay Regional Council, Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua. The Draft FDS satisfies the statutory requirements for future development strategies under the National Policy Statement for Urban Development 2020 (**NPS-UD**).

1.2 Reason for the Proposal

As Tier 2 authorities, Napier City Council, Hastings District Council and Hawke's Bay Regional Council are required to prepare an FDS for the Napier Hastings urban environment in line with the requirements of Subpart 4 of the National Policy Statement for Urban Development 2020.

Strategic growth across the Heretaunga Plains is currently managed through the Heretaunga Plains Urban Development Strategy (HPUDS). HPUDS was a joint strategy initially developed in 2010 to manage urban growth on the Heretaunga Plains over the 2015-2045 period. Subsequent updates and amendments to HPUDS were made in 2017. HPUDS pre-dates the NPS-UD and does not satisfy the requirements of Subpart 4.

The FDS builds on and replaces HPUDS, responding to the new requirements of the NPS-UD and has been developed in partnership with NCC, HDC, HBRC, Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua.

1.3 Where does the FDS apply?

In preparing the Draft FDS we have identified a study area around the existing urban areas of Napier and Hastings. The study area is shown on **Figure 1** and includes Napier, Taradale, Hastings, Havelock North, the surrounding Heretaunga Plains and peripheral areas including Bay View and Whirinaki, Whakatū, Clive, Haumoana and Te Awanga and a number of rural settlements on the Heretaunga Plains within an approximate 20-minute drive time from the main centres of Napier and Hastings.

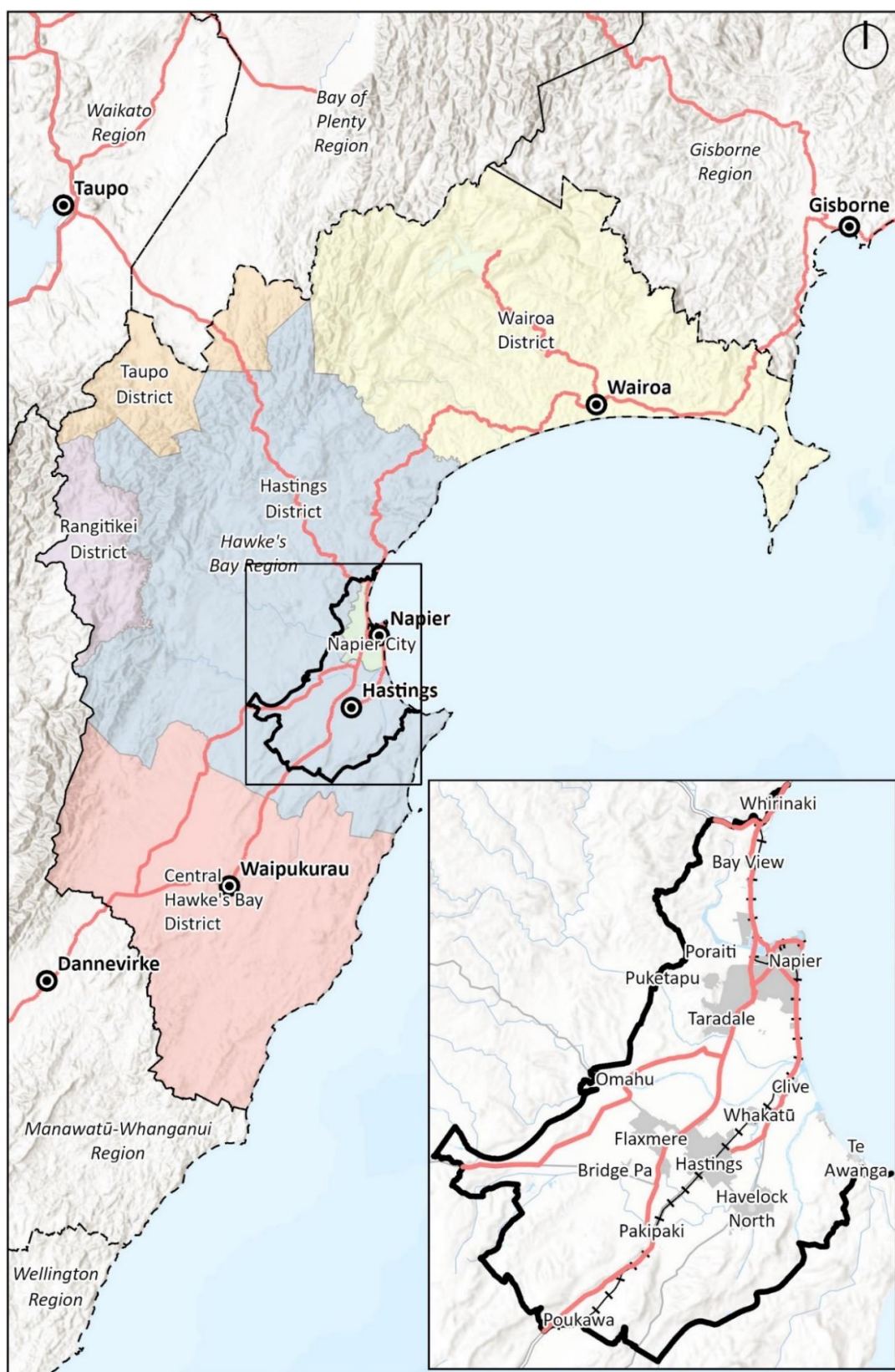


Figure 11 FDS Study Area Extent within Hawke's Bay Region

1.4 How we have prepared the Draft FDS

Developing the Draft FDS has involved a partnership approach with mana whenua, and extensive engagement with elected officials, the community, interested landowners and developers, as well as detailed technical analysis and evaluation. Consistent with the requirements of the NPS-UD, we have undertaken the following steps to get to this point, informed by the RMA and relevant national policy statements:

- Reviewing relevant existing plans, strategies and data;
- Partnering with mana whenua to understand their aspirations for urban development';
- Undertaking community engagement on issues and options and talking with landowners and the development sector about specific development opportunities;
- Development of different spatial scenarios for accommodating urban growth;
- Evaluating the advantages and disadvantages to the spatial scenarios identified;
- Engaging with infrastructure providers and Government organisations to tests the spatial scenarios and supporting analysis;
- Identifying a preferred spatial scenario for consultation;
- Working with the relevant council and central Government organisation to identify supporting infrastructure.

1.5 How much are we expected to grow?

Under a **medium-high growth outlook** the Statistics New Zealand ('Stats NZ') **subnational population projections** estimate that the population of Napier City and the Hastings District will increase to almost 200,000 people, an increase of over 40,000 people from 2023 levels.¹

Housing

Based on this, the FDS needs to ensure that there is capacity for at least an additional **16,320 dwellings** across the Napier and Hastings urban area over the next 30-years. Of this, approximately **6,700 additional dwellings** will be needed in Napier and approximately **9,620 additional dwellings** will be needed in Hastings.² Put differently, Napier needs to accommodate for average growth of up to 225 dwellings per annum while Hastings needs to accommodate for average growth of 320 dwellings per annum.

The Draft FDS splits the total housing demand by location, being that met within the existing urban area and in greenfield areas. Based on observed trends in other New Zealand cities, we expect that demand for housing in the existing urban area will grow over time from 40 per cent in the short term to 60 per cent in the long term. Conversely, we expect that demand for housing in greenfield locations will decrease over time, from 60 per cent in the short term to 40 per cent in the long term. Over the life of the FDS we expect demand will be evenly split.

Business

For commercial and retail the Draft FDS assumes that additional demand can be met within Napier and Hastings existing network of centres and commercial areas consistent with

¹ The impact of Cyclone Gabrielle on population and household numbers and future demand are unknown and not reflected in this analysis. Short-term effects could see an increase in demand due to workers assisting with the rebuild moving to the area. But this could be tempered by shifting migration patterns.

² Across the wider Hastings District, a further 2,050 dwellings, are required to meet demand in rural areas. These will need to be met in rural parts of the Hastings District (including rural residential areas) outside of the main urban areas and are not required to be provided as part of the FDS.

Objective 2 of the Draft FDS, which seeks to deliver consolidated and intensified urban centres. Comprehensive development in greenfield locations also provide the opportunity to expand Napier and Hastings centre network in a strategic and coordinated way.

The Draft FDS takes a strategic approach to industrial capacity and seeks to enable greater supply to encourage choice and competition in the market. This focuses on defining efficient long-term locations for industrial activities based on site suitability, access to transport networks, potential to minimise reverse sensitivity effects, and access to the employment base, amongst other matters. This approach assists in responding to localised capacity shortfalls and feedback from the market on recent demand trends.

1.6 Development Constraints

Section 3.13(2)(c) of the NPS-UD requires every FDS to spatially identify “any constraints on [urban] development.” An understanding of development constraints was important to informing an assessment of alternative spatial scenarios for urban growth and development. These constraints are set out in more detail within the Technical Report.

There are a wide range of development constraints that have been identified within the FDS study area. These constraints include coastal hazards, land hazards, flooding, areas of significance to mana whenua, outstanding landscapes, significant natural areas, infrastructure capacity, highly productive land, wetlands and areas of conservation value. This includes new and updated information and experiences from Cyclone Gabrielle.

The attributes of particular constraints vary depending on location and some areas may contain multiple constraints that, when combined, could render an area unsuitable or unfeasible for development. In other instances, the impacts of identified constraints could be mitigated or avoided through require careful consideration and design prior to urban development being undertaken.

