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DISTRICT PLAN REVIEW PROCESS

- Where have we come from?
- Where are we now?
- Where are we heading? - *Draft District Plan 2020*



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Where have we come from?

Current District Plan

- Current District Plan originally notified in 2000
- Plan Change 10 - to incorporate Ahuriri and align with Hastings
- Plan Change 11 – Park Island Masterplan
- Plan Change 12 – Mission Plan Change



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small city. **BIG** ideas.



PUTTING PEOPLE
FIRST



OPEN FOR
BUSINESS



A PORT AND
COASTAL CITY



OUR PEOPLE, OUR
STORIES



ECOLOGICAL
EXCELLENCE



PEDAL POWER



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3.1.1 CITY CENTRE STRATEGIES

This section provides greater detail of the strategies, initiatives and the rationale for each strategy. The images shown are from other places, and give an indication of the types of initiatives needed for the ongoing evolution of Napier. A number of specific City Centre project areas are then visualised with general design directions and potential actions/options. These visualisations help people to see the possibilities within the existing space, and are not intended to provide a final design in any way. Once each project area becomes a priority project, Council will engage with the public and stakeholders on community needs, design options, and then a final design that is consistent with the City Vision Principles.

STRATEGY 1 - CREATE A SEAMLESS WATERFRONT AND CENTRAL CITY EXPERIENCE

Development of the waterfront destinations and city centre streets and squares will be coordinated and integrated to create a coherent experience.

RATIONALE

The Waterfront and central city have been segregated by Marine Parade due to its function as an arterial and important heavy vehicle traffic route. Development of the road network elsewhere have allowed Marine Parade to change and to become the feature which stitches the two major elements together. A re-prioritisation of space can occur which focuses on space for people, economic exchange and activity and access instead of movement. Significant investment is occurring on the waterfront, and the places where people work and come for leisure need to be strongly connected. The streets which connect the city to the waterfront can be integrated through multiple design approaches such as extending the grid block structure, and incorporating waterfront design features into the streetscape.

INITIATIVES

1A Central Waterfront Piazza & Marine Parade Boulevard Redesign

Creating a new public space to act as the 'hub' of Napier's central city by unifying spaces at the intersection of Marine Parade, Emerson Street and Tennyson Street. The piazza will provide active edges, shared streets, and a multi-use public space for events and everyday happenings. Buildings with frontages to the space will be key to creating a strong impression of the place, and will be an active participant in the streetscape. Although the space will be prioritised for pedestrians, other uses such as cyclists, smaller vehicles, and tour buses will still be able to access and pass through the space. The space will connect the attractions of the waterfront to the attractions of the City.



A waterfront environment can extend to the built edge when space for people and activity, and access takes priority over movement.

Concept only

The removal of heavy vehicles from Marine Parade will allow for the re-prioritisation of street space to people. Marine Parade boulevard will be redesigned to fuse the waterfront to the City Centre with a slow, safe and accessible environment, provide space for businesses, and extend the waterfront design qualities to Hastings Street.

1B Civic Square and Waterfront Connection

Creating a southern anchor for the CBD connection with an activated civic and learning hub which extends a shared street and unified public spaces from Dalton St to the waterfront and links with the Marine Parade development.

1C - Lighting - Nightscaping the City

An integrated lighting strategy will be prepared for the City with consideration given to the following needs and elements:

- Motorist and cyclist visibility and safety;
- Pedestrian safety (incorporating CPTED principles)
- Highlighting architectural building features and other features such as vegetation;
- Lighting as art and for story-telling.



The central events space for a city needs a strong programme and assets to support daily public life.



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Napier City Council LONG TERM PLAN 2018-2028

Adopted 29 June 2018

“A vibrant and sustainable city for all”

Community outcomes:

1. A vibrant innovative city for everyone
2. Excellence in infrastructure and public services for now and in the future
3. A sustainable city
4. Council works with and for the community
5. A safe and healthy city that supports community well-being



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Ahuriri Estuary and Coastal Edge Masterplan

HPUDS

**National Policy Statement for
Urban Development Capacity**

**National Policy
Statement for
Freshwater
Management**

**Regional Policy
Statement**

30 year Infrastructure Strategy

Where are we now?



