



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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FUTURE NAPIER COMMITTEE

Open Agenda

Meeting Date: Thursday 3 July 2025

Time: Following Sustainable Napier Committee

Venue: Large Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook page

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 Darren Tareha

Officer Responsible Executive Director City Strategy

Administration Governance Team

Next Future Napier Committee Meeting
Thursday 21 August 2025

2022-2025 TERMS OF REFERENCE - FUTURE NAPIER COMMITTEE

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

Purpose

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

Delegated Powers to Act

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

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

Power to Recommend

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

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

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

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

ORDER OF BUSINESS

Karakia

Apologies

Councillor Browne

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, 15 May 2025 be taken as a true and accurate record of the meeting.31

Agenda items

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| 1 | The Project and Activity Update – City Strategy | 5 |
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| 3 | ROAD NAMING 46 ERIKSEN ROAD | 21 |

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

Recommendation to Exclude the Public

Nil

AGENDA ITEMS

1. THE PROJECT AND ACTIVITY UPDATE – CITY STRATEGY

<i>Type of Report:</i>	Operational
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1846914
<i>Reporting Officer/s & Unit:</i>	Rachael Bailey, Executive Director City Strategy Darran Gillies, Strategic Programmes Manager Georgina King, Team Leader City Design and Urban Renewal Stephanie Kennard, City Activation Lead Paulina Wilhelm, Manager City Development Bill Roberts, Economic Development Manager Bruce Lake, Enterprise Project Management Office (EPMO) Manager

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
- Transportation Hub Strategy
- Ahuriri Regional Park
- Proposed District Plan
- Future Development Strategy
- Bylaw and Policy Review Programme
- RMA Reform
- Economic Development

- EPMO

This report provides an update on these projects and activities

1.3 Key Projects and Activities

Civic Precinct

Three tenders were received and evaluated at the RFT stage, all of which were compliant and consisted of a varying range of price, quality, and detail.

In brief, the preferred tenderer:

- is a joint venture between **MCL** and **Stead Construction**, two well-known local construction firms. The joint venture was established to create capacity and capability within Hawkes Bay to deliver the '1 in 5 years' projects, that could go out of region.
- passed all due diligence, including legal and financial checks.
- submitted a price that was a **fixed price lump sum** and was within 1% of the total estimate of the project's quantity surveyors' estimates.
- submitted a price that was the most competitive of those received, scoring highest on both robustness and confidence in that price.
- scored highest across all non-price attributes, setting a high bar for broader outcomes in particular.
- provided a strong and tangible commitment to support and enable NCCs commitment to Co-design of this project with Mana Whenua.
- is aiming for 87% of the contract value to be delivered by local based subtrades and workforce, while targeting up to 20% Māori and Pacifica employment.
- has proposed that when supply and expertise is coming out of region due to scale and complexity, a structure in which the national supplier works with a local provider to support installation and have the opportunity to upskill the local market.

The **Civic Precinct** is made up 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. Sitting within the public realm sits three interconnected buildings – **Te Aka** made up of the **Library** and **Chambers**, and the **Office accommodation** building.

On 15 August Council endorsed the latest architectural design stages for the Civic Precinct and approved to progress to the design documentation stages to enable the Building Consent application process and the release of the main contractor tender to market.

The approved procurement process as endorsed by Audit & Risk on 5 September was to be undertaken through a two-stage approach. The procurement plan was developed over the last 12 months and follow the process outlined within the commercial case from within the 2022 Library Business Case adopted by Council in July of that year. This was followed by the development of a Construction Strategy adopted by council in October 2023 that confirmed a traditional construction approach.

Contract Execution

Now awarded, the contract will be executed using NZS3910:2013 - Conditions of contract for building and civil engineering construction.

- Engineer to Contract will be Stuart Lyons of The Building Intelligence Group.
- Engineer's Representative will be Michael Gilbertson of The Building Intelligence Group.
- Quantity Surveyor will be Richard Van Looy of WTP
- Delegated Officer will be Darran Gillies NCC Strategic Programme Manager

To ensure that Council meets its obligations to the successful tenderer under the Construction Contracts Act 2002 and that there are no issues during construction, several workshops were held with appropriate council officers and the external consultants on the project team to confirm appropriate administration procedures.

Contract Governance

The governance of the contract will follow the established programme structure with the addition of key representatives from MCL Stead to the Project Control Group. This will ensure a high level of consistency and probity in executing the contract and delivering the project.

Contract Risk Management

Below is a list of risk mitigations for the successful execution of the Main Construction Contract.

- Advance notification requirements – MCLStead to provide advance notification of potential delays and cost increases.
- Time Bars requiring claims for variation and extension of time to be made within 20 Working Days of the relevant event/instruction arising.
- Key Personnel / Key Subcontractors specified to ensure the 'A team' is kept on the project throughout
- A Comprehensive Programme is required to identify the critical path, to be updated fortnightly.
- Independent Engineer to Contract to manage the contract processes, including determining disputes and variation and extension of time entitlements
- Appropriate insurances, including public liability and professional indemnity insurance, to be held by MCLStead.
- Liquidated damages to incentivise timely completion
- Detailed health and safety requirements to mitigate the risk of hazards
- Restricted grounds for claiming extensions of time to mitigate delays to the programme
- Offsite materials payments will require the consent of NCC

The programme team currently reports on its strategic risks monthly to the Programme Advisory Board, with Strategic Risk workshops run quarterly with key team members. The Strategic Risk register is currently appended to the monthly Programme Board Report, which is circulated to the elected members by email.

Each project within the programme, i.e., each building, has its own risk register that is updated regularly. Also, multiple Safety and Design workshops have been conducted throughout the design process, the next scheduled for the end of May.

