



# FUTURE NAPIER COMMITTEE

## Open Agenda

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Meeting Date: Thursday 6 March 2025

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Time: Following Sustainable Napier Committee

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Venue: Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

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*Livestreamed via Council's Facebook page*

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Committee Members **Chair:** Deputy Mayor Brosnan

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

Ngā Mānukanuka o te Iwi representatives – Tiwana Aranui and (Vacancy)

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Officer Responsible Executive Director City Strategy

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Administration Governance Team

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**Next Future Napier Committee Meeting**  
**Thursday 10 April 2025**

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

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

### **Purpose**

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

### **Delegated Powers to Act**

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

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

### **Power to Recommend**

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

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

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

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

# ORDER OF BUSINESS

## Karakia

## Apologies

Mayor Wise

## Conflicts of interest

## Public forum

Nil

## Announcements by the Mayor

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

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

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

## Announcements by the management

## Confirmation of minutes

That the Minutes of the Future Napier Committee meeting held on Thursday, 24 October 2024 be taken as a true and accurate record of the meeting. ....20

## Agenda items

- 1 Project and Activity Update - City Strategy .....4
- 2 Resource Consents Activity Update..... 15

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

## Recommendation to Exclude the Public

Nil

# AGENDA ITEMS

## 1. PROJECT AND ACTIVITY UPDATE - CITY STRATEGY

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1826854
<i>Reporting Officer/s &amp; Unit:</i>	<p>Jessica Le Roux, EA to Executive Director City Strategy</p> <p>Darran Gillies, Strategic Programmes Manager</p> <p>Luke Johnson, Manager Regulatory Solutions</p> <p>Bruce Lake, Enterprise Project Management Office (EPMO) Manager</p> <p>Paulina Wilhelm, Manager City Development</p> <p>Bill Roberts, Economic Development Manager</p> <p>Georgina King, Team Leader City Design and Urban Renewal</p>

### 1.1 Purpose of Report

To provide Council updates on key projects and activities managed within the City Strategy Directorate. The projects and activities reported on may vary from report to report, depending on what interests the Council.

### Officer's Recommendation

The Future Napier Committee:

- a. Receive the report titled "Project and Activity Update – City Strategy".

### 1.2 Background Summary

The City Strategy Directorate is responsible for the delivery of several strategic projects and activities for Council, including:

- Civic Precinct
- Waka Hub
- Ahuriri Regional Park
- Proposed District Plan
- Future Development Strategy
- Bylaw and Policy Review Programme
- Climate Action
- Riverbend Fast Track Consenting Process
- Te Muriwai o Te Whanga Plan

- Parking
- Economic Development
- EPMO

This report provides an update on these projects and activities.

### 1.3 Key Projects and Activities

#### **Civic Precinct**

Council adopted the 3 Year Plan on 27 June 2024 to proceed with the development of the ex-library tower in-house. This decision enables the **Civic Precinct** to be delivered as one programme of works.

The **Civic Precinct** consists of a public realm that spans from the southern lane running east-west adjacent to the Court House and Dalton House on the southern edge, Hastings Street on the east, Station Street on the north and Dalton Street on the west. Within the public realm sits three interconnected buildings – **Te Aka** made up of the **Library** and **Chambers**, and the **Office accommodation** building.

The latest design stages were approved by Council on August 15th. The team has completed the detailed design, excluding the Maranga fitout, and is currently progressing towards the completion of the Building Consent documentation.

The two-stage procurement process is now underway. The competitive Registration of Interest (ROI) stage was released to the market post the Audit & Risk Committee on the 6<sup>th</sup> of September. The ROI period runs for four weeks before the shortlisting process is undertaken by the Tender Evaluation Team (TET). The Senior Responsible Officer will approve the TETs shortlisting recommendation.

Three shortlisted vendors took part in a 16-day interactive process with key members of the project team to enable further development of tenders.

The Request for Tender (RFT) was released on the 10<sup>th</sup> of February with the design documentation completed to the level that accurate pricing can be achieved. This will run for 28 days.

An evaluation and moderation process will then be undertaken by the TET before a Tender Recommendation Report is brought before the council in April for approval to enter into negotiations with a preferred tenderer.

The enabling works on the existing library tower are well underway and currently tracking well to both programme and budget. The removal of the northern annex and internal demolition has been completed with the team moving on to the removal of the remainder of the building façade.

The focus of the design team will be the internal fit-out of Maranga and the council chambers, the FF&E design and procurement for the precinct including a detailed shelving layout for the library spaces.

#### **Revitalise Emerson Street**

Change of Reporting Committee – this project will now be reported to Sustainable Napier with the first report scheduled for 10 April.

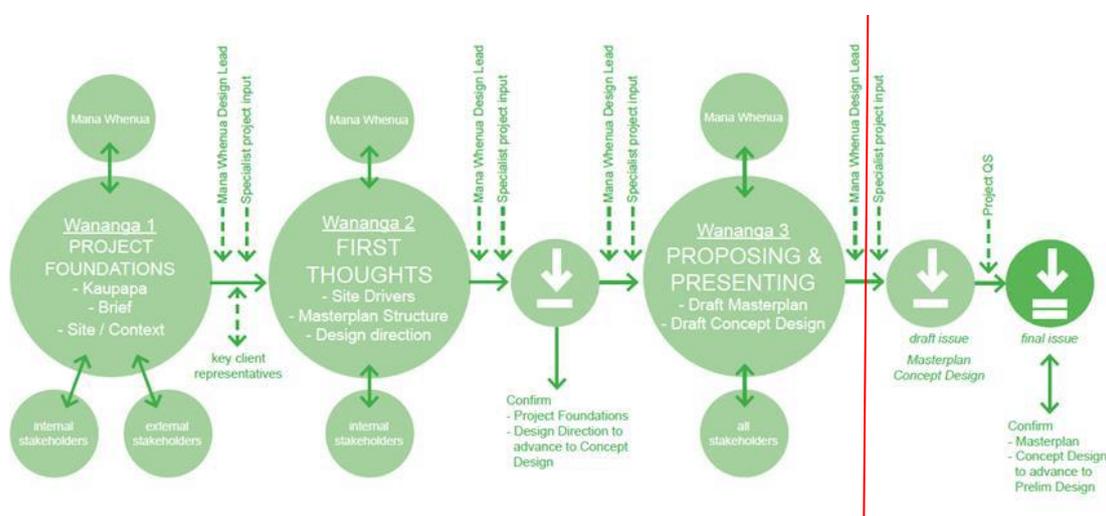
**Waka Hub**

As reported in the last update to this committee, there is a total of \$5.5M allocated to this project, \$2.2M from Better Off Funding and \$3.3M in the 3-Year Plan.