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- We have set a preliminary strategic, “Outcome-focussed” approach to commencing the District Plan Review (subject to feedback)
- Internal focus groups across Council’s business units
- Public and stakeholder pre-engagement started last week

Closes 1st February 2019

[Video](#)



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What does this mean for the District Plan?

Premier Regional Park in Ahuriri Estuary



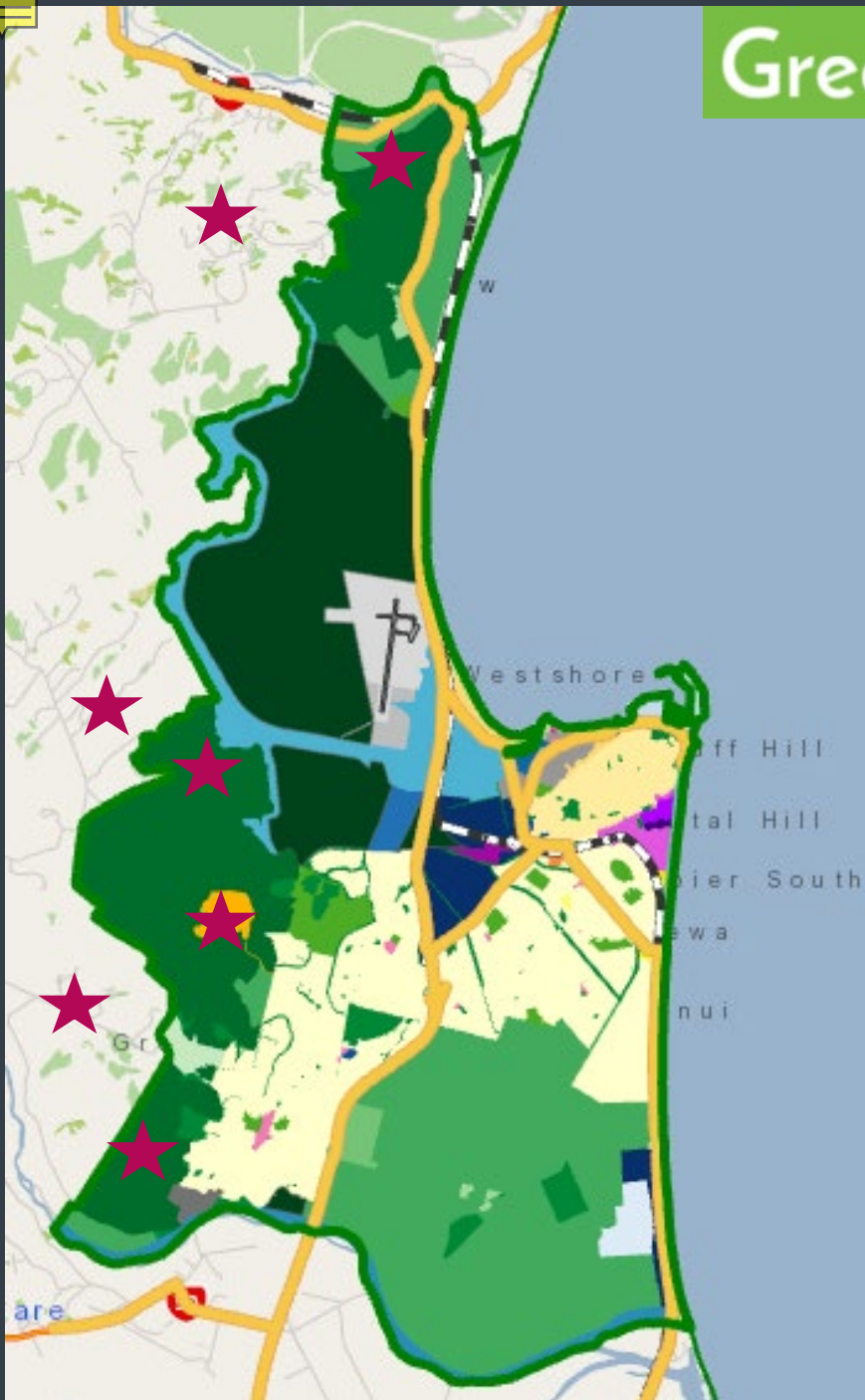
- **Lagoon Farm Land Use Strategy** – contribution to Regional Park; revisit Business Park; potential for residential?
- **Broader Regional Park project** –Te Komiti led, PGF funding to be sought
- *Projects will inform zoning and precinct provisions in the District Plan*