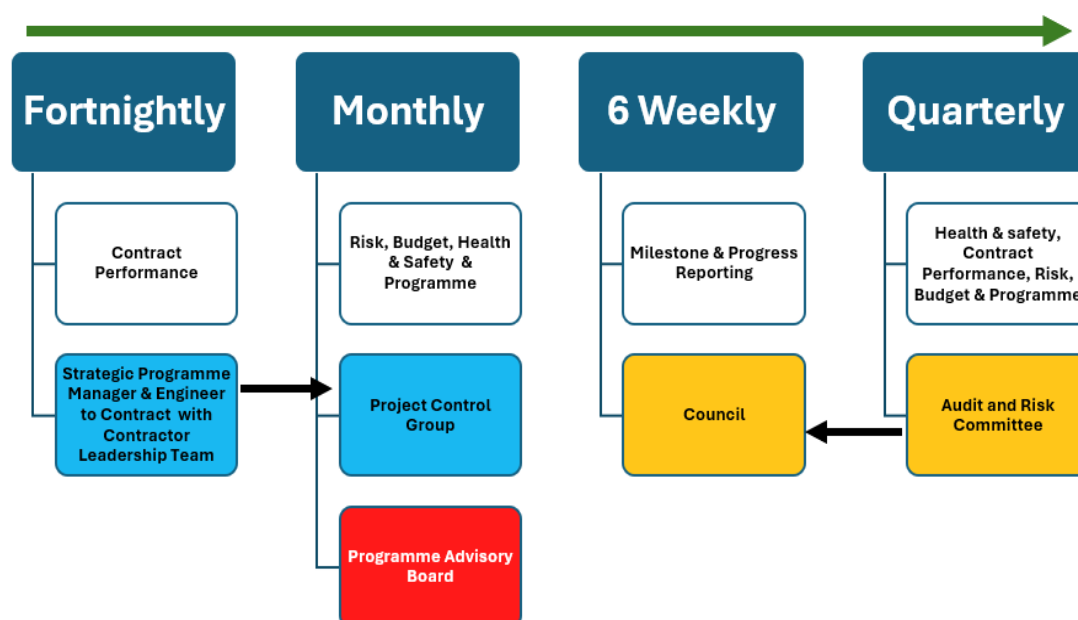
Health & Safety

Health and Safety has always been front of mind for the project team and is reported on monthly to the Programme Advisory Board. This takes on even greater focus as we move into the construction stage of the project.

Of the three tenders received, MCL Stead committed the greatest percentage of resources to Health and Safety. This reflected back NCC's commitment to delivering the project safely. This also acknowledged that Gisborne/Hawke's Bay region has the highest rate of accidents in New Zealand, with 126 per 1,000 FTEs having had a claim accepted by ACC for a work-related injury in 2023. Construction is the second-highest industry, following the forestry sector.

Project Reporting

The rhythm of reporting for the project is articulated below



Delivering on the Broader Outcomes

The Civic Precinct programme of works is a co-design project with Mana Whenua, and the team must work proactively with the contract awardee and our Mana Whenua partners to ensure that it continues.

We will begin welcoming the NCL Stead team into our project whānau and develop a strategy together that maximises this unique opportunity for our community. This will include how we achieve and report on targets such as project value spent locally and local employment, including the 20% target for Māori and Pacifica.

We will report the ongoing high-level economic benefits the project will bring during construction, as well as the environmental and social impacts an intergenerational project can bring.

Waka Hub

The design of the Waka Hub is progressing well, with the layout and site extent now confirmed following recent engagement between Council, Napier Sailing Club and the Ātea a Rangī Educational Trust.

The design of the Waka Hub focuses on creating a culturally significant and functional space that supports storytelling, education, and gathering, while maintaining access for the community around the edge of the Inner Harbour. Developed design is now underway, incorporating feedback received to date. A Kororā survey, undertaken by sniffer dog (Miro) and his Handler, took place last week to confirm that there weren't any new kororā nesting sites within the proposed construction area, and exclusion mesh has been wrapped around the revetment to preclude kororā access to the rocks until completion of the Waka Hub physical works.

The Cultural Narrative and Mahi Toi opportunities for the Waka Hub are being taken to Ngā Mānukanuka o te Iwi for endorsement on 4th July. The endorsement of the Cultural Narrative underpins the cultural foundation of the Waka Hub design, and development and integration of the Mahi Toi opportunities within the physical implementation of the Waka Hub will be on-going.

Transportation Hub Strategy

Council is exploring the establishment of a Transport Hub centred around the existing Bus Terminus, adjacent to Stage 1 of the Emerson Street Upgrade. The primary objectives are to create a key arrival point into the city, strengthen public transport connections, and activate an under-utilised part of the CBD.

The hub also aims to ease seasonal pressures associated with cruise ship tourism by relocating passenger drop-offs into this new precinct. By consolidating GoBus services and cruise-related tourist buses into one coordinated and well-managed location, the Transport Hub will reduce traffic congestion, alleviate parking demand during peak periods, and significantly improve the visitor experience. Its integration with the Emerson Street Upgrade enhances the functionality and vibrancy of Clive Square West, positioning it as an attractive and active western gateway to the city centre.

While the current design prioritises bus and tourism operations, the proposed enabling works have been carefully developed to allow the area to function either as a dedicated Transport Hub or revert to a traditional streetscape with car parking. Operational requirements for the site are still under review through traffic modelling and stakeholder engagement, with final arrangements to be confirmed prior to awarding the construction tender.

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 Ahuriri Estuary draft masterplan was endorsed by the Joint Committee at their meeting on the 9 June after feedback from the public was incorporated. The next step in the project is for all partner Councils to adopt the final version of the masterplan so the projects can be implemented in their respective LTPs.

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 of activities on the environment.

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

Hearing Stream 4 will be held on 12 to 14 May on the following topics:

Noise, Commercial Zones, Mixed Use Zones, Residential zones, Medium Density and High Density Zones, Harbour Reserve Amenity Precinct, Mission Residential Precinct, Napier Hill and Mataruahou Amenity Precinct.

Decisions are still scheduled for the end of this year.

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.

Hearings took place 24-27 of March, and decisions from the independent hearing panel (IHP) were presented to the JC for adoption at a meeting held 19 May. The FDS joint committee adopted the IHP recommendations but left Riverbend site in Napier out of the FDS. After some further discussions with all partner Councils, a recommendation for adopting the final FDS is going to the Council on 26 June 2025. This recommendation is proposing to include the Riverbend site in the FDS with some additional comments.

Bylaw and Policy Review Programme

An implementation plan for the recently adopted Freedom Camping Bylaw was presented to the Future Napier meeting in May. The implementation of the new Bylaw starts 1st July 2025 and includes 2 new sites, the Aquarium and the carpark in Marine Parade, beside Ocean Spa.