2. Vision and Objectives

2.1 Te Pae Tawhiti | Vision

The overarching vision which has helped guide the development of the FDS is:

In 2054, Napier and Hastings have thriving, resilient, safe, equitable, sustainable and connected communities, within a protected and enhanced natural environment.

To achieve this vision, a series of principles and strategic objectives were developed. The objectives are intended to state the goals or desired future state for urban growth in Napier and Hastings.

2.2 Ngā Whāinga | Strategic objectives

The strategic objectives set out below describe what the FDS is seeking to achieve to ensure the vision is realised. These objectives will form the basis of future implementation and monitoring of the FDS.

1. Mana whenua and councils work in a **genuine Te Tiriti partnership** to achieve their shared goals for urban development.
2. We have a compact urban form, focussed around **consolidated and intensified urban centres** in Napier and Hastings.
3. Our communities and infrastructure are **resilient to the effects of climate change** and risks from natural hazards.
4. We have a **diverse range of housing choices** that meet people's needs in neighbourhoods that are **safe** and **healthy**.
5. We have a **strong economy**, and businesses can grow in locations that meet their functional needs.
6. The highly productive land of the **Heretaunga Plains** is protected for productive uses.
7. Our communities and business areas are **well connected and accessible**, particularly by public and active transport.
8. We have **sufficient land** for housing and business to meet demand.
9. Te Taiao / our **natural environment is protected and enhanced**, including our water bodies, indigenous biodiversity, wāhi taonga and outstanding landscapes.
10. Our **infrastructure** is planned and designed to **efficiently support development**.
11. Urban growth and infrastructure investment supports **equitable social outcomes**.
12. The **values and aspirations of mana whenua** for development are a priority and are recognised and supported.

3. Iwi and hapū aspirations

An FDS is required to include a clear statement of hapū and iwi values and aspirations for urban development. Three Treaty Settlement Entities – Maungaharuru-Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua, represent the hapū of Ahuriri (Napier) and Heretaunga (Hastings).

The hapū of Ahuriri and Heretaunga are mana whenua within their respective takiwā or traditional areas. Hapū statements are included in draft FDS. Maungaharuru-Tangitū Trust, Mana Ahuriri Trust, and Tamatea Pōkai Whenua participated with the three councils in preparation of this strategy.

The statements outline a broad range of aspirations for urban development focussed on protecting and enhancing the whenua, supporting whānau and hapū aspirations for community development, and enhancing Māori leadership and language and culture. Specific development aspirations are also identified, which include:

- Establishing papakāinga and supporting infrastructure and services on ancestral lands, including on Māori and general land titles, and;
- Developing whenua for urban purposes in specific locations, including at Ahuriri Station, Irongate (Stock Road) and Omahu Marae.

Mana whenua also identified the need to develop the information base on Māori housing needs and the location of wāhi tapu and sites of cultural significance within the FDS study area.

4. The Draft FDS strategy

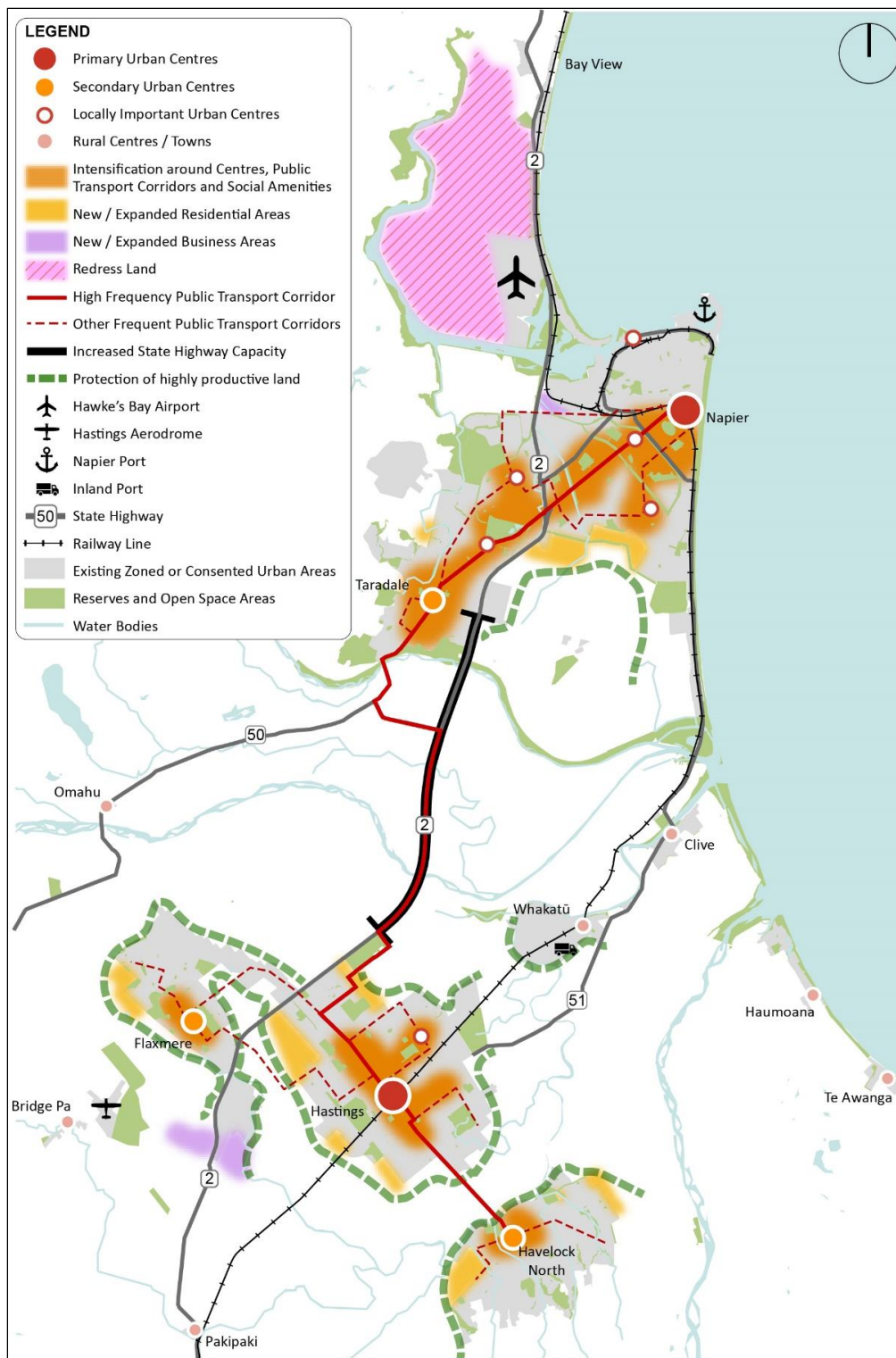


Figure 2 The Draft Future Development Strategy

At its heart, the Draft FDS strategy **seeks to achieve a compact urban form, focussed around a network of consolidated and intensified centres in Napier and Hastings**. The draft strategy achieves this by enabling more housing growth and choice within and adjoining the existing urban area in locations close to the public transport network and community services. It also achieves this by providing choices for different types of businesses in efficient locations.

The Draft FDS strategy provides for:

- **increased density and diversity of housing**, including apartments and terraced housing, within and close to Napier and Hastings' primary, secondary and locally important centres and high frequency bus corridors;
- **general residential development in other neighbourhoods** within existing urban areas, including small scale infill and suburban scale duplexes and terraced housing;
- **targeted expansion to enable new compact neighbourhoods with a mix of housing types** to the south of Napier's urban area, Mission Estate, and on the fringes of Havelock North, Hastings and Flaxmere, in locations that can integrate efficiently with existing transport networks and services, while avoiding the best productive land;
- **increased density and diversity of retail and commercial activities** in Napier and Hastings' primary, secondary and locally important centres, the Severn Precinct, and in new centres that support new compact neighbourhoods;
- **a new strategic industrial node at Irongate and Irongate West** that is efficiently located close to the state highway network and existing industrial areas;
- **supporting infrastructure**, including transport, three waters, open space and social infrastructure network improvements; and
- **opportunities to deliver ecologically sustainable, resilient urban development at Ahuriri Station.**

The draft FDS strategy enables a number of benefits to be realised, including:

- providing the **best opportunity to achieve more compact housing** consistent with changing housing needs in Napier and Hastings;
- providing for new housing in a variety of areas which supports **reduced travel times for people with lower impacts on the transport network**;
- directing growth to areas that **better utilise existing amenities and infrastructure** (e.g. drinking water, wastewater, stormwater, roading, schools and public transport);
- **avoiding the need for significant new capital investment in new infrastructure** in areas with limited existing and planned infrastructure;
- **minimising urban expansion** in areas subject to significant natural hazard risks;
- providing opportunities to **more efficiently protect existing communities from natural hazard risks**;
- **minimising urban expansion in areas with highly productive land** used for productive activities;
- **providing opportunities for further economic agglomeration** of the Irongate industrial node should the uptake of industrial land occur faster than anticipated.; and
- **recognising Mana Ahuriri's aspirations** for development by identifying Ahuriri Station as Redress Land.

5. Alternatives Considered

5.1 Spatial Scenarios

A number of alternative spatial scenarios for growth were assessed in the development of the Draft FDS. As part of each alternative scenario, it was assumed that a reasonable proportion of residential growth would occur through intensification in a manner consistent with Napier's Proposed District Plan and Hastings Plan Change 5.