Great urban areas



- **Thread through District Plan Provisions** – greater emphasis on quality design to achieve community wellbeing
- **Also applies to Council developments and projects e.g.** Parklands, Aquatic Centre, MOUs with developers

Greenfield growth in the hills



- Mission Plan Change 12 – decision released, enables 550 houses

Other options:

- Bayview / Esk Hills
- Poraiti
- Western Hills (outside of pa sites, significant landscapes?)
- **Beyond NCC's western boundaries?**



City living supporting a vibrant CBD

- Potential higher density residential zone on outskirts?
- Inner and Fringe Commercial zone provisions

Leveraging our heritage

- Full review of heritage list and associated provisions

Regional approach to industry

- Will inform spatial distribution, extent and provisions of industrial zones



Principles of the District Plan

Supported by strategic objectives

Smart
Growth

Quality
Design

Environmental
Excellence

Resilient
Napier

Our People,
Our Stories



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Strategic Objectives



Infrastructure planning is aligned with land use planning to facilitate efficient and affordable development in identified growth areas

Vibrant and sustainable Napier CBD with a mix of complementary activities and public spaces that encourages inner city / fringe city living

Rural production in the Heretaunga Plains is enabled and protected



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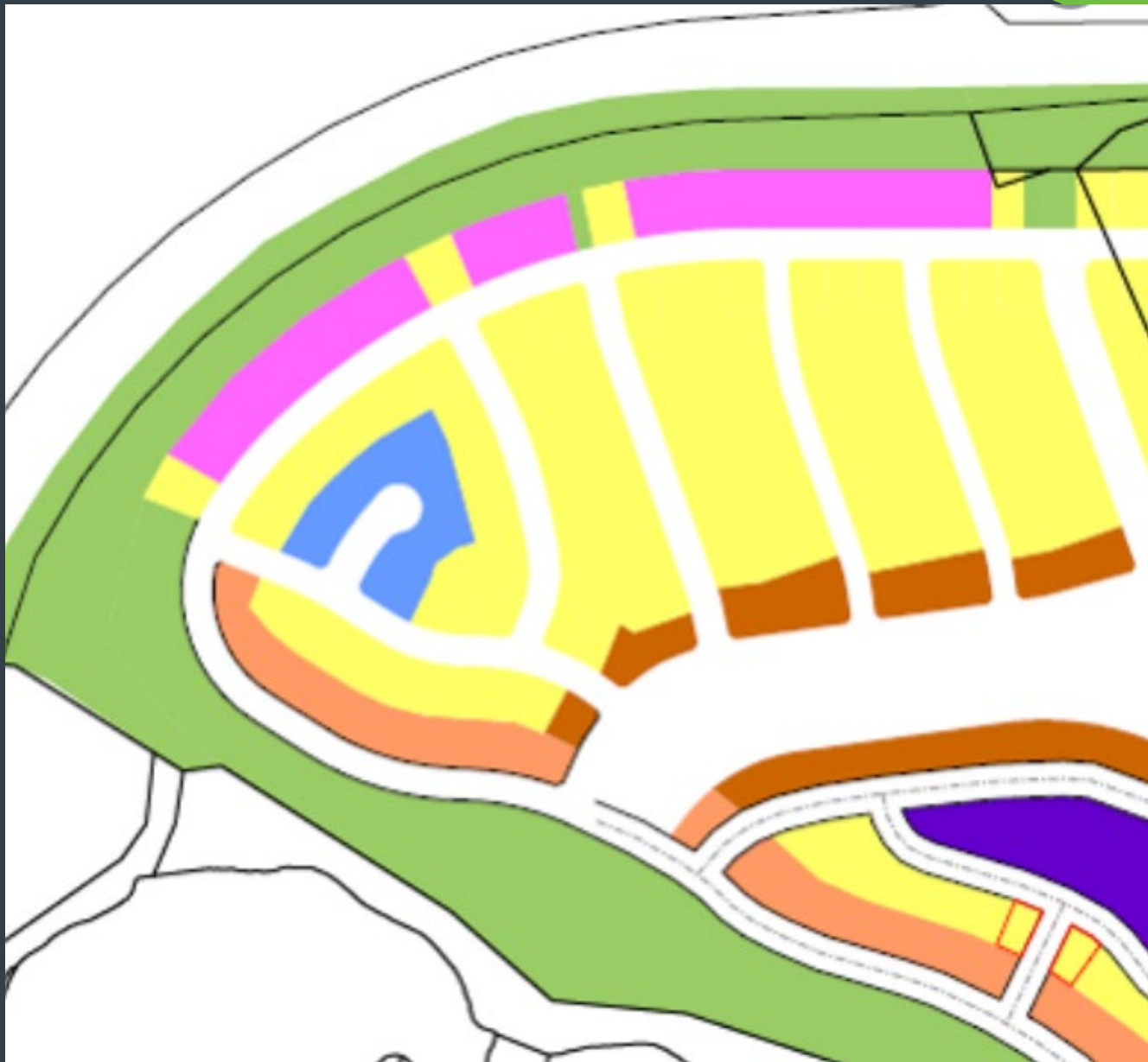
Strategic Objectives