RMA Reform

The government has released a package of the RMA reform, including various pieces of legislation for consultation. NCC officers will be assessing the impact of these changes in the Napier context and preparing a submission for consideration by Elected Members.

The changes proposed include:

- New National Policy Statements for Infrastructure
- Changes to the National Policy Statement for Renewable Electricity Generation and National Policy Statement for Electricity Transmission

- New NES's - for Granny Flats and Papakainga
- New National Policy Statement for Natural Hazards
- Removal of LUC3 from the NPS for Highly Productive Land
- Changes to quarrying, mining and stock exclusion requirements (not so relevant in Napier)
- Changes to the NPS for Freshwater and associated water security, water storage and wetland provisions
- Package 4: Going for Housing Growth including requirements for Councils to zone for 30 years of supply up front.

Economic Development

Global situation

Trade policy uncertainty has adjusted global growth outlook from 3.3% to 2.9% in 2025 and 2026. Current situation in Iran and surrounding areas is fast moving and amidst escalating tensions oil supplies could be disrupted and an oil price shock could eventuate.

National situation

- Economic Growth: The economy is growing, with real GDP growth of around 3% expected over the next three years, according to The Treasury.
- Export-Led Recovery: The export sector is a key driver of the current growth.
- Declining Interest Rates: Declines in interest rates are providing support to the recovery.
- Positive GDP Growth: The March 2025 quarter saw a 0.8% rise in GDP, following a 0.5% rise in the December 2024 quarter according to Stats NZ.

Napier situation

Annual stats are generally flat across GDP, business numbers and economic activity, although a lower than expected May has shown a card spend 2% drop over 12 months, while transaction numbers remain much the same, indicating the consumers are becoming more price conscious.

Current Economic Development Activities

- Awatoto Industry Action Group on secondary flood protection currently under review.
- Business, Talent and Visitor attraction First cab off the rank is a collaboration with ABB to create case studies for a talent attraction campaign for tech-savvy engineers and their young families.
- Business breakfast planning – significantly higher attendance numbers this year, 250 for the latest. Three more for this year.
- Business association liaison and support.
- Joint developers forum with HDC – tba.
- Sister City liaison – plans for a Tomakomai delegation visit in November and officer exchange from September. PanPac supporting the visit.

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. As outlined in the last Future Napier report, in the current

period, a re-implementation of the PPM tool has been completed, using a new, simplified Project Management Framework (PMF) based on three project types - Simple, Standard and Complex. Training for the NCC Project Community and external Project Managers has been completed.

Data Migration of projects from the old frameworks to the new framework has also been completed, and the EPMO team have been working with the NCC Project Community to cleanse the data, determining whether projects are active or should be closed, removing duplicates, that the project information is updated with the latest information, that the projects are in the correct phase, and that the correct project type has been selected, as well as a number of other data elements. This work has been largely completed.

Project Papahū Phase 2

The integration of MAGIQ (our General Ledger software) into Camms is a critical component to being able to accurately report on the financial status of our projects. Due to the way Camms was previously implemented (pre-Phase 1 of Project Papahū), the integration of financial information into Camms was unable to be achieved without considerable manual intervention. As outlined in the last Future Napier report, Phase 2 of Project Papahū is focused on completing the automation of financial integration into Camms, with the target of having full financial integration and reporting run out of Camms as soon as possible in the new financial year.

The Finance and EPMO teams worked closely together to finalise the business requirements in early June, which was 3 weeks later than planned due to some of the complexities surrounding how NCC uses the GL and Camms, so Finance and the EPMO have been developing new processes to ensure that the integration between Finance and the EPMO remains intact.

The technical development work to complete the financial integration will be delivered by the vendor on 19 July, followed by a period of testing, go-live implementation, and training for the NCC Project Community. During this period, the EPMO will be working with Finance to complete GL mapping to project code in Camms, to enable accurate reporting to be produced out of Camms. The EPMO are also investigating the automation of existing project reporting being produced across NCC, including the development of PowerBI dashboards and reports.

Change Management Framework

The EPMO are establishing a Change Management Framework (CMF) for NCC. In the current period, workshops were completed with stakeholders to gather insights and feedback on a proposed simple and flexible framework. The framework will be 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.

Due to the Organisation Redesign process currently underway, signoff of the implementation approach will be paused until the third quarter of 2025, and depending on the outcomes of the Organisation Redesign, we are aiming to commence the implementation of the CMF and associated training programme in the fourth quarter of 2025.

Portfolio/Programme/Project Governance

Once the Organisation Redesign is completed, the EPMO will work alongside the new organisation structure to implement new Portfolio Governance structures and reporting.

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. A review of the future of the PBI Steering Group will be made once in the Organisation Redesign has been implemented and bedded in.

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>	1848305
<i>Reporting Officer/s & 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 period 29 April to 17 June 2025.

2.2 Background Summary

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

Since the previous update, the number of resource consent applications received has increased by 22% compared to the same period 12 months prior. The applications comprised land use, subdivision, combined land use and subdivision and a deemed permitted boundary application. There continues to be a steady number of pre-application meeting requests received. The mix of submitted application type over the last reporting period remains consistent with the previous year being approximately 60% Land Use and 40% Subdivision. Since the previous update all resource consents were issued within statutory timeframes. At times the Resource Consent Planners have utilised 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
23/05/2025	State Highway 2	Notice of Requirement for Minor Alteration of a Designation	Granted. Further information provided below.

Lodgment Date	Address	Description	Status
		Under Section 181(3) of the Resource Management Act 1991	
24/04/2025	818 Breakwater Road, Napier Port	To install, operate and maintain a telecommunications facility. The proposed facility is to provide continued coverage, capacity and data speeds for mobile phone and wireless broadband services to the surrounding area.	Granted. Further information provided below.
02/04/2025	42 Wharerangi Road, Greenmeadows	Mana Ahuriri Hapai Limited Partnership seeks changes and amendments to conditions of consent imposed upon RMS240003. The reason for the application under s.127 of The Act is to reflect the changes sought to the timing and the staging of the development.	Under Assessment. Further information provided below.
12/03/2025	300 Marine Parade, Napier South	Installation and operation of a bicycle parking structure (5 bikes), digital sign for advertising and a static identification sign, commonly referred to as Locky Dock.	Under Assessment. Previously reported – No further update.
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. Previously reported – No further update.
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. Previously reported – No further update.
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.
14/03/2024	1/83 Kennedy Road, Napier South	Digital Billboard Sign	Under Assessment. Previously reported – No further update.