A summary of spatial scenarios considered is provided in **Table 1** below. A full assessment of the advantages and disadvantages of each scenario is provided in the Technical Report.

Table 1 – Summary of Spatial Scenarios Considered

Scenario	Scenario Description	Key reasons why the spatial scenario was discounted
Intensification Only	All residential and business growth over the next 30-years will be accommodated on existing urban zoned land only.	<p>This scenario would best utilise existing infrastructure and support a reduction in GHG emissions when compared with alternatives. However, it is unlikely to provide sufficient capacity to meet long term housing demand and would require levels of intensification in excess of observed trends in major NZ cities.</p> <p>In the long-term this scenario limits housing choice and may impact on housing affordability through increased land prices.</p>
Avoiding Highly Productive Land	Only enable residential and business greenfield growth in areas that are not classed as highly productive (LUC1,2 or 3)	<p>There are limited areas around existing urban areas which are not classed as highly productive. This results in a dilution of growth areas and inefficient urban form that makes servicing more expensive with new strategic infrastructure.</p> <p>Development within the hills is expensive due to topography and would provide limited housing choice in terms of type and price.</p> <p>Development would be difficult to support a reduction in GHG emissions.</p>
Satellite Urban Areas	Look to concentrate new residential and business growth into one (or several) new satellite communities at Maraekakaho, Paki Paki, Te Awanga, Bay View or Bridge Pa.	<p>This scenario would require significant investment in the extension of strategic infrastructure and/or creation of new strategic infrastructure to support high levels of growth (e.g. schools, wastewater treatment, public transport).</p> <p>Limited employment opportunities would be available for residents in these new satellites.</p> <p>Development under this scenario will be difficult to support a reduction in GHG emissions.</p>
Expansive / Edge Growth	Provide for limited residential and business greenfield growth in a handful of areas contiguous with Napier, Hastings, Flaxmere and Havelock North. This scenario included two sub-scenarios for Napier looking at greenfield	<p>Development under this scenario could leverage a number of planned and funded infrastructure upgrades.</p> <p>However, new greenfield growth in the south of Napier and Bay View / Ahuriri is subject to natural hazard risks. There is potential for this to be avoided / mitigated through engineering design.</p> <p>Concentrating future growth in Bay View / Ahuriri would require significant investment in the extension of strategic infrastructure</p>

growth around the area south of Napier vs Bay View / Ahuriri.

and/or creation of new strategic infrastructure to support high levels of growth (e.g. schools, state highway capacity).
Expansive/edge growth around Hastings, Flaxmere and Havelock North could result in the loss of some highly productive land.

Flaxmere South / Bridge Pa	Concentrate all future residential and business greenfield growth around Flaxmere South and Bridge Pa. Do not allow any additional greenfield expansion around Napier, Hastings or Havelock North.	This scenario would concentrate development in an area with a lower level of known natural hazard risk. However, it could result in the loss of some highly productive land, would limit housing choice that responds to locational demands and could conflict with operations (including emergencies) at the Hastings Aerodrome.
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6. How will the FDS be implemented?

The FDS is a long-term strategic document with a 30-year view of growth and development, and it is acknowledged that it cannot be delivered all at once. To achieve the FDS vision and strategic objectives and deliver the growth and development set out the Strategy, a number of actions will need to be implemented throughout the life of this document (and any subsequent updates). Many of these actions will be delivered through other statutory and non-statutory council processes including district plan reviews, structure planning, long-term planning and regional transport planning.

A supporting Implementation Plan will be developed after the adoption of the FDS and provide a roadmap for the actions required to implement the FDS, including those relating to strategic and statutory planning, advocacy and research, other initiatives and infrastructure investment. The Implementation Plan would also identify who is responsible for delivering each action, as well as supporting agencies and organisations.

The FDS Implementation Plan will be a live document to be reviewed and updated annually, as required by the NPS-UD. The NPS-UD also requires the FDS to be regularly reviewed, and if needed updated, every three years in time to inform Long-term Plan processes of each partner council. At a minimum, there is also a requirement to refresh and develop a new FDS every six years.

7. Where to find information

The Summary of Information, the Draft FDS and supporting technical documents are available on the FDS website at <https://www.hastingsdc.govt.nz/hastingsnapierfuturedevelopment/>

If you have any questions about this proposal or about how to make a submission, please contact us via email policyteam@hdc.govt.nz

8. Have your say

Before making any final decisions, we'd like to have the community's input. Each council welcomes submissions from any interested person or organisation on any aspect of the Draft FDS.

Submissions need to be received by 5pm, 23rd December 2024.

You can make an online submission by visiting our website <https://www.hastingsdc.govt.nz/hastingsnapierfuturedevelopment/> and clicking on *myvoicemychoice* or you can fill out a submission form and either:

- email it to: policyteam@hdc.govt.nz
- Post it to:

Hastings	District	Council
Private	Bag	9002
Hastings 4156		
- Deliver it in person to:
 - the Civic Building Reception, Level 1, 232 Hastings Street, Napier;
 - Hastings District Council Central Offices, 207 Lyndon Road East, Hastings; or
 - Hawke's Bay Regional Council Offices, 159 Dalton Street, Napier.

Please be aware that all submissions will be publicly available on the FDS website.

If you would like to speak to your submission, please indicate this and provide your contact details on your submission. An independent Hearings Panel will hear presentations of submissions. Hearings are proposed to be held in March 2025.

We will be in touch to let you know the date and time.

9. What Happens then?

After the hearing, the Hearings Panel will consider all the submissions received and make recommendations on any amendments required to the draft FDS as a result.

Following this, a final FDS will be presented to the Joint Committee, to provide recommendations to partner Councils for adoption.

All submitters will be informed of the Hearings Panel's recommendations and of each Council's subsequent decision.

Monday, 22 July 2024



Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Napier-Hastings Future Development Strategy Joint Committee Meeting

Ngā Minitī

Minutes

Te Rā Hui:
Meeting date: **Commencing Monday, 22 July 2024**

Venue **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Time start - end **Day 1 - 1.00pm – 1.54pm – 22 July 2024
Day 2 – 1.00pm – 3.32pm – 23 October 2024**

Go to
www.hastingsdc.govt.nz
to see all documents

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

Monday, 22 July 2024



Te Hui o Te Kaunihera ā-Rohe o Heretaunga
**Hastings District Council: Napier-Hastings Future Development Strategy Joint
Committee Meeting**

Ngā Minitī

Minutes

Te Rārangi Upoko

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Monday, 22 July 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Napier-Hastings Future Development Strategy Joint Committee Meeting

Ngā Minitī

Minutes

- Kua Tae ā-tinana:
Present:

Koromatua

Chair: Mayor Sandra Hazlehurst (HDC)
Deputy Chair: Tania Eden (Mana Ahuriri Trust) Day 2 – 23 October 2024
- Members:**

Hawke’s Bay Regional Council
Cr Martin Williams (HBRC)
Cr Jock Mackintosh (HBRC) Day 2 - 23 October 2024
Cr Sophie Siers (HBRC Alternate) Day 1 - 22 July 2024

Napier City Council
Mayor Kirsten Wise (NCC)
Cr Ronda Chrystal (NCC) Day 1 – 22 July 2024
Cr Maxine Boag (NCC Alternate)

Hastings District Council
Cr Alwyn Corban (HDC)
Cr Marcus Buddo (HDC Alternate) Day 2 – 23 October 2024

Tamatea Pōkai Whenua
Dr Darryn Russell (Tamatea Pōkai Whenua)
Pōhatu Paku (Tamatea Pōkai Whenua)
Alternate – to be appointed (Tamatea Pōkai Whenua)

Mana Ahuriri Trust
Chad Tareha (Mana Ahuriri Trust)
Evelyn Ratima (Mana Ahuriri Trust Alternate)

Maungaharuru Tangitū Trust
Tania Hopmans (Maungaharuru Tangitū Trust) – via zoom
Mara Andrews (Maungaharuru Tangitū Trust) – via zoom



Chief Executive - Nigel Bickle
 Senior Environmental Planner – Craig Scott
 General Counsel – Scott Smith
 Group Manager: Planning and Regulatory Services - John O'Shaughnessy (Day 1, 22 July 2024)
 Group Manager: Democracy and Strategy – Craig Cameron (Day 2, 23 October 2024)
Kua Tatū: Environmental Policy Manager – Rowan Wallis
In attendance: Director – Growth and Development – Raoul Oosterkamp
 Principal Advisor: District Development – Mark Clews
 Manager: Democracy and Governance Services – Louise Stettner
 Democracy and Governance Advisor – Caitlyn Dine
 Napier City Council – Fleur Lincoln and Paulina Wilhelm
 Hawke's Bay Regional Council – Gavin Ide
 Mana Ahuriri Trust – Parris Greening
 Tamatea Pōkai Whenua – Victoria Wilson

Kei Konei: Rachel Morgan – Barkers and Associates
Also present: Cam Wallace – Barkers and Associates (Day 1, 22 July 2024)
 Te Kaha Hawaikirangi – Chair – Mana Ahuriri Trust
 Mike Pohio – Chair – Mana Ahuriri Holdings LP

The opening karakia was given by Chad Tareha from Mana Ahuriri Trust.

1. **APOLOGIES – NGĀ WHAKAPĀHATANGA**

Mayor Hazlehurst/Councillor Corban

That the apologies from Tania Eden and HBRC Councillor Jock Mackintosh be accepted.

CARRIED

2. **CONFLICTS OF INTEREST - HE NGĀKAU KŌNATUNATU**

There were no declarations of conflicts of interest.