The Better Off Funding has been allocated to the development of a spatial masterplan and concept design and a contract has been let to provide these services. This design will provide a pontoon and waka whare with initial construction to be focused on the pontoon to ensure a secure berth for the waka.

So far, the project has gone through a wānanga process as outlined below and concept design is currently being prepared and will be presented for endorsement at Ngā Mānukanuka o te Iwi on 14<sup>th</sup> March and approval by Council on 27<sup>th</sup> March.

- Wānanga 0 – 11<sup>th</sup> October, 2024 (morning session)
- Wānanga 1 – 11<sup>th</sup> October, 2024 (afternoon session)
- Wānanga 2 – 29<sup>th</sup> November, 2024
- Wānanga 3 – 31<sup>st</sup> January, 2025



Alongside the design, work is underway to develop a tri-partite Memorandum of Understanding (MOU) between NCC, Napier Sailing Club and Ātea a Rangi Trust which will define how the space occupied by the waka whare will operate in terms of areas open to the public, areas of mixed use between the Sailing Club and the Trust and areas of exclusive use. Once the MOU has been agreed in principle this will be brought back to Council for approval.

A workshop with Council was held on 26<sup>th</sup> February discussing lease models available to Council. Approval of the lease and general conditions, including rent, will be brought to Council for approval in line with our obligations under the Reserves Act 1977.

**Ahuriri Regional Park**

Te Whanganui-a-Orotū, also known as the Ahuriri Estuary, is a unique wetland area that requires restoration due to years of stormwater discharge, wastewater discharges, and sediment runoff. To address these challenges, the Council aims to work closely with Hawke’s Bay Regional Council (HBRC), Mana Ahuriri Trust (MAT), and Te Komiti Muriwai o Te Whanga to develop the Ahuriri Regional Park on the Council-owned land known as Lagoon Farm.

The following items represent progress over December 2024 – January 2025.

Action	Notes
Joint Committee Meeting and Workshop (9/12/24)	Minutes circulated by Carolyn Hunt on 11/12/2024
Stream classification Assessment received	Stream classification assessment finalised by EAM – no change to the draft previously provided to BML to factor into the masterplan.
Meeting with Mana Ahuriri Officers	Gareth Boyt (Mana Ahuriri Trust) and Connie Mills met to discuss project background and project trajectory. Considered opportunities to engage further with MAT following the cancellation of the second design hui.
TAG Drop-in session	Connie Mills hosted a TEAMS meeting to provide an update to TAG members / inform progress and receive any feedback.
Ongoing Engagement with Hawkes Bay Airport	The project team are continuing to work with HBAL on management of bird strike through design of the park. The team are drafting a status report to be shared with the HBAL board for comfort. Design matters to continue considering include minimising open bodies of water, minimise creating 'pockets' of water which birds may fly between, avoiding creating spaces which enable people to congregate under the flight path.
Joint Committee Site Visit (4/02/2025)	Site visit with members of the Joint Committee, DoC and Council officers to discuss development of the masterplan and features on site.

### **Proposed District Plan**

The District Plan is an important regulatory document for Council. It affects every piece of land, and manages all land use, development, and subdivision in Napier. The District Plan sets the regulatory framework for how the city will grow and develop into the future and manages the effects from activities on the environment.

The Proposed District Plan was notified in September 2024. We received 288 submissions, three of these were late submissions.

The next steps in the process and timeframes are included in the table below.

Phase	Description	Timeframe
1. Hearings reports and planning	Planners prepare the hearing topics and the hearing reports	March -November 2025
2. Hearings	Hearing commissioners hear submitters	November 2024 to September 2025
3. Decisions	Hearing Commissioners prepare the decisions	September 2025

### **Plan Variations**

Policy planners are preparing three plan variations to be notified for public consultation in 2024 and 2025. These are:

- Sites of Significance to Māori
- Significant Natural Areas

Natural Hazards Variation: The Natural hazards Variation has been placed on hold due to the following reasons:

- 1) The HBRC is developing the Regional Policy Statement which is due to be notified for public consultation in August 2025. This will guide the approach local authorities need to give effect to in relation to Natural Hazards.
- 2) The HBRC has just finalised a draft river hazards model following the Cyclone Gabrielle. This model needs to be peer reviewed before it could be relied on as a regulatory tool. The peer review will take 4 to 6 months and the updated maps will be used in the proposed plan.
- 3) Central Government was going to notify a NPS on Natural Hazards at the end of 2024. This was postponed to March 2025, and now it has been postponed again. No further updates have been received from MFE regarding the timing of the release of the NPS.

Considering Natural Hazards affect all the community to a great extent, officers have recommended to delay the notification of the natural hazards to avoid public confusion and mixed messaging.

Sites of Significance to Māori Variation: There has been a lot of progress since our last update. A Council workshop was held on 13 February to present the proposed sites and the direction of the chapter. The workshop highlighted progress made during various meetings with mana whenua as part of the engagement process. The next step is to notify and engage with landowners. Notification of this Variation is scheduled for early May.

ECO (Ecosystems and Indigenous Vegetation) Variation: The ECO chapter was notified late last year, and submissions closed end of January. Around 70 submissions were received from landowners and stakeholders. Officers are now preparing a summary of submissions to be notified in late March-April and request for further submissions.