Notice of Requirement for Minor Alteration of a Designation Under Section 181(3) of the Resource Management Act 1991

Council's Policy team are processing a Notice of Requirement (NOR) lodged by the NZ Transport Agency Waka Kotahi (NZTA). NZTA is delivering the Road of National Significance (RoNS) SH2 Hawke's Bay Expressway Project which involves the staged upgrade of the State Highway (SH) 2 corridor over a 27 km length from the Watchman Road / Meeanee Quay roundabout at the northern extent, to the Railway Road / Te Aute Road roundabout at Pakipaki at the southern extent. The upgrade focuses on the widening of the existing two-lane state highway to four lanes plus grade separation of a number of existing at-grade intersections along the route.

Stage 1 of the Project comprises the "urban" section of the SH2 corridor commencing at the SH51 Taradale Road roundabout and extending through to the SH50 Links Road / Pākowhai Road roundabout at the southern extent. The existing at-grade roundabouts at each end of Stage 1 are retained with the proposed four-lane expressway tying-in to the existing four lane approaches to each roundabout. This results in a 6.5 km length for Stage 1.

The application states *"The state highway corridor was futureproofed for the proposed four-laning with the existing road constructed on the eastern side of the NZTA designation in the Napier District Plan (Operative District Plan reference; D102, D141, D159 and Proposed District Plan reference; NZTA-1), with the expectation that the future four-laning would involve widening on the western side of the designated area."*

The alteration of designation relates to additional land required for some stormwater secondary flow paths, some small amounts of batter slopes, land required to construct the overbridges, and land for maintenance access. The land use within these areas will remain largely unchanged."

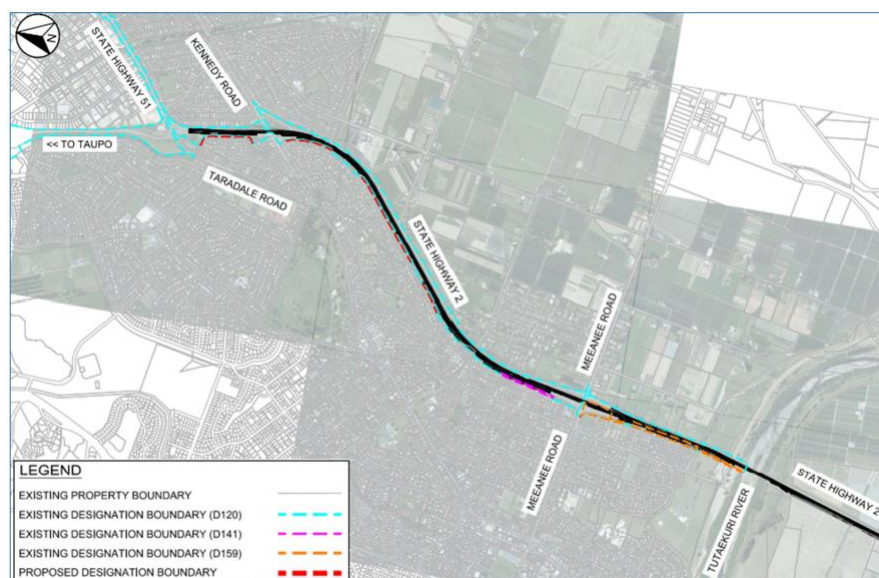


Figure 1: Designation Overview Plan

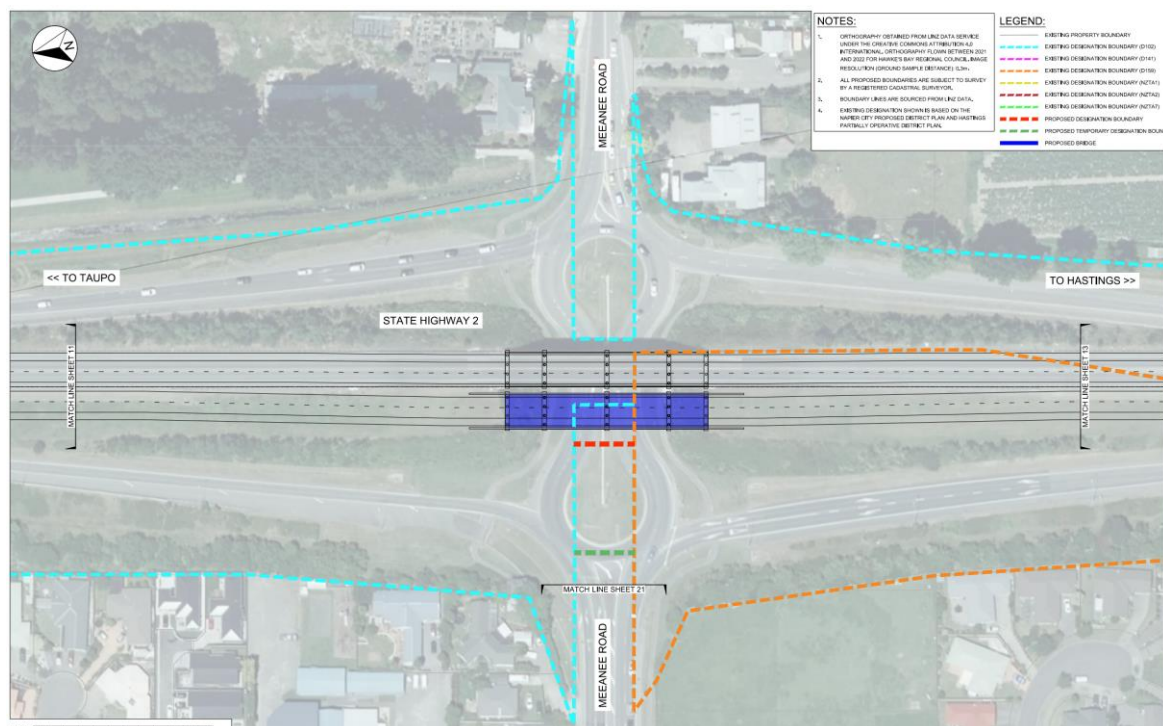


Figure 2: Example plan section, red dash shows proposed designation boundary.