3. **CONFIRMATION OF MINUTES - TE WHAKAMANA I NGĀ MINITI**

Mayor Hazlehurst/Councillor Chrystal

That the minutes of the Napier-Hastings Future Development Strategy Joint Committee held Tuesday 12 December 2023 be confirmed as an accurate record.

CARRIED



4. ADOPTION OF DRAFT FUTURE DEVELOPMENT STRATEGY FOR NOTIFICATION

Director, Barkers and Associates Urban and Environment, Rachel Morgan spoke to the report and presented a powerpoint presentation (CG-17-27-00060).

The meeting adjourned at 1.25pm
And resumed at 1.53pm

Mayor Sandra Hazlehurst, Chair of the Joint Committee adjourned the meeting and advised that a date would be confirmed at a later stage. It was noted by some of the Joint Committee members that the documentation link they received could not be opened.

Mayor Hazlehurst/Councillor Tareha

That the Napier-Hastings Future Development Strategy Joint Committee meeting be adjourned and a new date to resume the meeting would be scheduled at a later stage.

CARRIED

Meeting adjourned at 1.55pm on Monday 22 July 2024.

And reconvened at 1.00pm on Wednesday 23 October 2024 (Day 2)

Mayor Sandra Hazlehurst, Chair of the Joint Committee, reconvened the meeting.

Pōhatu Paku opened the meeting with a karakia.

APOLOGIES

Mayor Hazlehurst/Tania Eden

That the apologies for absence from NCC Councillor Ronda Chrystal be accepted.

CARRIED

4. ADOPTION OF DRAFT FUTURE DEVELOPMENT STRATEGY FOR NOTIFICATION

(Document ref 24/471)

Mayor Hazlehurst welcomed the Joint Committee members, Barkers & Associates Consultants and Officers to the meeting.

Director, Barkers and Associates, Rachel Morgan, responded to questions from the Joint Committee and presented a powerpoint presentation (CG-17-27-00060).

Senior Environmental Planner, Craig Scott, spoke to the supplementary report changes and responded to questions from the Joint Committee.

It was noted that on page 19 of the Agenda, a revised map of the growth areas was attached. The map showed an area of land shown as A53 over the Airport land. This was not intended to be part of the original documentation and is incorrect. The correct version of the map is attached (CG-17-27-00056).



Mr Scott noted that the hard copy of attachments volume 1 did not show lwi and hapū values and aspiration statements for Mana Ahuriri Trust and Maungaharuru-Tangitū Trust. These were provided after the printed versions of the agenda went out and have now been embedded in the draft Strategy.

There needed to be significant amendments to the Consultation Plan dates listed under section 9, item 4 of the agenda.

Key components of the consultation plan are:

- Following the Joint Committee Meeting:
 - Notify landowners and surrounding landowners of sites included in the draft FDS*
 - Notify landowners of sites identified within HPUDS who are not included as future growth areas in the draft FDS*
 - Notify 'Call for Opportunity' submitters on the draft FDS.*
- Following the Partner Councils approval of the draft FDS to be released for consultation (November):
 - Draft FDS and supporting documents on FDS website*
 - Notification of draft FDS under Special Consultative Procedure*
 - 4 week submission period from 25th November*
 - Direct notification to key stakeholder list*
 - Newspaper/Facebook/Website advertising*
 - Officer Meetings on request*
- Hearings Mid-March 2025 (dates To Be Confirmed)
- Consideration of options and recommendations of Joint Committee in June 2025
- Final approval of FDS by Partner Councils in July 2025

Te Kaha Hawaikirangi , Chair of Mana Ahuriri Trust and Mike Pohio, Chair of Mana Ahuriri Holdings LP, gave a brief history of Ahuriri Station and the importance of the site.

Mayor Hazlehurst thanked Te Kaha and Mike for their verbal presentation.

Mayor Hazlehurst outlined the meeting process for agenda item 4. Hastings District Council is the administering Council for the Napier-Hastings Future Development Strategy Joint Committee. After the Committee Meeting, the HDC Chief Executive as the administering authority will provide a comprehensive Report to the Partner Councils.

Councillor Williams/Councillor Corban

- A) That the Napier-Hastings Future Development Strategy Joint Committee receive the report titled Adoption of Draft Future Development Strategy for Notification dated 22 July 2024.

CARRIED

Councillor Williams/Councillor Corban



- C) That the Joint Committee adopt the following Objective, to be added to its 'Strategic Objectives' for the FDS, which the Joint Committee adopted at its meeting on 11 July 2023,

"The values and aspirations of mana whenua for development are a priority and are recognised and supported".

CARRIED

Councillor Williams/Councillor Corban

- B) That the Joint Committee adopt the draft 'Napier / Hastings Future Development Strategy' (FDS) attached as Attachment One and 'Summary of Information' attached as Attachment Two with the following variations,

- I. That the Ahuriri Station land is identified for inclusion as redress land as detailed in Attachment 5.

CARRIED

Councillor Williams/Councillor Corban

- II. Hn3a- Middle Road (excluded).

(4 Votes FOR / 3 Votes AGAINST / 5 Votes ABSTAINED)

CARRIED

Councillor Williams/Councillor Corban

- III. Hn3b- Middle Road extension (excluded).

(4 Votes FOR / 3 Votes AGAINST / 5 Votes ABSTAINED)

CARRIED

- IV. NC 4b Riverbend Road (excluded).

(3 Votes FOR / 3 Votes AGAINST / 6 Votes ABSTAINED)

MOTION NOT CARRIED

On the basis for BII to BIV that:

These areas are not needed to provide sufficient development capacity to meet demand (including the 20% competitiveness margin),

Hn3a and Hn3b are areas of land are Highly Productive (including 'Land Use Capability' level 1 and 2 land),

These areas are not included in Heretaunga Plains Urban Development Strategy (except as a reserve area in the case of Hn3a),

Though not carried, in the case of NC 4b, the land is subject to severe flooding risk,

It would be contrary to the objectives of the FDS to include these areas.

Councillor Williams/Councillor Corban

- D) That the Joint Committee recommend to the Partner Councils (Hastings District Council, Napier City Council and Hawke's Bay Regional Council) that they adopt the FDS and 'Summary of Information' (including the Variations in Recommendation B) for consultation under the Special Consultative Procedure as specified in Section 83 of the Local Government Act 2002 (LGA), and call for submissions in accordance with the Principles of Consultation under Section 82 of the LGA, and provide an opportunity for the hearing of submissions, under section 83 of the LGA.

CARRIED

Councillor Williams/Councillor Corban

- E) That the Joint Committee notes that subject to resolution of Recommendations B to D, the Chief Executive will prepare a Report for the Partner Councils, which details the recommendations of the Joint Committee.

CARRIED

Attachments

- 1 FDS Strategy Map MAT (CG-17-27-00056)

5. PROCESS TO HEAR SUBMISSIONS ON THE DRAFT NAPIER / HASTINGS FUTURE DEVELOPMENT STRATEGY

Mayor Hazlehurst/Councillor Williams

- A) That the Napier-Hastings Future Development Strategy Joint Committee receive the report titled Process to Hear Submissions on the Draft Napier / Hastings Future Development Strategy (FDS) dated 22 July 2024.
- B) That the Joint Committee appoint an Independent Panel to assist the Joint Committee by hearing all persons / parties who wish to submit on the FDS. The Independent Panel will prepare a summation of all submissions and provide recommendations to the Joint Committee, for consideration by the Joint Committee. The Joint Committee can then recommend a final FDS to the Partner Councils.
- C) That the Joint Committee directs the Independent Panel in Recommendation B, must act in accordance with the 'Principles of Consultation' under Section 82 of the Local Government Act 2002 (LGA), in the hearing of submissions, under the Special Consultative Procedure under section 83 of the LGA.

CARRIED

6. MINOR ITEMS - *NGĀ TAKE ITI*

There were no additional business items.

7. URGENT ITEMS - *NGĀ TAKE WHAKAHIHIRI*

There were no extraordinary business items.

8 RECOMMENDATION TO EXCLUDE THE PUBLIC FROM ITEM 7

SECTION 48, LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

Mayor Hazlehurst/Mayor Wise

THAT the public now be excluded from the following parts of the meeting, namely;



7

Appointment of Hearings Panel for Consideration of Submissions on the Draft Future Development Strategy

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

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER, AND PARTICULAR INTERESTS PROTECTED	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF EACH RESOLUTION
7 Appointment of Hearings Panel for Consideration of Submissions on the Draft Future Development Strategy	<p>Section 7 (2) (a)</p> <p>The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.</p> <p>Protect the Private Information of Individuals.</p>	<p>Section 48(1)(a)(i)</p> <p>Where the Local Authority is named or specified in the First Schedule to this Act under Section 6 or 7 (except Section 7(2)(f)(i)) of this Act.</p>

CARRIED

The meeting closed at 3.32pm on Wednesday 23 October 2024

Confirmed:

Chairman:

Date:

Monday, 22 July 2024



Te Hui o Te Kaunihera ā-Rohe o Heretaunga

**Hastings District Council: Napier-Hastings Future Development Strategy Joint
Committee Meeting**

Ngā Minitī

Minutes Attachment

Te Rā Hui:

Meeting date:

Commencing Monday, 22 July 2024

Go to
www.hastingsdc.govt.nz
to see | documents

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

Monday, 22 July 2024



Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Napier-Hastings Future Development Strategy Joint Committee Meeting