### **Future Development Strategy**

The Future Development Strategy (FDS) is the 30-year growth strategy for Napier and Hastings. Hastings District Council, NCC and HBRC, along with iwi and hapū partners are jointly developing the Hastings and Napier FDS.

Five independent commissioners have been appointed to hear the submissions on the FDS. The hearings will take place 24 to 27 of March. Recommendations from the panel will go to the Joint Committee for endorsement and then to all 3 Councils for final adoption.

141 submissions were lodged, the majority affecting Hastings DC sites. The NCC submissions are consistent with the submissions received in the Napier Spatial Picture.

### **Bylaw and Policy Review Programme**

Freedom Camping Bylaw: The hearings for the Freedom Camping Bylaw took place on

Monday 3<sup>rd</sup> February. The new bylaw was adopted with minor changes. Officers are planning the implementation of the bylaw which will be phased in the next few months.

### **Climate Action**

Urban Intelligence Ltd has been engaged by HBRC on behalf of the CAJC to develop a regional climate change risk assessment. The risk assessment project was initiated following CAJC's August 2024 meeting and will be reported back to the Committee at their November 2024 meeting. As such, the project is proceeding at pace to ensure the assessment can be tabled at the next meeting.

A risk assessment will help increase understanding of the full range of climate risks in Hawke's Bay, and importantly, the impacts of those risks on our communities. The range of climate impacts we will need to adapt to as a region is broader than the impact of natural hazard events alone. A risk assessment of this nature can include (but is not limited to), risks to:

- our natural and built environment
- people and communities (including cultural wellbeing and social cohesion)
- infrastructure
- cultural and heritage assets
- the regional economy.

The risk assessment tool has been showcased to NCC officers. It collates all information visually via maps and can serve as a consultation planning and engagement tool as it is dynamic and can display several hazard scenarios.

### **Riverbend Fast Track Consenting Process**

Riverbend Development (Te Orokohanga Hoū) - The developers of this development have applied to the Environmental Protection Agency (EPA) to have this application processed under the Natural and Built Environments Act fast-tracking process by the EPA. The EPA have sought comment from NCC (and other Council's and PSGE's) on the appropriateness of this pathway. If accepted by the EPA, Council would then have further opportunity to provide comment on the more detailed technical matters relating to this proposal.

Having received comments from the relevant parties (including NCC), the Minister must then:

- a. consider these; and
- b. decide whether to accept the referral application.

Once that decision is made, the Minister must give notice of the decision to NCC. There are no statutory timeframes within which the decision must be made, but we expect it will be in the first quarter of 2025.

### **Te Muriwai o Te Whanga Plan**

This plan, jointly prepared by MAT, HBRC, NCC, HDC and DoC, is a requirement under the Ahuriri Hapū Claims Settlement Act 2021, and its purpose is to strive for a healthy Whanga (estuary). This plan is being formally launched and adopted on Friday 14th

February at the Waiohiki Marae. Once adopted, Council must have regard to its contents when considering resource consent applications, when undertaking plan reviews or plan changes, and when making LGA decisions.

### **Parking**

Under the Parking Strategy, officers are currently undertaking modelling to provide a current measured perspective of the issues facing parking within the CBD and surrounds. This modelling was last completed in 2018 and by updating this data it will provide a more accurate reflection of where the pain points are with regard to parking. The focus remains promoting a compact, vibrant, and well-functioning CBD. The report currently being prepared will discuss at a more detailed level some of the CBD parking issues and opportunities. This report is expected to be presented to Council shortly.

Feedback received from Ahuriri and Taradale Business Associations in late 2024 raised the need for further parking support in these commercial areas which will also be included within the modelling and further work programmed this year.

Work is anticipated to be completed on the retaining wall at the Herschell Street car park over the next few weeks, with phase 2 (ground works for the expanded carparking area) scheduled to commence later this month. The improved retaining wall structure has resulted in improved safety of properties situated above the carpark, whilst phase 2 will provide an additional 20 car parking spaces.

### **Economic Development**

#### Global situation

Global growth is expected to hold steady at 2.7 percent in 2025-26. However, the global economy appears to be settling at a low growth rate that will be insufficient to foster sustained economic development.

However, the IMF has increased its forecast to 3.3% growth. There is much uncertainty, particularly in trade.

#### National situation

Interest rate increases led to a recession and higher unemployment. New Zealand had the largest GDP contraction among developed countries in 2024. Recession lowered inflation, allowing the Reserve Bank to cut rates. Further rate cuts expected by Q3 2025, bringing the cash rate to 3%. GDP growth forecasted to rise to 1.8% in 2025 after a 0.5% decline in 2024.

#### Napier situation

The number of registered businesses in Napier as of January 2025 is slightly up at 8,864, ranking 18 out of 66 Local authorities.

Napier GDP is flat at just over \$4 billion.

Median household Income is \$82.9k

Employment rate is 95%.

Total spend in January was slightly down on same time last year with Taradale and Hospitality being the top performing categories:



Footcount was 7% up on last year for Art Deco week, which confirms anecdotal feedback. The Art Deco card spend figures will be available mid March.

Current Economic Development Activities

- Working with Awatoto Industry Action Group (AIAG) on secondary flood protection
  - The impact of Cyclone Gabrielle on Awatoto businesses was huge - insured financial impact exceeded \$250M and some businesses are still not fully operational. In response Awatoto businesses have formed an action group, AIAG, to develop a cost-effective flood mitigation solution: a secondary containment bund. Napier City Council has signed a memorandum of understanding with the group and HB Regional Council to explore the solution. As an area of high regional and national economic significance, I was tasked with liaison with the group, and we are also represented by Phil Kelson in his capacity as asset owner of the Wastewater Treatment Plant. There are several complexities involved, primarily the technicalities of the bund itself and the modelling of various flooding scenarios, and secondarily the cost, funding, ownership and maintenance of the proposed solution. Given the detail involved we have asked representatives from the AIAG to come to a joint workshop with us to step through the complexities so that elected members are fully briefed when asked to make any decisions or commit further funding. This workshop is booked in for 20 March.
  