818 Breakwater Road, Napier Port

The proposal is to install, operate and maintain a new telecommunications facility within Part Lot 1 DP 20975 at the location shown in Figure 3 below. The installation will comprise:

- A new pole supporting telecommunication equipment. The pole will be 35m high (excluding lightning rod) with a maximum diameter of 1.45m;
- A headframe measuring 4.4m in width will be at the top of the new pole,
- 20 panel antenna will be attached to the headframe. The panel antenna will include:
 - o 10x panel antenna measuring 1m x 0.7m; and
 - o 10x panel antenna measuring 2.7m x 0.7m.
- Ancillary equipment will be attached to the pole, underneath the panel antenna;
- Two microwave dish antennas will be underneath the ancillary equipment, each measuring 1.2m in diameter;
- An equipment cabinet will be located to the east of the pole, measuring 2m high and 3.85m in length, with a footprint of 3.08m²; and
- Install bollards at the base of the pole.

The submitted AEE states “... *the proposal will meet all relevant regulations in the National Environmental Standards for Telecommunication Facilities and therefore the elements which are regulated under the NESTF are a permitted activity.*”

The rules for utilities are included in Chapter 53 Network Utility Operations of the Operative District Plan. Under rule 53.8, new aerials, lines and support structures are permitted where they comply with the standards. As the proposed height of the

telecommunication facility is 35m (excluding lightning rod) it does not comply with Rule 53.26(2)(a)(iv) Height, which allows up to 25m in industrial environments. The proposal is therefore a Restricted Discretionary Activity.



Figure 3: Locality Plan.

42 Wharerangi Road, Greenmeadows

The submitted AEE states *“The reason for the application under s.127 of The Act is to reflect the changes sought to the timing and the staging of the development. This is as a result of the formerly approved Stage 2 (Lot 700) now being considered for future development as a comprehensive retirement village facility. The development of that lot will in turn enable the consent holder to advance development aspirations on the balance of the site. It is noted that separate land use consents (and any further subdivision of Lot 700) will be the subject of a separate resource consent application.”*

The application is a Discretionary Activity overall.



Figure 4: Previously approved Scheme Plan.



Figure 5: Proposed Scheme Plan as lodged.

2.4 Development of Preferred Option

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

2.5 Attachments

Nil

3. ROAD NAMING 46 ERIKSEN ROAD

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1860528
<i>Reporting Officer/s & Unit:</i>	Nick McCool, Team Leader Resource Consents

3.1 Purpose of Report

To obtain Council approval for new street names for a development at 46 Eriksen Road, Te Awa.

Officer's Recommendation

The Future Napier Committee:

- a. Approve the use of:
 - Mahurangi Crescent
 - Waimate Ave
 as the proposed street names for the 46 Eriksen Road Subdivision Development by Te Awa Land Development Company.
- b. Note that Officers will work with Elected Members on compiling an annual list of suggested street names for developers to consider as part of NCC's street naming process.

3.2 Background Summary

On 24 December 2021 Council granted land use and subdivision consent (RMS210118) to Te Awa Land Development Company to create 87 residential lots over two stages, including two roads to vest, a local purpose reserve to vest and to undertake earthworks. On 16 August 2024 Council granted a variation (RMS210118A) to undertake further earthworks to raise minimum floor levels.



Figure 1: NCC GIS Screenshot, showing recent aerial photography with the Scheme Plan overlaid.

3.3 Significance and Engagement

The letter dated 5 June 2025 prepared by Matt Sproull, Development Manager, TW Property (**Attachment 1**) outlines the proposed road names, identifies where the roads are (**Attachment 2**) and includes consultation with Mana Ahuriri (**Attachment 3**). The consultation email states:

“Two names for the development could be “Mahurangi” and “Waimate”.

Mahurangi was the name of Tara’s dog who jumped into the awa. Before it was called Tutaekuri its name was “Te Wai o Mahurangi”

Waimate refers to the old bed of the river which used to be near Te Awa road and how Te Awa got its name in the first place.

These names come from Papa Piri Prentice before he passed away recently.”

3.4 Implications

Financial

The financial implications of street naming include minor administrative costs incurred by Council’s GIS team and are covered in the fee paid to Council by the developer. The cost of erecting street signs, road markings, and street lights are costs incurred solely by the developer.

Social & Policy

There are no inherent social or policy implications for using the proposed street names.

To further support and guide street naming in Napier, Council will prepare an annual list of suggested street names for developers to consider as part of NCC’s street naming process. Officers will work with Elected Members to develop the list and it will be refreshed each year. The proposed names from Elected Members will be shared with

mana whenua for feedback prior to finalisation. While the list is not intended to limit developers' choices, it offers meaningful suggestions that reflect the history, culture, and character of our city. Developers are still encouraged to engage with mana whenua and local communities to generate names that resonate with the areas being developed.

Risk

It is not considered that the Council would be liable to any legal risk by using the proposed street names.

Consultation with Land Information New Zealand (LINZ) has not identified any significant clashes between the proposed street names and existing street names and their acceptance has been obtained **Attachment 4**.

3.5 Consideration

The naming process adheres to the criteria set out in AS/NZ 4819:2011. In addition to this, there has been consultation with Iwi and consideration given to the site's history to devise the names submitted for each of the proposed roads. Accordingly, the proposed names are considered appropriate.

3.6 Attachments

- 1 2025-07-03 Attachment 1 Application for Road Naming DOC ID 1861186 [↓](#)
- 2 2025-07-03 Attachment 2 Scheme Plan showing road locations DOC ID 1861188
[↓](#)
- 3 2025-07-03 Attachment 3 Iwi Consultation DOC ID 1861187 [↓](#)
- 4 2025-07-03 Attachment 4 LINZ Acceptance DOC ID 1861189 [↓](#)



Matt Sproull
Te Awa Land Development Company
9A Angus Place, Onekawa
Napier, 4110
Email: matt.sproull@twproperty.co.nz
Phone: +64 27 812 1628

5th June 2025

Planning Team
Napier City Council
Private Bag 6010
Napier 4142

Re: Application for Road Naming - 46 Eriksen Road, Napier - RMS210118A

Tēnā koutou,
I am writing to formally submit a road naming application for our residential development at 46 Eriksen Road, Napier, in accordance with Napier City Council's road naming policy.