Ngā Minitī

Open Minutes Attachments

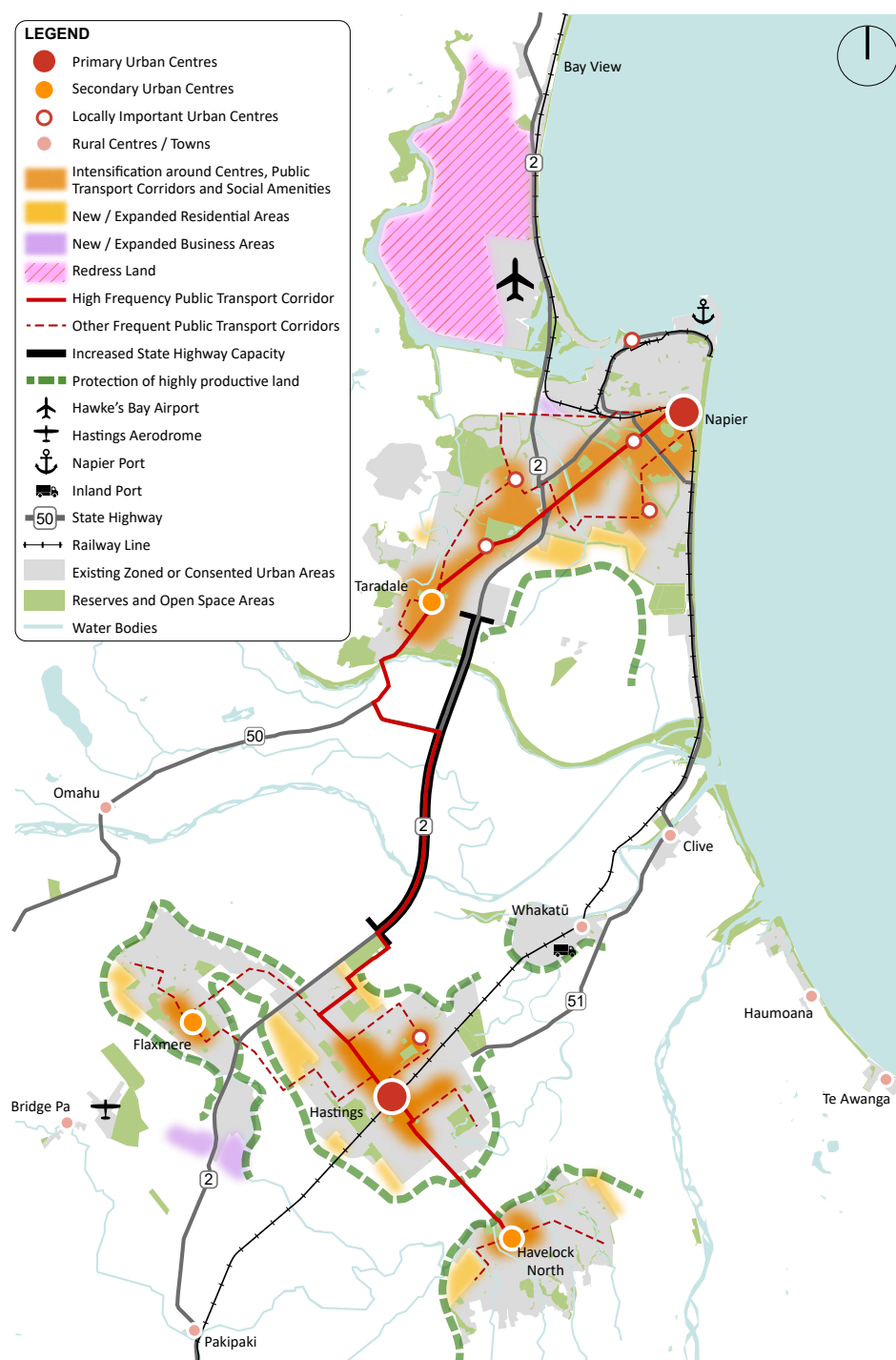
Te Rārangi Upoko

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Item 4 ITEM 4/24 Adoption of Draft Future Development Strategy for Notification
FDS Strategy Map MAT

Attachment 1



Hastings
& Napier
Future
Development
Strategy

We're talking about the draft Future Development Strategy

November 23 to December 23

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL
Te Kaunihera o Ahuriri



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAPIHI

Hastings & Napier Future Development Strategy

Key points

- Preparing for growth over the next 30 years (updating HPUDs and complying with NPS)
- Preserving our growing land

Objectives

- Public Awareness: Ensure residents understand the FDS goals and how to provide input.
- Storytelling: Emphasise soil protection and balanced development for housing and business.
- Engagement: Reinforce councils' ongoing commitment to sustainable development (HPUDS), and community engagement that has informed this draft.

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAPIHI

Hastings & Napier Future Development Strategy

Key Audiences

- Residents (Napier and Hastings): across ages and ethnic groups
- Highly engaged (landowners, developers, interest groups)
- Joint committee partner orgs (councils, PSGs)
- Internal teams (Customer Service, staff, councillors, community board and external committee appointees)

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL
Te Kaunihera o Ahuriri

NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA A-ROHE O TE MATAU

Hastings & Napier Future Development Strategy

Key messages

- Draft ready for input: Open for feedback.
- Importance:
 - Long term impacts
 - Protection of soils
 - Avoiding natural hazard areas
 - Sustainable growth that maintains community wellbeing
- Background: builds on previous strategies, links with long-term goals.

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAPIHI

Hastings & Napier Future Development Strategy

Channels

- Feedback: My Voice My Choice
- Print: media and advertising
- Digital: Social media (council and partners); web; digital advertising
- Radio: advertising
- Direct mail: highly engaged and appropriate mailing lists
- One-on-one meetings: as requested

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL
Te Kaunihera o Ahuriri



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAPIHI

Hastings & Napier Future Development Strategy

Key comms dates

- Nov 23: FDS draft release and public web page update
- Nov 23: Start social media campaign and email notifications
- Nov 24 to Dec 19: Rolling ads in HB Today, radio, digital channels
- Dec 4 and Dec 18: Courier and Leader adverts
- Last 5 Days: Social media reminders to encourage final feedback

**HERETAUNGA
HASTINGS** DISTRICT COUNCIL



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

HAWKES BAY
REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAPIHI

RECOMMENDATION TO EXCLUDE THE PUBLIC

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

Agenda Items

1. Notification of the PDP Ecosystems and Indigenous Biodiversity Variation

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

General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) to the passing of this resolution.	Plain English reason for passing this resolution in relation to each matter
Agenda Items			
1. Notification of the PDP Ecosystems and Indigenous Biodiversity Variation	7(2)(j) Prevent the disclosure or use of official information for improper gain or improper advantage	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.	Prevent the disclosure or use of official information for improper gain or improper advantage
Public Excluded Text			
Council has considered the public interest in the information above and balanced those interests with the reason(s) for withholding this information. This ensures Council has met the requirements for withholding information under section 7(2) of the Local Government and Official Information and Meetings Act 1987.			

ORDINARY MEETING OF COUNCIL

Open Minutes

Meeting Date: Thursday 31 October 2024

Time: 9.30am - 12:33am (Adopt Annual Report)

Venue Chapman Room
Level 1, Chapman Pavilion
Latham Street
Napier

Livestreamed via Council's Facebook page

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

In Attendance

Chief Executive (Louise Miller)
Acting Executive Director Corporate Services (Caroline Thomson)
Acting Executive Director City Services (Jessica Ellerm)
Executive Director City Strategy (Rachael Bailey)
Executive Director Infrastructure Services (Russell Bond)
Executive Director Community Services (Thunes Cloete)
Manager Communications and Marketing (Julia Stevens)
Team Leader Governance (Anna Eady)
Financial Controller (Talia Foster)
Economic Development Manager (Bill Roberts)
Manager Community Strategies (Anne Bradbury)
Manager Strategy and Transformation (Stephanie Murphy)
Senior Policy Analyst (Michele Grigg)
Policy Analyst (Jeriel Sajan)
Manager Arts, Culture and Heritage (Elizabeth Caldwell)
Libraries Manager (Nicola Saunders)
Acting Manager Environmental Solutions (Sarah Bowler)
Waste Minimisation Lead (Stefni Wilson)
Team Leader Open Spaces (Tania Diack)

Manager City Development (Paulina Wilhelm) [online]	
Also in Attendance	Chief Executive Officer, Hawke's Bay Regional Economic Development Agency (Lucy Laitinen) Director, Hawke's Bay Regional Economic Development Agency (Karen Rangi) Waste Planning Manager, Hastings District Council (Angela Atkins) Principal Waste and Resource Recovery Consultant , Tonkin and Taylor, (Kimberley Hope) [online]
Administration	Governance Advisor (Jemma McDade)

ORDINARY MEETING OF COUNCIL – Open Minutes

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ORDER OF BUSINESS

Karakia

The meeting opened with the Council Karakia

Apologies

COUNCIL	Councillors Browne / Tareha
RESOLUTION	That the apologies from Councillors Simpson and Taylor be accepted.
	Carried

Conflicts of interest

Nil

RESOLUTION TO EXCLUDE THE PUBLIC

Councillors Price / Tareha	
COUNCIL RESOLUTION	That the public be excluded from the following parts of the proceedings of this meeting.
	Carried

Agenda Items

- 1. Chief Executive Performance and Remuneration Review (LIMITED DISTRIBUTION)
- 2. Action Points Register (Public Excluded) as at 14 October 2024

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

General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) to the passing of this resolution.	Plain English reason for passing this resolution in relation to each matter
	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to:	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist:	

Agenda Items

1. Chief Executive Performance and Remuneration Review (LIMITED DISTRIBUTION)	7(2)(a) Protect the privacy of natural persons, including that of a deceased person	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for	Sensitive information on performance and remuneration of Chief Executive
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		withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.	
2. Action Points Register (Public Excluded) as at 14 October 2024	<p>7(2)(a) Protect the privacy of natural persons, including that of a deceased person</p> <p>7(2)(c)(i) Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information or information from the same source and it is in the public interest that such information should continue to be supplied</p> <p>7(2)(h) Enable the local authority to carry out, without prejudice or disadvantage, commercial activities</p> <p>7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.</p>	To protect privacy, conduct negotiations and protect the source of information.