- Business Talent and Visitor Attraction Strategy:
 

To further strategy formation the following scope of work was agreed with ELT:

  - Using the current REDA Hawke’s Bay economic snapshot research as a starting point, consider its Napier-specific recommendations.
  - Carry out a desktop research exercise to gather all available data and insights into Napier, both pre and since Covid-19.
  - Perform gap analysis to understand whether the REDA report fulfils the requirement for an outside independent viewpoint.
  - Commission work to answer any unresolved questions if necessary.
  - Present back findings to inform Council direction through its long-term planning process.

- Use findings to inform Napier's brand clarity, so we can tell the Napier stories more easily. We are currently working through the first three points, and envisage that this work will be completed end February, at which point the project group will be formed to agree next steps and timelines
- Business breakfast planning. The first speaker (tbc) will be ANZ Chief Economist Sharon Zollner.
- Business association liaison and support
- Planning for the next joint Developers' Forum with HDC
- Sister City liaison
  - **Tomakomai**, our Japanese sister city, is sending a delegation in November to mark the 45<sup>th</sup> anniversary of our relationship. The themes of the visit will be economic and cultural. We are exploring how we can strengthen economic ties and encourage investment. Our large local employer PanPac Forest Products will be heavily involved in the planning and hosting, as the initial relationship was formed through the Oji Fibre ownership connection. The delegation will include members of Japan's indigenous population, the Ainu people, and we greatly look forward to the cultural and economic collaboration opportunities that will present. In addition, there is an officer exchange programme, whereby we will host a member of the Tomakomai team in the three months leading up to the main visit. The intention is that we will reciprocate by sending someone to Tomakomai next year.
  - **Liangyungang** sent a dignitary at short notice in December. An informal visit, he was hosted by Councillor Ronda Crystal, who provided an excellent art deco Napier city tour. We have been approached by several Chinese cities and delegations in an ad hoc fashion looking for closer relations. We review these on a case by case basis and refer them appropriately, mindful of the limited resources we have to foster such relationships.
  - **Victoria, British Columbia**. We were delighted to be joined by the mayor, officers and first nations peoples from Victoria to join us in our 150<sup>th</sup> Napier celebrations. New and old relationships were formed and rekindled and in an uncertain world we look forward to strengthening our cultural, social and economic links globally, mindful that the majority of our growth comes through export and overseas investment. Hawke's Bay's largest Canadian markets are wine and tourism and we were ably assisted in promoting these to our visitors by Hamish Saxton, the CEO of Hawke's Bay Tourism and leader of our successful Great Wine Capitals bid.
- Business Support Sponsorships
  - Continuing support for the Chamber of Commerce Hawke's Bay Business Awards and Young Enterprise Scheme
  - Eastern Screen Alliance – provision of venue for film festivals at the MTG and Elevate Mural
  - Social media campaign support for Ahuriri Business Association
  - Lash and Brow Symposium – provision of venue for conference at the War Memorial
  - Business Central Export Awards category sponsorship

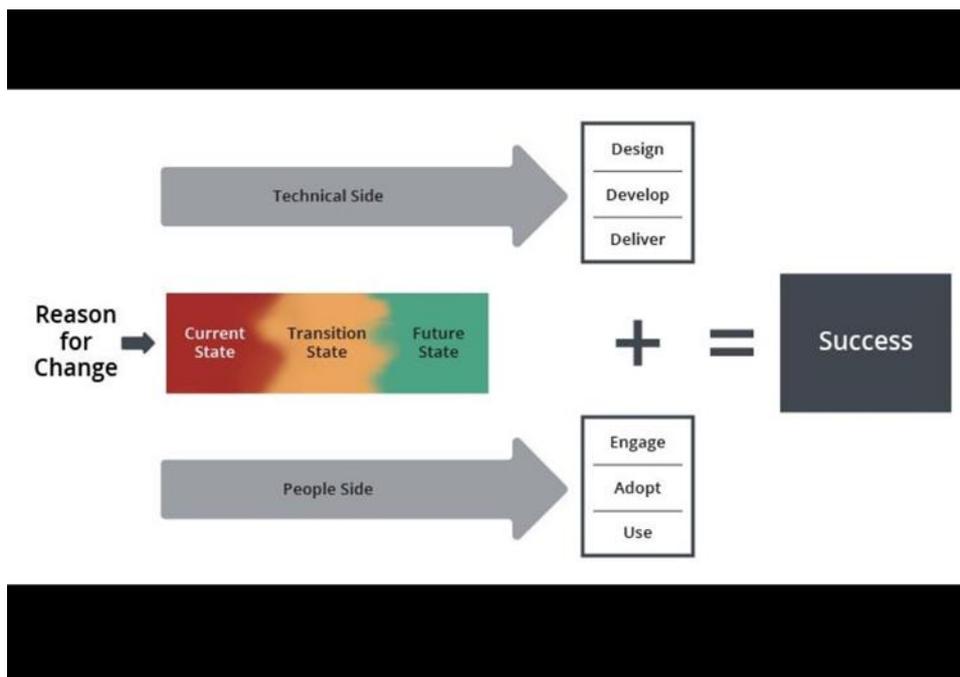
## **Enterprise Project Management Office (EPMO) Update**

Project Papahū Phase 1: Camms is the Project and Portfolio Management (PPM) tool being used to manage and report on projects run at NCC. A re-implementation of the tool is underway, using a new, simplified Project Management Framework (PMF) based on three project types - Simple, Standard and Complex. Significant configuration is being undertaken to make Camms more user-friendly for Project Managers (PMs) that use the tool, including removal of all unnecessary screens, steps and fields that are prevalent in the current implementation. PMs from across NCC are involved in the improvements, including being involved in User Acceptance Testing (UAT) which was completed in February 2025.

Planning for the Data Migration of projects from the old PMFs is well underway, and initial meetings have been held on NCC reporting requirements. All PMs and other project practitioners will be trained on the new implementation in anticipation of a go-live by the end of March 2025.