Applicant details: as per top of letter.

Resource consent details: RMS210118A - refer Appendix 1.

Site plan: refer Appendix 2.

Proposed names:

- Road 1 - **MAHURANGI CRESCENT**
- Road 2 - **WAIMATE AVE**

We believe the road types (Crescent and Ave) accurately reflect the type of roads being named.

Descriptions of the meaning of the proposed names and how they link to the local area are detailed in Appendix 3.

These proposed names have been endorsed by Mana Ahuriri following engagement from TW in 2023.

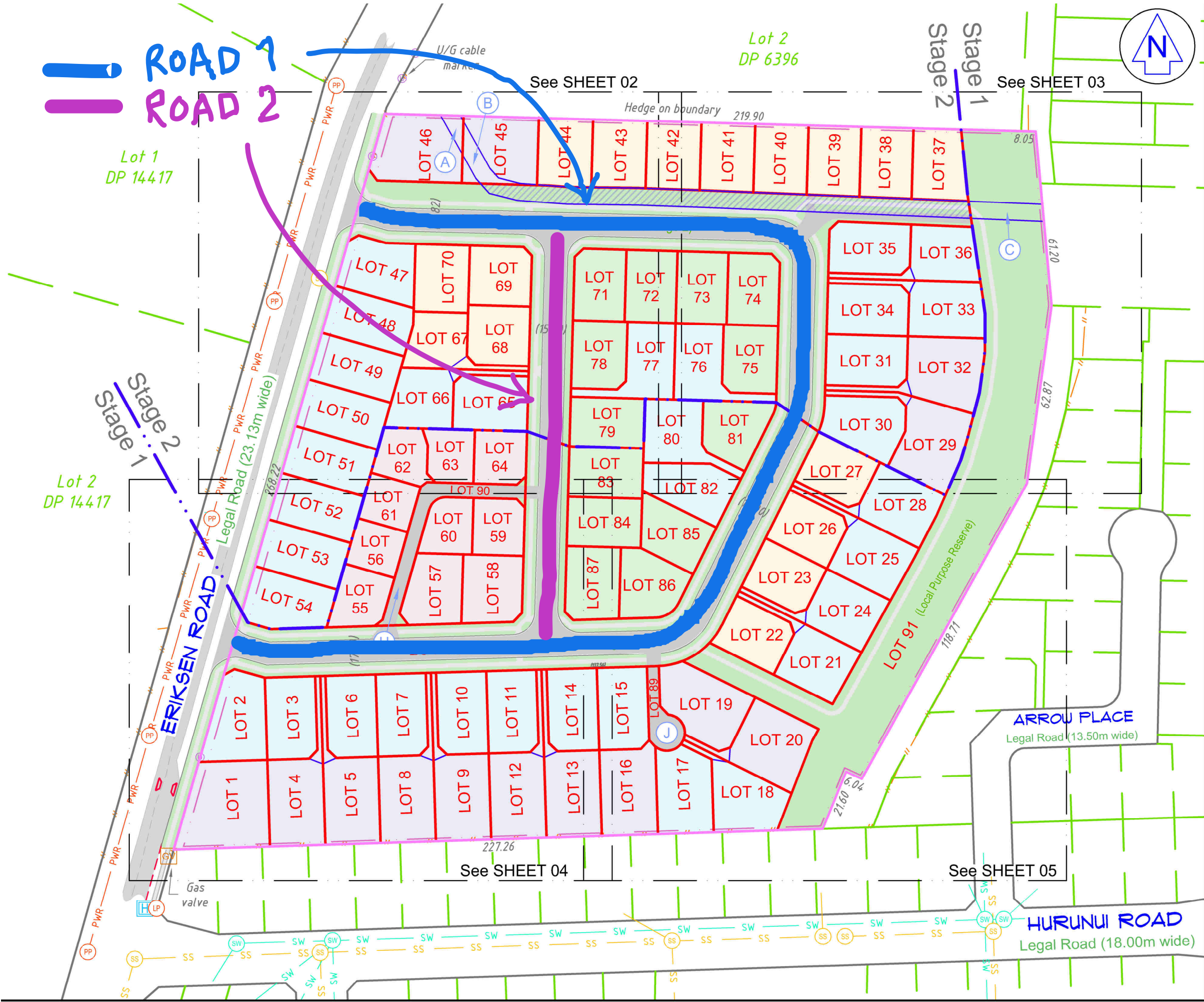
We appreciate the opportunity to contribute to the character and identity of this area through these proposed names, and we welcome Council's feedback or further engagement as required.

Should you need any additional information to process this application, please feel free to contact me directly.
Ngā mihi nui,

Matt Sproull
Development Manager

0800 242 019
info@twproperty.co.nz
PO Box 3071, HBMC, Napier, 4142 | New Zealand

www.twproperty.co.nz



LOCAL AUTHORITY: NAPIER CITY COUNCIL
ZONING: MAIN RESIDENTIAL
TOTAL AREA: 6.1891 Ha
COMPRISED IN R.T : 71899
REGISTERED OWNERS: HILL ASH LAND NO.3 LIMITED

LEGEND:

- NEW BOUNDARY
- ABUTTAL BOUNDARY
- PROPERTY BOUNDARY
- LEGAL ROAD
- EASEMENT BOUNDARY
- KERB
- DRIVEWAY
- EDGE OF METAL
- FENCE LINE
- POWER LINE
- TELECOM LINE
- SEWER
- STORMWATER
- WATER
- SEWER MANHOLE
- STORMWATER MANHOLE
- STORMWATER GRATE
- STORMWATER SUMP
- FIRE HYDRANT
- WATER TOBY
- POWER POLE
- POWER PEDESTAL
- TELECOM POLE
- TELECOM PILLAR

Staging note:
Stage 1 = Lots 1-28, 55-64, 81-87, 88-91.
Stage 2 = Lots 29-54, 65-79, 92.

Notes:
1. Aerial photography obtained from LINZ.
2. Boundary data obtained from QuickMap records.
3. See Sheet 6 for Amalgamation & Easement details

This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose not permitted without the prior consent of The Surveying Company. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey. This plan shall not be used for architectural design purposes.

