

PROSPEROUS NAPIER COMMITTEE

Open Minutes

Meeting Date: Wednesday 26 February 2025

Time: 1.00pm – 1.45pm

Venue Large Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook page

Present **Chair:** Councillor Crown
Members: Acting Mayor Brosnan, Councillors Boag, Browne, Chrystal, Greig, Mawson, McGrath, Price, Simpson, Tareha and Taylor (Deputy Chair)
Ngā Mānukanuka o te Iwi representatives – Evelyn Ratima

In Attendance Deputy Chief Executive / Acting Executive Director City Services (Jessica Ellerm)
Chief Financial Officer / Acting Executive Director Corporate Services (Caroline Thomson)
Executive Director Infrastructure Services (Russell Bond)
Executive Director Community Services (Thunes Cloete)
Manager Communications and Marketing (Julia Stevens) [zoom]
Manager Strategy and Transformation (Stephanie Murphy)
Manager Property (Bryan Faulknor)
Corporate Finance Manager (Garry Hrustinsky)
Financial Controller (Talia Foster)
Team Leader Governance (Anna Eady)

Also in Attendance Ruth Seabright [zoom] and Lucy Miller [zoom] and Mark Baylis, Abbeyfield Hawke's Bay

Administration Governance Advisors (Carolyn Hunt and Jemma McDade)

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ORDER OF BUSINESS

Karakia

The meeting opened with the Council karakia.

Apologies

Councillors Mawson / Tareha

That the apology from Mayor Wise be accepted.

Carried

Conflicts of interest

Nil

Public forum

Nil

Announcements by the Acting Mayor

Bereavement – Acting Mayor Brosnan acknowledged the passing of Andrew Austin on 22 February 2025 at the age of 57 after battling cancer. Andrew had been editor of the Hawke's Bay Today for six years. Sincere condolences were expressed to the family.

2025 Te Matatini Festival - From Tuesday 25 February 2025 to Saturday 1 March 2025, 55 groups will perform on stage at Pukekura/Bowl of Brooklands in New Plymouth to an audience of approximately 70,000, and an expected 2.5 million viewers on TV or online.

Announcements by the Chairperson

Nil

Announcements by the management

Nil

Confirmation of minutes

Councillors Mawson / Greig

That the Minutes of the Prosperous Napier Committee meeting held on 10 October 2024, including the Public Excluded minutes, previously circulated were taken as a true and accurate record of the meeting.

Carried

AGENDA ITEMS

1. ABBEYFIELD HOUSING PROPOSAL UPDATE

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Enter Legal Reference
<i>Document ID:</i>	1831356
<i>Reporting Officer/s & Unit:</i>	Bryan Faulknor, Manager Property Stephanie Murphy, Manager Strategy and Transformation

1.1 Purpose of Report

To update Council on discussions to date with Abbeyfield and obtain approval in principle to the proposal and provide a conditional letter of support for Abbeyfield's funding applications.

At the meeting

The Manager Strategy and Transformation introduced Mark Bayliss (Chair), Ruth Seabright (Chief Executive) and Lucy Miller (Hawke's Bay member) from Abbeyfield Housing, who had all been working on the housing proposal, which was a result of a decision in the three year plan.

The Manager Property, Mr Faulknor provided an update and summary on the Abbeyfield Housing Proposal.

Prior to questions, the Chair gave Mr Baylis the opportunity to share his views on the process from Abbeyfield's perspective. Mr Baylis advised that he was impressed with Council's enthusiasm and strategic approach to the project. He highlighted some aspects of the shared living model and that there were currently 14 Abbeyfield Houses in New Zealand.

In response to questions the following was clarified:

- Application to become a resident can be made online, which is then assessed by the Committee. Prospective residents are asked to stay in the house for a trial period of one or two weeks to see if the lifestyle suits, or by sharing some meals if staying overnight is not possible. A permanent place in the house is only confirmed after the trial stay.
 - People who live in Abbeyfield Houses are normally over the age of 65 and are able to care for themselves independently.
 - Rents vary from house to house and cover board and lodging, meals, power and the house's operating costs, including insurance and rates.
 - Residents are eligible for the National Superannuation Living Alone Allowance and may also qualify for the Accommodation Supplement depending on their circumstances.
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- The design philosophies and concepts contained in the original design and other houses have been continued. The internal shared courtyard provides a community aspect and indoor/outdoor living. The design is tailored for this specific site.
 - Abbeyfield Houses provide for people who cannot afford other residential homes / villages.
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**COMMITTEE
RESOLUTION**

Councillors Boag / Chrystal

The Prosperous Napier Committee:

- a. **Agree** in principle to subdivide part of Council owned land (approx. 2,000m²) on the corner of Spriggs Crescent and Tait Drive and lease on a long-term basis to Abbeyfield Properties Limited or associated entity.
- b. **Note** that the agreement in principle is subject to Abbeyfield negotiating a lease on terms satisfactory to Council, obtaining Council approval for final plans, securing full funding, carrying out all required due diligence and obtaining all required regulatory consents.
- c. **Require** that the terms of the lease, mortgage terms, and final concept plans are brought back to Council for final approval.
- d. **Agree** to provide a Letter of Intent to Abbeyfield setting out the intention to lease subject to the conditions being met as outlined above.