Project Papahū Phase 2: The integration of MAGIQ (our General Ledger software) is a critical component to being able to accurately report on the financial status of our projects. Due to the way Camms has been implemented, the integration of financial information into Camms is unable to be achieved without considerable manual intervention. Phase 2 of Project Papahū is focused on financial integration into Camms, with the target of having full financial integration and reporting run out of Camms by the beginning of the new Financial Year (1 July 2025). A Business Analyst (BA) commenced in the Business Improvements team on 3 February 2025 and will be focusing on working on this solution with the EPMO and Finance.

Change Management Framework: The EPMO are establishing a Change Management Framework for NCC. A simple and flexible approach is currently being proposed to stakeholders throughout NCC to gather insights and feedback. The framework is primarily focused on integration with the Project Management Framework (mentioned above), with a future goal of developing an approach that can be used for any type of business change that is implemented at NCC. A current example of this is NCC are implementing a new e-invoicing system to streamline invoice processing and reporting for purchase orders and staff expenses. Change Management principles of impact assessments, training and communications, support material, process improvements, change readiness, and embedment are underway to successfully implement and adopt this change.



Project Business Improvement (PBI) Steering Group: The Steering Group (with four ELT members involved) is now well established and making key decisions and prioritisation outcomes on all business improvements that may impact projects. These improvements are grouped into six major areas: Project Management, Change Management, Reporting, Systems, Procurement and Contract Management. This Steering Group is chaired by the EPMO Manager and held monthly. The EPMO are also updating current forums and establishing new forums to meet business needs across NCC.

**1.4 Significance and Engagement**

Some of the projects reported on in this paper have significant consultation and engagement requirements. These are managed at a project-specific level and are reported to Council separately as part of the project management process.

**1.5 Implications**

**Financial**

Financial performance of individual projects does not form part of this report.

**Risk**

Project risks are managed on a project basis and significant risks are reported to Council separately via the Audit and Risk Committee.

**1.6 Options**

This report is for information purposes only.

**1.7 Attachments**

Nil

## 2. RESOURCE CONSENTS ACTIVITY UPDATE

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1831960
<i>Reporting Officer/s &amp; Unit:</i>	Nick McCool, Team Leader Resource Consents

### 2.1 Purpose of Report

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

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

### Officer's Recommendation

The Future Napier Committee:

- a. Note the resource consent activity update for the year end and period 8 October 2024 to 13 February 2025.

### 2.2 Background Summary

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

For the year end 31 December 2024 NCC received approximately 234 resource consent applications. NCC held one publicly notified resource consent hearing, with a decision expected in the first quarter of this year. For comparison, the year end 31 December 2023, NCC received approximately 273 resource consent applications made up of land use, subdivision, variations and deemed permitted boundary activities.

In the reporting period since the October update, there has been a decrease in the number of resource consent applications received by approximately 30% when compared to the same period 12 months prior. However, there has been a significant increase in the number of 224 Subdivision Certificates issued within this last reporting period, being an increase of 270% in comparison to the same period 12 months prior. Since the October update all resource consents were issued within statutory timeframes. At times the Resource Consent Planners have had to extend processing timeframes under Section 37.

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

### 2.3 Summary Table

Lodgment Date	Address	Description	Status
05/02/2025	11 West Place, Greenmeadows	To subdivide the property into 8 residential lots (7 additional residential lots) and one Jointly Owned Access Lot (JOAL).	Under Assessment. Further information provided below.
23/12/2024	54 and 55 Hardinge Road	To demolish an existing dwelling situated at 55 Hardinge Road and to then undertake alterations and additions to 54 Hardinge Road to create a self-contained dwelling, but which is connected to the existing dwelling.	Under Assessment. Further information provided below.
19/12/2024	230 Gloucester Street and 27 Lee Road, Taradale	To undertake the staged redevelopment of the site to establish four commercial retail buildings (including a supermarket) and associated signage and at-grade customer parking.	Under Assessment. Further information provided below.
02/09/2024	231 Puketitiri Road, Poraiti	To obtain subdivision consent for the second stage of development within the Mission Special Character Zone. The proposal essentially involves the creation of 9 residential lots with several allotments for a new road, recreation reserves and stormwater management reserves, and associated earthworks.	Granted 21-02-25
30/08/24	65 Munroe Street, Napier South	To construct a multi-unit residential development within the Fringe Commercial Zone, comprising 69 terraced residential units, and 41 apartments across two, three storey apartment buildings, and concurrent freehold subdivision. Overall Discretionary Activity.	Under Assessment. Previously reported – No further update.
02/08/2024	100 Churchill Drive, Taradale	To subdivide a 2ha property which is zoned Rural Residential into 6 lots. Non-Complying Activity.	Under Assessment. Previously reported – No further update.
14/03/2024	1/83 Kennedy Road, Napier South	Digital Billboard Sign	Under Assessment. Previously reported – No further update.
21/08/2023	68 Franklin Road, Bay View	59 Lot Subdivision	Hearing held 13/12/2024, decision expected in March.
27/01/2023	162 Waghorne Street, Ahuriri	Demolition of a Group 3A Building & Two Lot Subdivision	Applications on hold, building was fire damaged

Lodgment Date	Address	Description	Status
			and has subsequently been removed. Please explain letter issued.

**230 Gloucester Street and 27 Lee Road, Taradale**

The applicant proposes to undertake the staged redevelopment of the existing supermarket and retail activity on the subject site to establish four commercial retail buildings (including a supermarket) and associated signage and at-grade customer parking. The submitted Assessment of Environmental Effects (AEE) states *“The proposal to redevelop the site represents a significant investment in the economy, retail offering and amenity of Taradale’s town centre.”*

Overall, the proposed redevelopment will result in the establishment of:

- (a) A 682m2 GFA Four Square supermarket.
- (b) 1,158m2 GFA of commercial/retail activity within three buildings.
- (c) At-grade customer parking for 58 vehicles (including six accessible spaces) and 16 bicycle parking spaces.