THE SURVEYING COMPANY
Suite 3, 115e Avenue Road East, Hastings. 4122
(06) 878 6349 | www.surveying.net.nz

CLIENT: **T.W. PROPERTY HOLDINGS LTD**

PROJECT: **PROPOSED SUBDIVISION OF LOT 1 DP 318389**

PLAN TYPE: SUBDIVISION CONSENT PLAN		
SCALE AT A3: 1 : 1250	DRAWN: PH	CHECKED: NW
DATE: MAR 2022	DRAWING NUMBER: 203553-SP-07	SHEET: 01 of 06

From: Parris Greening
To: Hilary Prentice; Jeremy MacLeod; Matt Sproull; Beverley Kemp-Harmer; Stevie-Lee Goodgame
Subject: RE: Seeking Availability for Hui – Clarifying Naming Process and Path Forward
Date: Thursday, 5 June 2025 10:16:49 am
Attachments: image002.png

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Kia ora koutou anō,

It was good to come together today and bring some clarity around the naming of streets within the Te Awa Development. As we uncovered during the hui, Mana Ahuriri had already shared proposed names for this site, and it was helpful to have Luke outline the process NCC follows for assigning street names.

For your reference, I'm sharing the original kōrero provided to Leah and Nick in early 2024, following our engagement in 2023:

From: Parris Greening <parris@manaahuriri.org>
Sent: Friday, January 26, 2024 3:18 PM
To: Leah MacDonell <leah.macdonell@twgco.co.nz>
Cc: Nick Dames <nick@twproperty.co.nz>
Subject: Re: Te Awa Land Development 2 - Road Names

Tena koe Leah

Thanks for your patience in this commitment we gave you to provide names for the Te Awa Land Development. The board discussed suggestions for names and endorse the use of the following.

Two names for the development could be “Mahurangi” and “Waimate”.

These names come from Papa Piri Prentice before he passed away recently.

Mahurangi was the name of Tara's dog who jumped into the awa. Before it was called Tutaekuri its name was “Te Wai o Mahurangi”

Waimate refers to the old bed of the river which used to be near Te Awa road and how Te Awa got its name in the first place.

These names are not just labels — they carry stories, identity, and connection to place. We appreciate the continued partnership as we work to ensure developments in our rohe uphold the depth of our kōrero tuku iho.

Ngā manaakitanga,
 Parris Greening
 021 786 271

From: Hilary Prentice <hilary.prentice@napier.govt.nz>
Sent: Thursday, 5 June 2025 8:43 am
To: Jeremy MacLeod <jeremy@kauwaka.co.nz>; Matt Sproull <matt.sproull@Twproperty.co.nz>; Beverley Kemp-Harmer <bkempharmer@gmail.com>; Stevie-Lee Goodgame <stevielee.goodgame@twproperty.co.nz>; Parris Greening <parris@manaahuriri.org>
Subject: RE: Seeking Availability for Hui – Clarifying Naming Process and Path Forward

Hine ata ki a koe Jeremy

Sorry to hear that, I have updated the appointment.

Ngā mihi

Hilary Prentice
 MĀORI PARTNERSHIP MANAGER
 TE KAIWHAKAHAERE HONONGA MĀORI
 TE WAKA RANGAPŪ

Napier City Council, Private Bag 6010, Napier 4142
 m +64 27 226 7996 www.napier.govt.nz



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From: Jeremy MacLeod <jeremy@kauwaka.co.nz>
Sent: Thursday, June 5, 2025 8:17 AM
To: Matt Sproull <matt.sproull@Twproperty.co.nz>; Hilary Prentice <hilary.prentice@napier.govt.nz>; Beverley Kemp-Harmer <bkempharmer@gmail.com>; Stevie-Lee Goodgame <stevielee.goodgame@twproperty.co.nz>; Parris Greening <parris@manaahuriri.org>
Subject: RE: Seeking Availability for Hui – Clarifying Naming Process and Path Forward

Caution: This email originated from outside Napier City Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Kia ora koutou,

@Hilary Prentice – could I please join via Teams this morning. I have a sick child at home with me unfortunately.

Hei konā mai i roto i ngā mihi nā,

From: [Addresses](#)
To: [Nick McCool](#)
Subject: RE: Road Naming Check - 46 Eriksen Road, Napier - Lot 1 DP 318389
Date: Monday, 9 June 2025 16:07:36
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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UNCLASSIFIED

Hi Nick,

I have checked our system, and the results are as follows:

1. Mahurangi Crescent – acceptable to use for this site.
2. Waimate Avenue – acceptable to use for this site.

Kind regards,
Ngahi

Ngahi Marks – She/Her

Mātanga Tatai Wāhi – Geospatial Specialist

Property Data Squad

Location Information

addresses@linz.govt.nz |



Wellington Office, Level 7, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand
www.linz.govt.nz | data.linz.govt.nz



UNCLASSIFIED

From: Nick McCool <nick.mccool@napier.govt.nz>
Sent: Friday, 6 June 2025 10:11 am
To: Addresses <addresses@linz.govt.nz>
Cc: Laurence Lin <laurence.lin@napier.govt.nz>
Subject: Road Naming Check - 46 Eriksen Road, Napier - Lot 1 DP 318389

Hi

Can you please review the below suggested road names and confirm they are acceptable.

Address: 46 Eriksen Road, Napier - Lot 1 DP 318389

Road 1 – MAHURANGI CRESCENT

Road 2 – WAIMATE AVE

Attached is a copy of the applicant's road naming request, scheme plan showing the location of the roads and consultation with local lwi.

Any questions please ask.

Kind regards



Nick McCool

TEAM LEADER RESOURCE CONSENTS

Napier City Council, Private Bag 6010, Napier 4142

m +64 27 323 4219 www.napier.govt.nz



From: Matt Sproull <matt.spruill@Twproperty.co.nz>

Sent: Thursday, 5 June 2025 12:27 PM

To: Planning Mailbox <planning@napier.govt.nz>

Subject: RMS210118A - 46 Eriksen Road, Napier - Application for Road Naming

Caution: This email originated from outside Napier City Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon NCC Planning,

Please find attached our application and relevant appendices for road naming at our 46 Eriksen Road development.