Public Excluded Text

Council has considered the public interest in the information above and balanced those interests with the reason(s) for withholding this information. This ensures Council has met the requirements for withholding information under section 7(2) of the Local Government and Official Information and Meetings Act 1987.

The meeting moved into the Open Agenda at 9:48am

Public forum

Chief Executive Officer, Hawke’s Bay Regional Economic Development Agency (Lucy Laitinen) and Director, Hawke’s Bay Regional Economic Development Agency (Karen Rangi) presented their report.

Karen provided the reminder that the Regional Economic Development Agency (REDA) was formed at the end of 2021. The letter of expectations is brought to Council for approval today.

Lucy provided the update that REDA has undertaken research to understand the shape of the local economy and how local government can help create business success. Data has been collected for the past five years. About 70 interviews have been conducted with local businesses, ranging from about 45 minutes to 2 hours in length, exploring barriers and opportunities. A high level of engagement has been achieved with an upcoming workshop to explore further. Although the rebound from Cyclone Gabrielle has been better than expected, some industries are still struggling. A finding that stood out was the level of investment in technology by primary industry. Businesses are attracted to Hawke’s Bay due to the natural resources, climate, land, port, and airport, although the principal reason is links to family and community. This principal reason is more specific to Hawke’s Bay and differs from other regions.

The challenges include the risk of manufacturing moving off-shore, infrastructure availability, the cost of utilities and appropriate staffing.

Testing is being done regarding the resilience of State Highway 2 and its role in opening up the Wairoa economy. Tehei Takitimu has been engaged to promote equity in health outcomes and to link good economic outcomes to good health outcomes. There is an opportunity to develop further structure.

Item two on the agenda was taken out of order to accommodate the Hawke’s Bay REDA staff to be present.

2. REGIONAL ECONOMIC DEVELOPMENT AGENCY UPDATE

Type of Report:	Information
Legal Reference:	N/A
Document ID:	1801798

Reporting Officer/s & Unit: Bill Roberts, Economic Development Manager

2.1 Purpose of Report

The purpose of this report is for the Chief Executive (Lucy Laitinen) and Chair (Alasdair MacLeod) of the Hawke's Bay Regional Economic Development Agency to provide an update on activities since the last presentation.

At the meeting

Chief Executive, Hawke's Bay REDA (Lucy Laitinen) and Director, Hawke's Bay REDA (Karen Rangi) joined the officer to present the report.

Questions were answered clarifying:

- This has been a thorough process; the next steps involve delineation of tasks and responsibilities between Napier City Council (NCC) and Hawkes Bay Regional Council (HBRC).
- The Matariki kaupapa is still the vision for REDA.
- REDA are using modelling to contribute to the NZTA business case advocating the economic benefit of upgrading State Highway 2 to Central Government. The quantum of the barrier would need to be emphasised due to the low contribution of Wairoa to the overall GDP. The business case would be strengthened by surveying businesses in Gisborne and Wairoa to assess opportunities.
- The meeting spaces at the Business Hub in Hastings are advertised through the website, signage and word of mouth.

COUNCIL RESOLUTION

Councillors Crown / Browne

That Council:

- a) Note the presentation of the Hawke's Bay Regional Economic Development Agency CEO, Lucy Laitinen.

Carried

Announcements by the Mayor

Mayor Wise reminded Council that the Business Gala is to be held on Friday 1 November at the War Memorial Centre. This is part of the Napier 150 year celebrations.

Announcements by the management

Nil

Confirmation of minutes

COUNCIL RESOLUTION

Councillors Chrystal / Greig

That the Draft Minutes of the Ordinary meeting held on 26 September 2024 be confirmed as a true and accurate record of the meeting.

Carried

AGENDA ITEMS

1. ADOPTION OF ANNUAL REPORT 2023/24

Type of Report:	Legal and Operational
Legal Reference:	Local Government Act 2002
Document ID:	1801439
Reporting Officer/s & Unit:	Caroline Thomson, Chief Financial Officer Talía Foster, Financial Controller

1.1 Purpose of Report

To present the Napier City Council Annual Report 2023/24 for adoption by Council.

At the meeting

The officers presented the report and provided updates following the audit review.

Questions were answered clarifying:

- Council’s contract with Audit NZ is for two more years.
- Employment benefit expenses relate to wage costs for the 70 to 80 vacancies that were not achieved.
- The Climate Strategy is on hold until the work of the Joint Climate Action Committee has completed its risk assessment for consideration. This will determine the work plan.
- The \$6.50 Waste Minimisation Discount encourages separation of waste before disposal at the Redclyffe Transfer Station.
- Improvements have been made to the data entry system for Three Waters call outs. Officers are confident that previous issues have been resolved. Progress will be reported through the Audit and Risk Committee.

COUNCIL RESOLUTION

Mayor Wise / Councillor Mawson

That Council:

- a) Receives the report titled Adoption of Annual Report 2023/24 dated 31 October 2024
- b) Note the Draft 2023/24 Annual Report was considered by the Prosperous Committee on 10 October 2024 and circulated to the Audit and Risk Committee for feedback.
- c) Note any qualifications or emphasis of matter paragraphs included in the Auditor’s report (which will be tabled at the meeting).
- d) Adopt the Annual Report for Napier City Council for 2023/24 (including the Statement of Compliance and Letter of Representation) subject to any grammatical and minor changes and any changes due to the requirements of the audit process.

	Carried
	Attachments
1	Audit Opinion 2024 DOC ID 1806640
2	Annual Report 2024 DOC ID 1806641
3	Changes to the AR DOC ID 1806645

3. HOUSING STRATEGY

Type of Report:	Procedural
Legal Reference:	Enter Legal Reference
Document ID:	1801346
Reporting Officer/s & Unit:	Anne Bradbury, Manager Community Strategies

3.1 Purpose of Report

In March 2024 the Council noted the draft Housing Strategy and directed Officers to bring the draft Housing Strategy back to Council for adoption in October 2024. This report outlines the changes from the draft Housing Strategy and seeks adoption of the Housing Strategy.

At the meeting

Executive Director Community Services (Thunes Cloete) joined the officer to present the report.

Officers provided the update that the implementation work in relation to this Strategy is to be ongoing, including through the District Plan and Future Development Strategy. The housing review is still being worked through at a regional level, though all councils are at different stages in the process. This Strategy will be presented to the Ngā Mānukanuka o te Iwi Committee at the rescheduled meeting.

Questions were answered clarifying:

- The local Māori housing providers engaged with were Mana Ahuriri, Te Puni Kokiri, and K3 Kahungunu housing.
- Council’s role in housing is to be a connector and an advocate.

COUNCIL RESOLUTION	Councillors Boag / Deputy Mayor Brosnan
	That Council:
	a. Adopt the Housing Strategy as shown in Attachment 1.

ACTION: Page 7 of Strategy – the words ‘and social housing’ to be deleted

ACTION: Clarify Focus area 3 relating to sufficient housing options

Carried

4. DRAFT CITY WIDE RESERVE MANAGEMENT PLAN

Type of Report: Legal and Operational

Legal Reference: Reserves Act 1977

Document ID: 1801302

Reporting Officer/s & Unit: Amelia Longley, Parks Policy Planner

4.1 Purpose of Report

To seek Council's approval of Draft City Wide Management Plan for public consultation.

At the meeting

Team Leader Open Spaces (Tania Diack) joined the officer to present the report.

Questions were answered clarifying:

- Memorials and donations can be directed towards items relevant to specific projects. A process exists for memorial seats. Officers are happy to engage with interested parties.
- The Premier sports grounds are McLean and Nelson Parks, and Park Island.
- The new ward boundaries are not finalised as yet, though no appeals or objections have been received. The Plan will be updated with the new boundaries after the submissions process.
- The internal policies under review as part of this process are due for review as part of the cyclical review period. There will be opportunity for elected members to have input into the review.
- The Group Reserve Management Plan will include activities related to indigenous vegetation. This will be referenced in the City Wide Plan.
- It was noted that the City Wide Management Plan has a longer lifespan than the current Long Term Plan. The current vision and objectives of Council should be noted with the caveat that they may change during the lifespan of the City Wide Management Plan.
- The acquisition and development policy principle taken from workshop feedback will be developed over the next 12 months.
- Legal advice would be sought to determine whether the individual classification of a reserve would take precedence over the city wide classification.
- Advice will be sought to determine whether the foreshore and parks are covered by a liquor ban and whether parks and reserves are smoke and vape free.

COUNCIL RESOLUTION

Councillors McGrath / Greig

That Council:

a. Approve

- i. Public Notification of the Draft City Wide Reserve Management Plan for consultation as per Section 41(6) of the Reserves Act subject to the amendments determined at the 31 October Council meeting.