The proposal requires resource consent for a number of reasons, with the overall activity status being Discretionary.



**Figure 1: Final Proposed Site Plan**



Figure 2: Artist Impression as viewed from Lee Road

**54 and 55 Hardinge Road**

The Applicant seeks consent to demolish an existing dwelling situated at 55 Hardinge Road and to then undertake alterations and additions to 54 Hardinge Road to create a self-contained dwelling, but which is connected to the existing dwelling, rather than being a free-standing building. 55 Hardinge Road is an existing Group 3A (contributory) heritage item under the Operative District Plan. Under the Proposed Plan, the demolition of the building at 55 Hardinge Road is a Permitted Activity.

The proposal requires resource consent for a number of reasons, with the overall activity status being Discretionary.

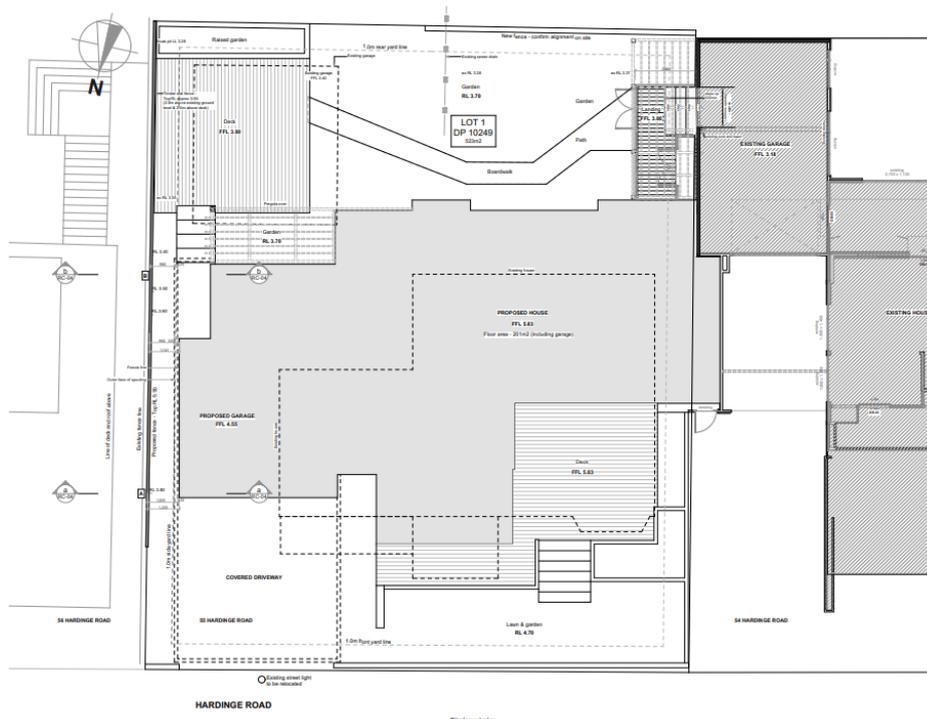


Figure 3: Site Layout Plan

### 11 West Place, Greenmeadows

Resource Consent is sought to subdivide the property at 11 West Place, Greenmeadows, Napier into 8 residential lots (7 additional residential lots) and one Jointly Owned Access Lot (JOAL). The proposed lots are all below the 350m<sup>2</sup> specified in condition 5.15 Density, and standard 6.1.2 in the Code. However, a complying concept plan has been submitted with the application which demonstrates that each lot can contain residential development compliant with the Main Residential Zone Condition Table.

Subdivision Consent is sought as a Controlled Activity under Rule 5.10 of the Operative Napier District Plan and standard 6.1.1 of the Code of Practice.

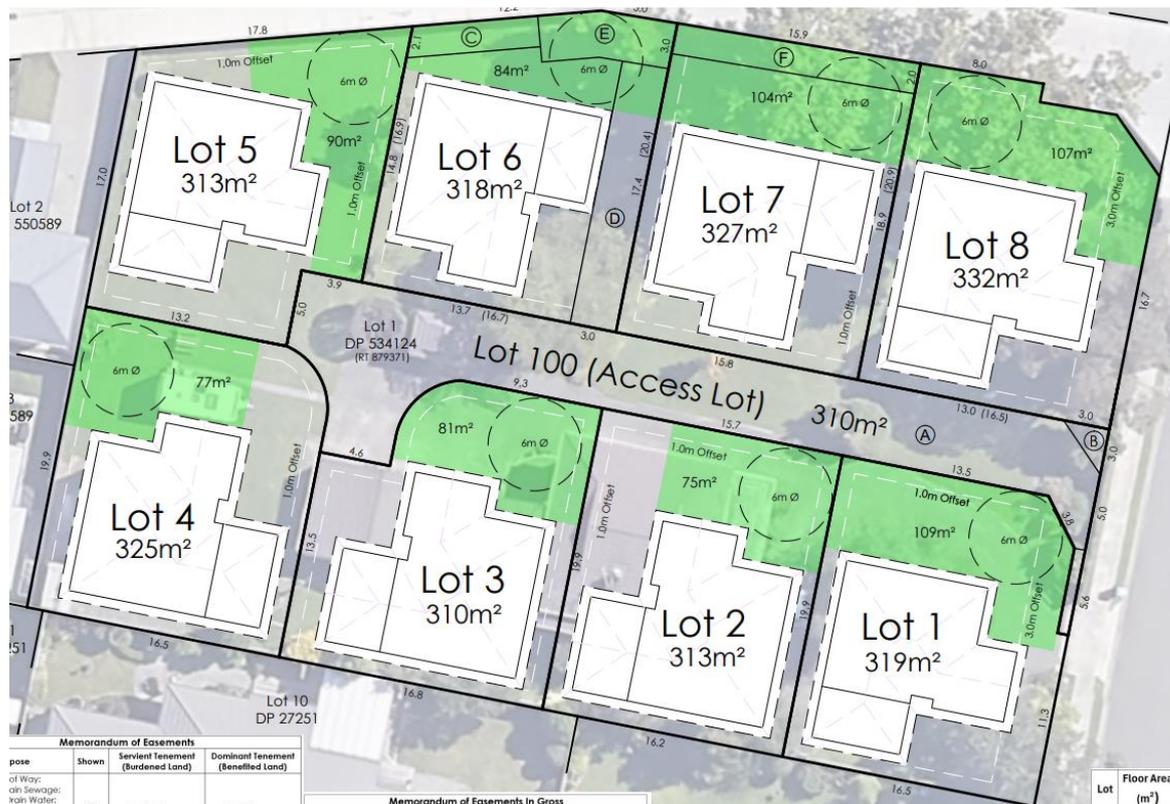


Figure 4: Scheme Plan

#### 2.4 Development of Preferred Option

- a). Note the report titled “Resource Consents Activity Report” for information.