Carried

2. TREASURY ACTIVITY AND FUNDING UPDATE

Type of Report: Information

Legal Reference: N/A

Document ID: 1830854

Reporting Officer/s & Unit: Garry Hrustinsky, Corporate Finance Manager

2.1 Purpose of Report

The purpose of this report is to update the Prosperous Napier Committee on Council's treasury activity.

At the meeting

The Corporate Finance Manager, Mr Hrustinsky provided an update on Council's treasury activity. Since the last report there has been \$25m worth of borrowing, but is \$30m below the projected borrowing for this financial year. In addition with a 0.5% cut in the interest rate by ANZ, Council is now in a position to be able to apply for green loans through the Local Government Funding Agency.

**COMMITTEE
RESOLUTION**

Acting Mayor Brosnan / Councillor Greig

The Prosperous Napier Committee:

- a. **Receive** the report titled Treasury Activity and Funding Update dated 26 February 2025.

Carried

3. QUARTERLY PERFORMANCE REPORT

Type of Report: Legal and Operational

Legal Reference: Local Government Act 2002

Document ID: 1831603

Reporting Officer/s & Unit: Talia Foster, Financial Controller
Alister Edie, Business Improvement Manager

3.1 Purpose of Report

To consider the Napier City Council Quarterly Performance Report for the three months ended 31 December 2024.

At the meeting

The Financial Controller, Ms Foster provided a brief of summary of the report.

In response to questions the following was clarified:

- The quarterly report performance measures are as set during the Long Term Plan. Whether they would be changed further for the reimagine facilities could not yet be confirmed. For the annual reporting process officers would still be required to report on measures based in the Long Term Plan.
 - Leasehold land and Parklands are part of the property assets which will move to the CCTO. There may be some retained assets that will not be the responsibility of the CCTO. Revenue and expenses from assets moved to the CCTO will still be Councils, although the CCTO would be controlling the assets . There should not be substantial changes to the quarterly performance report however, there may be additional reporting on the performance of the CCTO.
 - Ms Murphy confirmed that Governance and oversight has not been missed in relation to the housing portfolio work. Officers were in the process, from a procurement perspective, of going out to all the commercial advisors for a team to be established. Once this is completed, work will commence on the project itself. It is anticipated that the first oversight committee meeting will be held within the next month.
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- Ms Thomson noted of the \$2.5m over budget employee benefit expense expenditure, \$700,000 of that variance is related to Kennedy Park and Ocean Spa, which are part of Council's commercial activity portfolio.
 - Officers are currently working through further analysis in relation to budgeting for casuals. Due to Council's strategy in holding vacancies and staffing levels static there are more casuals employed than normal which is costing more. Council is on track with its capital programme budget spend. Having people employed to carry out work and managing the cost of it is a balancing act.
 - Mr Cloete advised that in relation to SR21 to enable the community to become more resilient, officers were in the process of setting up community hubs with Hawke's Bay Regional Council which was on track.

**COMMITTEE
RESOLUTION**

Councillors Crown / Boag

The Prosperous Napier Committee:

- a) **Receive** the Quarterly Performance Report and Quarterly Report for the three months ended 31 December 2024.

ACTION: *Note for the second month in a row Council has not met the building targets and building consents targets are linked to community outcomes.*

Direct officers to provide building consent targets for the three month quarter to 31 December 2024 to elected members.

ACTION: **Direct** officers to provide any additional information on the timeframe for enabling the community to become more resilient and the groups involved from a community perspective.

Carried

4. SUBMISSIONS SCHEDULE UPDATE 29 AUGUST 2024 TO 10 FEBRUARY 2025

Type of Report:	Information
Legal Reference:	N/A
Document ID:	1829618
Reporting Officer/s & Unit:	Jemma McDade, Governance Advisor

4.1 Purpose of Report

The purpose of this report is to provide an update on the new process of researching opportunities for Napier City Council (NCC) to submit towards the development of legislation and policy, the agencies being monitored for consultation opportunities, and those opportunities on which NCC did or did not make a submission. This report covers the time period between 29 August 2024 and 10 February 2025.

At the meeting

The Governance Advisor, Ms McDade took the report as read and advised that since writing the report the following submissions were in process.

- **Transport and Infrastructure Committee** consultation on the framework of implementing time of use schemes. Infrastructure have confirmed they will not be submitting on this Bill, which is in the first reading stage and does not directly impact the region at the moment.
- **Waka Kotahi New Zealand Transport Authority** consultation on retaining the current speed limits. Infrastructure have confirmed they will not be submitting on this as the speed reversal proposal which involves reverting speed limits to pre-2020 levels on certain State Highways.
- **Infrastructure on Local Water Government Services Bill** submission was circulated to elected members last week, and was made as a joint submission with neighbouring councils.

COMMITTEE RESOLUTION

Councillors Crown / Mawson

The Prosperous Napier Committee:

- **Receive** the report titled Submissions Schedule Update 29 August 2024 to 10 February 2025 dated 26 February 2025.
- **Note** the submissions made by Napier City Council during the period 29 August 2024 to 10 February 2025 detailed in the attachment (Doc Id 1830268) of the agenda report.

Carried

Minor matters

There were no minor matters to discuss.

The meeting closed at 1.45pm

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

Chairperson

Date of approval