ACTION: Amend the Draft City Wide Reserve Management Plan as determined in the minutes.

Carried

5. 2025 NAPIER CITY COUNCIL MEETING SCHEDULE

Type of Report: Operational

Legal Reference: Local Government Act 2002

Document ID: 1776316

Reporting Officer/s & Unit: Anna Eady, Team Leader Governance

5.1 Purpose of Report

The purpose of this report is to recommend that Council adopt the draft 2024 Schedule of Council and Committee meetings (**Attachment 1**) for Napier City Council, in accordance with clause 19 of Schedule 7 of the Local Government Act 2002.

At the meeting

The officer presented the report.

Questions were answered clarifying:

- Standing Committees are all to be held on the same day to realise cost and time efficiencies.

COUNCIL RESOLUTION

Councillors Brosnan / Browne

That Council:

- a) Adopt the Napier City Council 2025 Schedule of Council and Committee meetings (Doc Id 1778151).

Carried

6. INFORMATION - MINUTES OF JOINT COMMITTEES

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1787555
<i>Reporting Officer/s & Unit:</i>	Anna Eady, Team Leader Governance

6.1 Purpose of Report

The purpose of this report is to receive unconfirmed minutes from Joint Committee meetings.

To view the full agendas relating to these minutes please refer to the following websites:

- Hawke's Bay Regional Council <https://www.hbrc.govt.nz/our-council/meetings>

At the meeting

The officer presented the report. There were no questions.

COUNCIL RESOLUTION

Councillors Browne / Tareha

That Council:

- a) Receive for information the minutes of the following Joint Committee meeting held:

- 9 August 2024 Clifton to Tangoio Coastal Hazards Strategy (Doc ID 1798879)

Carried

7. ACTION POINTS REGISTER AS AT 14 OCTOBER 2024

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1801702
<i>Reporting Officer/s & Unit:</i>	Anna Eady, Team Leader Governance

7.1 Purpose of Report

The Action Points Register (Register) records the actions requested of Council officials in Council and Committee meetings. This report provides an extract from the Register as at 14 October 2024, for Council to note. It does not include action points that were requested in public excluded Council or Committee meetings.

At the meeting

The officer presented the report. There were no questions.

COUNCIL RESOLUTION	Councillors Chrystal / Mawson
	That Council:
	a. Note the extract from the Action Points Register as at 14 October 2024
	Carried

8. HOUSING DIVESTMENT

Type of Report:	Operational
Legal Reference:	Local Government Act 2002
Document ID:	1801710
Reporting Officer/s & Unit:	Stephanie Murphy, Manager Strategy and Transformation

8.1 Purpose of Report

Purpose of this report is to provide an update on the Housing Divestment Project; outline the recommended programme and procurement process for the project.

At the meeting

Manager Community Strategies, (Anne Bradbury) joined the officer to present the report.

Questions were answered clarifying:

- The process has been reviewed by the independent chair of the Audit and Risk Committee.
- The usual process for setting up an advisory group and establishing assessment criteria has been followed. Further detail was sought regarding governance involvement in the process and the recommendations amended accordingly.
- Social housing residents have received regular communications and will be provided with an update on 1 November 2024.

COUNCIL RESOLUTION	Councillor Greig / Mayor Wise
-----------------------	-------------------------------

That Council:

- a) Receive the paper entitled “Housing Divestment”.
- b) Appoint Councillor Boag, Mayor Wise and Deputy Mayor Brosnan to the Housing Governance Advisory group.
- c) Delegate to the Housing Governance Advisory group to appoint an independent member to the Housing Expressions of Interest and Request for Proposals Evaluation Panel, with the support of the chair of the Audit and Risk Committee.
- d) Note the Housing Governance Advisory group has oversight of the Expressions of Interest and Request for Proposals Assessment criteria.
- e) Note Council retains the final decision on the housing delivery model and divestment.
- f) Approve officer’s recommendation to:
 - i. Commence the two-step procurement process, including Stage 1, calling for Expressions of Interest; and Stage 2 Request for Proposals to deliver Napier City Council’s Three-Year Plan housing decisions.
 - ii. Commence discussions with Abbeyfield NZ Incorporated (Hawke’s Bay branch) to facilitate delivering strategic housing priorities for Napier on the Greenmeadows East site, including site due diligence, feasibility and commercial terms.

Carried

The meeting adjourned at 11.22am and reconvened at 11.38am

Item 12 on the agenda was taken out of order to enable Councillor Browne to be present.

12. JOINT WASTE ASSESSMENT AND WASTE MANAGEMENT AND MINIMISATION PLAN (WMMP)

Type of Report: Operational and Procedural

Legal Reference: Local Government Act 2002

Document ID: 1802709

Reporting Officer/s & Unit: Stefni Wilson, Waste Minimisation Lead

12.1 Purpose of Report

- 1.1 The purpose of this report is to present the Joint Waste Assessment (**Attachment 1**) including the Hawke's Bay Solid Waste Surveys April 2024 report (**Attachment 2**) and letter of support from the Medical Officer of Health (**Attachment 3**) for the Council to formally receive the documents. The documents were received by the Joint Waste Futures Project Steering Committee on 7 October 2024. This will allow both Councils to progress drafting the Joint Waste Management and Minimisation Plan (WMMP) for the period 2025 – 2031.
- 1.2 The Councils are required to review their WMMP every six years giving regard to Te Rautaki Para | Waste Strategy and the council's most recent waste assessment and decide whether the current 2018 Waste Management and Minimisation Plan should be amended or revoked and a new plan substituted. This process must be completed by 15 September 2025.
- 1.3 The Joint Waste Assessment has been prepared to inform the review process for the Joint WMMP. The Joint Waste Assessment reflects the requirements of Te Rautaki Para | Waste Strategy.
- 1.4 This report concludes by recommending that the current 2018 WMMP is revoked based on the Waste Assessment and work is to commence on drafting a replacement WMMP. The current plan will remain active until the replacement plan is adopted.
- 1.5 This report also recommends that delegation is given to the Joint Waste Futures Project Steering Committee to adopt the final WMMP after the special consultative procedure is completed.

At the meeting

Acting Manager Environmental Solutions (Sarah Bowler), Waste Planning Manager, HDC (Angela Atkins) joined the officer in person, and Principal Waste Resource Recovery Consultant, Tonkin and Taylor (Kimberley Hope) joined the officer online to present the report.

Questions were answered clarifying:

- Fast food outlets were not specifically targeted in this door knocking exercise conducted primarily in Hastings. Further feedback will be sought from commercial and business sectors. Supermarkets and fast food managers will be included.
- Education through community groups is key to encouraging consumers to refuse at point of purchase in order to drive change.
- The draft WMMP will come back to Council for prior approval before consultation. The Project Steering Committee has delegation to adopt.

COUNCIL RESOLUTION

Councillors Browne / Tareha

That Council:

- a. Receive:
 - i. the report titled Joint Waste Assessment and Waste Management and Minimisation Plan (WMMP) dated 31 October 2024.

-
- ii. the Joint Waste Assessment completed in accordance with section 51 of the Waste Minimisation Act 2008.
 - iii. the feedback from Medical Officer of Health on the Joint Waste Assessment obtained on 20 September 2024.
 - b. Approve:
 - i. based on the completed Joint Waste Assessment that the Joint Waste Management and Minimisation Plan 2018 -2024 be revoked, and a new plan substituted under section 50(3) of the Waste Minimisation Act 2008. [options are: continue, amend, or revoke and substitute WMMP]
 - ii. to proceed with the review of the WMMP in accordance with section 44 of the Waste Minimisation Act 2008.
 - c. Note:
 - i. that a draft WMMP will be presented to the Joint Waste Futures Project Steering Committee and then both Councils for approval for consultation in December 2024.
 - d. Receive:
 - i. That the Joint Waste Futures Project Steering Committee has considered the Joint Waste Management and Minimisation Plan 2018 in light of the draft Hastings District Council and Napier City Council Waste Assessment 2024 and agree to develop a replacement Joint Waste Management and Minimisation Plan.
 - e. Approve:
 - i. the delegation to the Joint Waste Futures Project Steering Committee to adopt the final Joint Waste Management and Minimisation Plan on behalf of both Councils after completing the consultation in line with the Special Consultative Procedure and the hearing of submissions by the committee.

Carried

Attachments

1 NCC Waste Assessment presentation DOC ID 1806737

Councillor Browne left the meeting at 12:03pm.

9. REVIEW OF GAMBLING VENUES POLICY

Type of Report: Procedural

Legal Reference: Gambling Act 2003

Document ID: 1800137

Reporting Officer/s & Unit: Michele Grigg, Senior Policy Analyst

Jeriel Sajan, Policy Analyst

9.1 Purpose of Report

The purpose of this report is to update Council on the review of Council's Gambling Venues Policy and to seek approval to retain the Gambling Venues Policy in its current form.

At the meeting

The officers presented the report.

Questions were answered clarifying:

- If a venue has to move due to rent increases, or a venue closes, the machines are transferred with the venue, or to a new venue under the same operator.
- Council has a limited impact in this area.

COUNCIL RESOLUTION

Deputy Mayor Brosnan / Councillor Crown

That Council:

- a. Note the information from the Officers' review of the Gambling Venues Policy.
- b. Resolve to adopt the 2024 Gambling Venues Policy.
- c. Note that consultation is not required if the 2024 Gambling Venues Policy is retained in the form of the 2021 Policy (with some non-material editorial updates).