#### 2.5 Attachments

Nil

# FUTURE NAPIER COMMITTEE

## Open Minutes

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Meeting Date: Thursday 24 October 2024

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Time: 11:45am – 1:08pm

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Venue Large Exhibition Hall  
War Memorial Centre  
Marine Parade  
Napier

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*Livestreamed via Council's Facebook page*

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

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In Attendance Chief Executive (Louise Miller)  
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)  
Manager Regulatory Solutions (Luke Johnson)  
Team Leader Governance (Anna Eady)  
Manager City Development (Paulina Wilhelm) [online]  
Team Leader City Design and Urban Renewal (Georgina King)  
Strategic Programmes Manager (Darran Gillies)  
Enterprise Project Management Office Manager (Bruce Lake)  
Manager Infrastructure Developments (Simon Bradshaw)  
Policy Analyst (Jeriel Sajan)  
Team Leader Resource Consents (Nick McCool)  
Team Leader Compliance (Stephen Bokkerink)

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Administration Governance Advisor (Jemma McDade)

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## FUTURE NAPIER COMMITTEE – Open Minutes

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## ORDER OF BUSINESS

### Apologies

Councillors Crown / Tareha

That the apology from Councillor Taylor be accepted.

Carried

The Ngā Mānukanuka o te Iwi representative, Tiwana Aranui, did not attend the meeting.

### Conflicts of interest

Nil

### Public forum

Nil

### Announcements by the Mayor

Nil

### Announcements by the Chairperson

Nil

### Announcements by the management

Executive Director City Strategy (Rachael Bailey) provided an overview of the Fast Track Consenting Process.

The Fast Track Consenting Bill is not yet legislation. This will have a low impact on Napier City Council (NCC), though NCC would no longer be the consenting authority. The process would be a 'one stop shop'.

Applications would be made to the Infrastructure Minister who would convene an expert panel. The panel would consist of a Convenor (who could be a Judge), a Lawyer, a Planner, a Representative from Council, Environment Court, and an Iwi authority representative where relevant.

There would be no public forum or submissions, the panel would talk to those who are impacted and this would include NCC as the territorial authority. The panel can approve or decline to issue consent. The appeals process is limited, being open only to directly impacted groups about certain points of law. Judicial review of process would be possible but not about the merits of the decision. NCC staff would input comments to the independent panel, but the consenting process, including hearings, would not be for NCC to undertake.

### Confirmation of minutes

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Deputy Mayor Brosnan / Councillor Chrystal

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That the Minutes of the meeting held on 12 September 2024 were taken as a true and accurate record of the meeting.

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Carried

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## AGENDA ITEMS

### 1. PROJECT AND ACTIVITY UPDATE - CITY STRATEGY

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<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1785868
<i>Reporting Officer/s &amp; Unit:</i>	Rachael Bailey, Executive Director City Strategy Jessica Le Roux, EA to Executive Director City Strategy Paulina Wilhelm, Manager City Development Darran Gillies, Strategic Programmes Manager Luke Johnson, Manager Regulatory Solutions Bill Roberts, Economic Development Manager Georgina King, Team Leader City Design and Urban Renewal

### 1.1 Purpose of Report

To provide Council updates on key projects and activities managed within the City Strategy Directorate.

The projects and activities reported on may vary from report to report depending on what is of interest to the Council.

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#### At the meeting

The officers presented the report.

Questions were answered clarifying:

- The Library Tower work is underway. 90% of the removed rimu panelling will be recycled into the new precinct. The carpet will be reused in the community.
- Outstanding tenders have been received for the two design processes from both local and national contractors.
- Reports are being prepared for the Proposed District Plan hearings due to take place on 4-6 November.
- The Draft Future Development Strategy was adopted for consultation on the 23 October 2024 by the Joint Committee. The next stage is for the Draft Strategy to be received and considered by the partner Councils before it is released for public consultation.
- The Gambling and Freedom Camping Bylaws are being prepared for notification.
- The Fire Control Bylaw process involves consultation with community groups and the Department of Conservation.
- There will be a further workshop on the Parking Strategy early in 2025. NCC receives a portion of the parking infringements that are paid. Parking infringement levels for parking in a disability space are set by Central Government. This is the first increase since 2004. Disability spaces in private carparks, including supermarkets, are monitored by private contractors.

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**COMMITTEE** Councillors Crown / Mawson

**RESOLUTION**

The Future Napier Committee:

- a. **Receive** the report titled “Project and Activity Update – City Strategy”.

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Carried

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## 2. ENTERPRISE PROJECT MANAGEMENT OFFICE (EPMO) UPDATE

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*Type of Report:* Information

*Legal Reference:* N/A

*Document ID:* 1797639

*Reporting Officer/s & Unit:* Bruce Lake, Enterprise Project Management Office (EPMO) Manager

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## 2.1 Purpose of Report

To provide the Future Napier Committee an update on the EPMO Establishment Plan.

In April 2024, the ELT approved the creation of an EPMO for Napier City Council, with the roles covered by funding from vacancies in the Project & Design team. In August 2024, the new EPMO Manager, Bruce Lake commenced in the role.