Quality, high amenity and healthy environments
to live, work and play



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Strategic Objectives



Ecological assets and urban waterways are maintained and enhanced

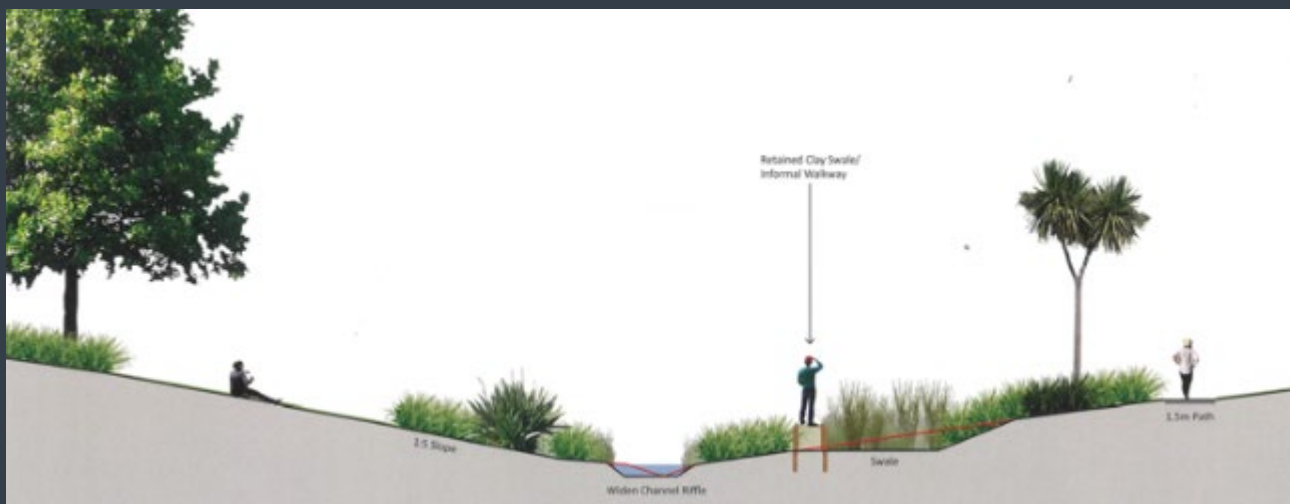
Napier's coastal environment is recognised and protected from inappropriate use and development