Carried

Councillors Greig and Boag voted against the motion

10. NAPIER LIBRARY CONTENT & COLLECTIONS POLICY

Type of Report: Operational

Legal Reference: N/A

Document ID: 1801708

Reporting Officer/s & Unit: Nicola Saunders, Libraries Manager

10.1 Purpose of Report

The Napier Libraries Content and Collections Policy consists of an overall statement of the library's collecting intentions and guidelines for selection, maintenance, retention, and disposal of materials in the collections of Napier Libraries.

At the meeting

Manager Arts, Culture and Heritage (Elizabeth Caldwell) joined the officer to present the report.

Questions were answered clarifying:

- This is a new publicly available policy which formalises current processes and is in alignment with other similar policies across the country.

COUNCIL RESOLUTION

Councillor Chrystal / Deputy Mayor Brosnan

That Council:

- Receive the 'Napier Libraries Content & Collections Policy'
- Approve the 'Napier Libraries Content & Collections Policy'

Carried

11. DRAFT FREEDOM CAMPING BYLAW 2024

Type of Report: Legal

Legal Reference: Local Government Act 2002

Document ID: 1802028

Reporting Officer/s & Unit: Jeriel Sajan, Policy Analyst
Michele Grigg, Senior Policy Analyst

11.1 Purpose of Report

This report seeks Council's adoption of the Statement of Proposal (SOP) and the Draft Freedom Camping Bylaw 2024 for public consultation and for officers to commence the special consultative procedure.

At the meeting

The officers presented the report.

Questions were answered clarifying;

- Current settings are to consult neighbours within 100m of the site. Direction will be provided as to appropriate parameters of consultation for specific sites.
- Prohibition of fires will be included in the new signage.
- Aquarium staff have been involved, full implications for each site will be determined following the submission process.

COUNCIL RESOLUTION

Mayor Wise / Councillor Price

That Council:

- Adopts the Statement of Proposal and Draft Freedom Camping Bylaw 2024 for public consultation.

Carried

Attachments

- 1 Freedom Camping Presentation DOC ID 1807237

The meeting closed with a karakia at 12.33pm

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

Chairperson

Date of approval

ORDINARY MEETING OF
COUNCIL
Open Minutes

Meeting Date: Thursday 7 November 2024

Time: 2.00pm – 2:25pm

Venue Large Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council’s Facebook page

Present **Chair:** Mayor Wise
Members: Councillors Boag, Browne, Chrystal, Crown, Greig,
Mawson, McGrath, Price and Taylor.

In Attendance Chief Executive (Louise Miller)
Acting Executive Director Corporate Services (Caroline Thomson)
[online]
Executive Director Infrastructure Services (Russell Bond)
Executive Director Community Services (Thunes Cloete)

	Manager Communications and Marketing (Julia Stevens) [online]
	Team Leader Governance (Anna Eady)
	Manager Water Reforms Transition (Andrew Lebioda)
	Manager Property (Bryan Faulknor)
	Carbon Emissions Advisor (Michelle Duncan)
	Event Manager (Kevin Murphy)
	Communications Manager (Jess Soutar Barron)
	Financial Analyst (Dirk Steyn)
	Executive Assistant to the Mayor (Vanessa Smith)

Administration	Governance Advisors (Jemma McDade)
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ORDINARY MEETING OF COUNCIL – Open Minutes

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ORDER OF BUSINESS

Karakia

The meeting opened with the Council Karakia.

Apologies

COUNCIL RESOLUTION	Councillors Price / Mawson
	That the apologies from Deputy Mayor Brosnan and Councillor Simpson be accepted.
	Carried

Councillor Tareha did not attend the meeting.

Conflicts of interest

Nil

Public forum

Nil

Announcements by the Mayor

Councillor Mawson provided a reminder that the Napier Monopoly game, as part of the Napier 150th celebrations, is now on sale and can be purchased at the Napier iSite and online at [Monopoly | Our Place Napier](#).

Announcements by the management

Nil

Confirmation of minutes

There are no minutes to confirm.

AGENDA ITEMS

1. LOCAL WATER DONE WELL

Type of Report:	Operational
Legal Reference:	N/A
Document ID:	1799798
Reporting Officer/s & Unit:	Andrew Lebioda, Manager Water Reforms Transition

1.1 Purpose of Report

The purpose of this report is to recommend that Council endorse the continuation of the joint Hawke's Bay Water work by moving to the development of a Business Case.

Business Case development follows the initial financial modelling undertaken to date, and will evaluate Hawke's Bay water services delivery options (within council, council CCO or multi-council CCO), summarising key financial and non-financial impacts for each council and its ratepayers.

The Business Case will also provide a consistent basis for councils to make an informed decision on a preferred delivery model, ahead of the required public consultation.

At the meeting

Executive Director Infrastructure Services (Russell Bond) joined the officer to present the report. This paper follows on from the 22 October workshop with the modelling options to be refined into the business case.

There were no questions.

COUNCIL RESOLUTION

Mayor Wise / Councillor Price

That Council:

- a. **Note**
 - i. the policy and legislative requirements under central Government's Local Water Done Well framework for the future of water service delivery.
 - ii. the initial scenario modelling work undertaken to date.
- b. **Endorse** the process to progress with the development of a Business Case.

Carried

2. LICENCES FOR EV CHARGERS ON RESERVE LAND

Type of Report: Legal and Operational

Legal Reference: Reserves Act 1977

Document ID: 1806235

Reporting Officer/s & Unit: Bryan Faulknor, Manager Property
Michelle Duncan, Carbon Emissions Advisor

2.1 Purpose of Report

To seek Council's approval to grant a Licence to Meridian Energy Limited to install and operate Electric Vehicle (EV) Charging Stations at two Council sites. Both are Reserve Land pursuant to the Reserves Act 1977, being the Aquarium Carpark on Marine Parade and the Flanders Avenue Carpark at Onekawa Park.

At the meeting

The officers presented the report.

Questions were answered clarifying:

- Other councils, including Wellington City Council and Hutt City Council, have contracts with Meridian and are not charging a fee to Meridian.
- There were six locations originally identified as suitable, this was narrowed down to the current two due to: the proximity to a transformer, the lack of impact on parking in the CBD, availability of parking, safety, and traffic management. The use of the car parking spaces would not be limited to users of the EV chargers.
- NZTA will have data as to quantity of electric vehicles in Napier; charging stations are also available for visitors to Napier. Existing charging stations are spread across the city. Meridian have received Government funding for the charging stations and approached Napier based on their research. This will include modelling around vehicle numbers. Ground disturbance required for installation is minimal.
- The contracts with Meridian need to be in place within six months for their funding to be realised. Installation will not necessarily fall within that timeframe.
- The reimagining process currently being undertaken by Council may impact the future use of the Aquarium carpark during the lifespan of this lease.

COUNCIL RESOLUTION

Mayor Wise / Councillor Crown

That Council:

- Approve**, as Administering Body, the granting of a Licence pursuant to Section 61 (1) of the Reserves Act 1977 to Meridian Energy Limited to install and operate an EV Charging Station on the National Aquarium of NZ carpark, Marine Parade.
- Approve**, as Administering Body, the granting of a Licence pursuant to Section 54 (1) (d) of the Reserves Act 1977 to Meridian Energy Limited to install and operate an EV Charging Station on the Flanders Avenue Carpark, Onekawa Park.
- Approve**, in exercise of the Ministerial consent (Under delegation from the Minister of Conservation) the granting of the above Licence relating to Onekawa Park.
- Resolve**, to approve that the initial term of the Licences for both sites be for (10) ten years with one right of renewal (by agreement) of 5 years. Subject to an early exit clause being included in the Lease agreement for both locations.
- Note** that, pursuant to Section 54 of the Reserves Act 1977, the proposed Licence relating to Onekawa Park is required to be publicly notified and should any objections or submissions be received then the matter will be required to be brought back to Council. Should no

submissions or objections be received then the above resolution stands.

- f. **Note** that in granting the Licences Council is merely acting in its capacity as a Licensor and owner of the land. Any such approval shall not imply the consent of Council as a regulatory authority, and thus the installations are subject to Meridian obtaining all required regulatory consents.

Carried

Councillors McGrath and Mawson voted against the motion

Minor matters

Nil

RESOLUTION TO EXCLUDE THE PUBLIC

Councillors Taylor / Mawson

COUNCIL RESOLUTION

That the public be excluded from the following parts of the proceedings of this meeting.

Carried

Agenda Items

- 1. Soundshell Concert - February 2025
- 2. Land Purchase

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

General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) to the passing of this resolution.	Plain English reason for passing this resolution in relation to each matter
	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely	

	to result in the disclosure of information where the withholding of the information is necessary to:	to result in the disclosure of information for which good reason for withholding would exist:	
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Agenda Items

1. Soundshell Concert - February 2025	7(2)(h) Enable the local authority to carry out, without prejudice or disadvantage, commercial activities	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.	To enable Council to conduct commercial activities and create a template for future events.
2. Land Purchase	7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist: (i) Where the local authority is named or specified in Schedule 1 of this Act, under section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.	Allow negotiations to proceed with land owners regarding purchase price

Public Excluded Text

Council has considered the public interest in the information above and balanced those interests with the reason(s) for withholding this information. This ensures Council has met the requirements for withholding information under section 7(2) of the Local Government and Official Information and Meetings Act 1987.

The meeting closed at 2:25pm

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

Chairperson

Date of approval