This paper is to provide an update of activities that have been completed as part of Phase 1 – Quick Wins of the EPMO Establishment Plan, as well as other Napier City Council wide initiatives that the EPMO is engaged in.

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### At the meeting

The officer presented the report supported with a presentation.

Questions were answered clarifying:

- The four roles in the EPMO have come from re-purposing vacant roles. The overall staff numbers have not increased.

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### COMMITTEE RESOLUTION

Councillors Crown / Browne

The Future Napier Committee:

- Receive** the EPMO Update report.

Carried

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### Attachments

- 1 EPMO Update Future Napier 24 October 2024
- 

## 3. KEY ACCOUNT MANAGEMENT FRAMEWORK

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<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	NA
<i>Document ID:</i>	1799446
<i>Reporting Officer/s &amp; Unit:</i>	Simon Bradshaw, Manager Infrastructure Developments

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### 3.1 Purpose of Report

This report provides an update on Council's Key Account Management (KAM) framework. The report is provided for information purposes only, to give our Elected Members a general overview of how we engage with our development community.

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### At the meeting

The officer presented the report.

Questions were answered clarifying:

- Officers are advised by the Executive Leadership Team when to seek Governance advice from elected members in relation to specific projects. Elected members are able
-

to consult with the Executive Director City Strategy for information to respond to media enquiries.

**COMMITTEE RESOLUTION** Councillors Chrystal / Crown

The Future Napier Committee:

4. **Note** the overview of Council's approach to engaging with the development community, with specific insights to the Key Account Management policy.

Carried

#### 4. POLICY APPROACH FOR THE ECOSYSTEMS AND INDIGENOUS BIODIVERSITY CHAPTER NAPIER PDP VARIATION

*Type of Report:* Legal

*Legal Reference:* Resource Management Act 1991

*Document ID:* 1799526

*Reporting Officer/s & Unit:* Jeriel Sajan, Policy Analyst

##### 4.1 Purpose of Report

To seek endorsement of the policy direction for managing Significant Natural Areas (SNAs) and other indigenous biodiversity across Napier through the Ecosystems and Indigenous Biodiversity (ECO) Chapter in accordance with the National Policy Statement for Indigenous Biodiversity 2023 (NPSIB).

##### At the meeting

The officer presented the report.

Questions were answered clarifying:

- Napier has a low indigenous biodiversity environment compared to other areas. Only approximately 6%, with 1% of urban areas. Ideally it would be 10% so there is room for improvement. Of the 32 sites on the draft, half of one site has been lost in recent years.
- Protection of existing sites under Council control is also a focus.

**COMMITTEE RESOLUTION** Councillors Greig / Browne

The Future Napier Committee:

- a. **Endorse** the policy approach for the management of SNAs and Biodiversity in accordance with the NPSIB in the Napier Proposed District Plan

Carried

#### 5. RESOURCE CONSENTS ACTIVITY UPDATE

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1799530
<i>Reporting Officer/s &amp; Unit:</i>	Nick McCool, Team Leader Resource Consents

### 5.1 Purpose of Report

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

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

### At the meeting

The officer presented the report.

Questions were answered clarifying:

- Council is not able to control what is built under the Resource Management Act in a certain area. The District Plan determines the use of the land only.

### COMMITTEE RESOLUTION

Deputy Mayor Brosnan / Councillor Price

The Future Napier Committee:

- Note** the resource consent activity update for period 1 September to 7 October 2024

Carried

## 1. HASTINGS DISTRICT AND NAPIER CITY COUNCIL JOINT LOCAL ALCOHOL POLICY REVIEW

<i>Type of Report:</i>	Legal and Operational
<i>Legal Reference:</i>	Sale and Supply of Alcohol Act 2012
<i>Document ID:</i>	1799275
<i>Reporting Officer/s &amp; Unit:</i>	Stephen Bokkerink, Team Leader Compliance

### 1.1 Purpose of Report

The purpose of this report is to provide an update to Council regarding a review of the Hastings District and Napier City Councils' Joint Local Alcohol Policy as required in the Sale and Supply of Alcohol Act 2012 (the Act).

### At the meeting

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Environmental Health and Alcohol Licensing Officer (Jon Read) joined the officer to present the report.

Questions were answered clarifying:

- NCC and HDC are developing separate Local Alcohol Policies. This could result in some differences, though officers are working to align as much as possible. Both councils are committed to reducing alcohol harm and any differences in policy would be mitigated by the joint governance structure.
- There will be hearings and consultations as part of a special consultative procedure.

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**COMMITTEE  
RESOLUTION**

Councillors Boag / Browne

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The Future Napier Committee:

- Receive** this report titled Hastings District and Napier City Council's Joint Local Alcohol Policy Review dated 24 October 2024.
- Approve** commencement of a review of the Hastings District and Napier City Councils' Local Alcohol Policy, in accordance with the Sale and Supply of Alcohol Act 2012.
- Approve** proceeding with an individual Napier City Council Local Alcohol Policy for Napier City with the goal of contributing to the reduction of alcohol related harm in our community and for ease of administration and efficiencies.
- Approve** the establishment of a joint governance structure between Napier City Council and Hastings District Council to inform the policy settings for both cities and maintain a locally led, regionally coordinated approach.
- Note** that a joint communications plan will be developed to coordinate consistent communications across both cities.
- Note** that Hastings District Council have a report to Council recommending the review of the Hastings District and Napier City Council's Joint Local Alcohol Policy, and move to an individual Hastings District Council Local Alcohol Policy for Hastings.
- Note** an issues and options paper will be brought back to the joint governance structure in a workshop for consideration, prior to commencement of the Special Consultative Procedure.
- Note** a draft Napier City Council Local Alcohol Policy and Statement of Proposal will be brought back to Council for approval before the commencement of the Special Consultative Procedure.
- Note** that the current joint Local Alcohol Policy remains in force until it is revoked and replaced.

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Carried

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**Minor matters**

Nil

*The meeting closed with a karakia at 1:08pm*

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

Chairperson .....

Date of approval .....