Please discuss with Luke Johnson in the first instance, if Council has an issue with the process that was followed.

As discussed with Luke this morning, these road names were endorsed by Mana Ahuriri in early 2024 *before* we were issued with the new road naming process by Nick McCool early-April this year.

We look forward to hearing back from Council in due course.

Thanks,

Matt Sproull

Development Manager

Mob: 64 27 812 1628

9A Angus Place, Onekawa

Napier, 4110 | New Zealand



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FUTURE NAPIER COMMITTEE

Open Minutes

Meeting Date: Thursday 15 May 2025

Time: 2:31pm – 2:54pm

Venue Chapman Room
Level 1 Chapman Pavilion
McLean Park
Latham Street
Napier

Livestreamed via Council's Facebook page

Present **Chair:** Councillor Chrystal
Members: Mayor Wise, Councillors Boag, Browne, , Crown, Greig, Mawson, McGrath, Price, Simpson and Tareha.
Ngā Mānukanuka o te Iwi representative –Darren Tareha

In Attendance Chief Executive (Louise Miller)
Senior Policy Analyst (Michele Grigg)[online]
Economic Development Manager (Bill Roberts)[online]

Administration Governance Advisors (Jemma McDade and Carolyn Hunt)

FUTURE NAPIER COMMITTEE – Open Minutes

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ORDER OF BUSINESS

Apologies

Councillors Browne / Mawson

That the apologies from Deputy Mayor Brosnan and Councillor Taylor be accepted.

Carried

The Mānukanuka o te Iwi representative, Tiwana Aranui, was not at the meeting.

Conflicts of interest

Nil

Public forum

Nil

Announcements by the Mayor

Nil

Announcements by the Chairperson

Nil

Announcements by the management

Nil

Confirmation of minutes

Councillors Tareha / Crown

That the Minutes of the meeting held on 10 April 2025 were taken as a true and accurate record of the meeting.

Carried

AGENDA ITEMS

1. FREEDOM CAMPING BYLAW REVIEW - IMPLEMENTATION PLAN

<i>Type of Report:</i>	Information
<i>Legal Reference:</i>	Local Government Act 2002
<i>Document ID:</i>	1846647
<i>Reporting Officer/s & Unit:</i>	Michele Grigg, Senior Policy Analyst

1.1 Purpose of Report

This report provides an outline of the implementation plan for operationalising the Freedom Camping Bylaw 2025.

At the meeting

The officer presented the report outlining that manoeuvrability and ease of access were considered for the layout of the carpark at the two new sites. There will be ongoing monitoring of all sites to address any issues.

Questions were answered clarifying:

- All freedom campers are required to be self-contained; there will be no change to the opening hours for the toilets at the foreshore.
- Freedom camping spots at the Aquarium will be available for general use during the day and for freedom camping from 6pm. Other sites are earmarked solely for freedom campers.
- There are areas within Napier where freedom camping is prohibited which means that parking overnight is not allowed.
- The foreshore site that is being removed will become a prohibited area.
- The Coote Road/Marine parade site has been positioned for ease of access and lack of impact on the Sunday market.

COMMITTEE RESOLUTION

Councillors Price / Tareha

The Future Napier Committee:

- Note** the implementation plan for operationalising the Freedom Camping Bylaw 2025, which will take effect from 1 July 2025.

Carried

2. REVIEW OF REGIONAL STRUCTURES

<i>Type of Report:</i>	Procedural
<i>Legal Reference:</i>	N/A
<i>Document ID:</i>	1847882
<i>Reporting Officer/s & Unit:</i>	Bill Roberts, Economic Development Manager

2.1 Purpose of Report

The purpose of this report is to update Council on the Review of Regional Structures Report commissioned by the Matariki Governance Group, and to consider its recommendations aimed to increase transparency and accountability to Council.

At the meeting

The officer presented the report outlining this paper was an update of the continuing review of the regional structure, that was commenced at the start of 2024. Lucy Laitinen, the outgoing Chief Executive of REDA, was commended for her contribution.

There were no questions.

COMMITTEE RESOLUTION

Mayor Wise / Councillor Tareha

The Future Napier Committee:

- a) **Receive** the report titled "Review of Regional Structures" dated 14 April 2025.
- b) **Note** that the Matariki Governance Group (MGG), in its capacity as shareholder representative, has accepted the recommendations of the 'Review of Regional Structures, Recommendation Report', dated 14 April 2025.
- c) **Note** that the key decisions and areas of engagement for Council will be related to the following:
 - i. Contributing to the development, and endorsement, of the 'regional priorities' approach and Letters of Expectation that will guide the delivery, monitoring, and evaluation of regional priorities and outcomes we want for our communities.
 - ii. Agreement to ongoing funding for HBREDA based on the "regional priorities" approach and strengthened accountability disciplines that meet local government legislative requirements.
 - iii. Confirming and agreeing the Terms of Reference of MGG and any delegations provided by Councils.
- d) **Direct** the Chief Executive to create fit-for-purpose internal processes to support the Mayor as the Council's MGG representative. This includes:

-
- i. Supporting the Mayor, as Council's MGG representative, to provide more structured updates and reporting on MGG and the delivery of regional priorities to Council.
 - ii. Nominate a senior council officer to be responsible for MGG. This role will support the Mayor and Chief Executive to participate effectively in MGG discussions and for sharing and disseminating MGG-related information (e.g. papers supporting MGG discussion and minutes) to support co-ordination and alignment of, and with, identified shared regional priorities.
 - iii. Creating a regular (e.g. annual) process to consider key regional priorities from Council's perspective. This information would be used to inform MGG consideration of shared regional priorities.
 - iv. Creating an annual process to consider Council feedback on the Letter of Expectation for HBREDA.
 - v. Building, with MGG and HBREDA, an efficient and comprehensive reporting process whereby Council is provided with performance and outcome reporting on the activities delegated to MGG and/or HBREDA so Council can execute its responsibilities under the Local Government Act (LGA).
- e) **Appoint** Councillor Sally Crown, as an additional Elected Member representative to the Matariki Governance Group as an alternate.

Carried

Minor matters

Nil

The meeting closed with a karakia at 2:54pm

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

Chairperson

Date of approval