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Example of treatment swale edge informal pathways - narrow path with passing bays



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Strategic Objectives



Infrastructure design considers long term risk of natural hazards and climate change



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Strategic Objectives

*Our People,
Our Stories*



Napier's distinctive character, culture, heritage, and landscapes are recognised, celebrated and enhanced

The relationship of Mana Whenua with their cultural heritage and with the natural environment is recognised and respected



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Where are we heading?

What options do we have to help us achieve the strategic direction?

1. District-wide
2. Zones



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Heritage

A gift from our past to our future generations



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Options



- **Review heritage list:** Include pre-earthquake heritage and/or more recent 'new' heritage?
- **Review level of protection for heritage sites:** e.g exterior painting, air conditioning units
- **Notable trees:** On private property?
- **Heritage streetscapes and heritage character areas:** Review extent of current areas, and effectiveness of current protection provisions
- **Art Deco Quarter:** review signage controls and design guidelines
- **Sites of significance to Māori:** Cultural values assessment as a first step



Emerson
Street, 1920s
(a century
ago!)

Transport

*Integrating land use and
transportation planning*



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Options

- **Align Code with NZS4404:** Similar approach to Hastings District Council
- **Discourage cul-de-sacs:** Enhance connectivity, increase resilience
- **Connectivity study:** update roading hierarchy; identify key vehicle, cycling, pedestrian routes
- **Residential parking:** Require only one carpark for small dwellings / close proximity to CBD / centres?



Environmental Values

Coastal, Landscapes and Biodiversity



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Options



- **Coastal environment:**
 - New coastal environment chapter
 - Adopt HBRC Coastal environment boundary?
- **Significant landscapes:** Identify Napier's significant landscapes and level of protection
- **Biodiversity:**
 - Identify significant natural areas
 - Napier's current indigenous land cover is <2%. Potential to have a target of 10%





Subdivision

Integrating quality design and infrastructure



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Options

- **New subdivision chapter:**
 - Will address resource management matters
 - Emphasis on connectivity, low impact stormwater solutions, quality design
 - Review of minimum lot sizes and financial contributions
- **Revised Code of Practice:**
 - Will address engineering matters
 - Update to better align with NZ4404
 - Remaining Code to sit inside, or outside the District Plan?

Environmental Risk

Reducing risk and vulnerability



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Options



- **Coastal hazards:** Await Coastal Hazard Strategy Phase 4 - Implementation
- **Flooding:** Additional controls for development in flood plains; maintaining overland flowpaths?
- **Stability:** new controls for steep hills?
- **GMOs:** Align with Hastings District Council provisions?



General District-wide matters

Supporting quality growth



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Options

- **Noise and lighting:** General provisions are harmonised with HDC
- **Noise boundaries:** New requests from KiwiRail, NZTA. Costs of mitigation falls to the land owner
- **Port Noise:** update to align with the Port's current mitigation officer
- **Airport Noise Boundary:** Expansion of the existing noise contours required
- **Mining and Quarrying:** Specific chapter not required in Napier?

2. Zones



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Rural

Right to Farm – Main Rural Zone



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Protecting versatile land for productive purposes

1. Permit rural and core accessory uses
2. Minor rule changes – e.g. permit use of tunnel houses
3. Minimum lot sizes – currently 4ha otherwise non complying
4. Minimum amenity considerations (interface with other zones)?



Rural Residential

Development Potential?



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Development potential vs landscape values

1. Landscape study to investigate constraints (cultural, historic, amenity etc) and opportunities for future growth
2. Status quo - retain existing minimum subdivision sizes and design controls?
3. Greater design controls given prominent positions?
4. Place based planning for Taradale Hills, Poraiti and Bay View? (e.g variable minimum subdivision lot sizes)
5. Move to the hills – restrict future subdivision/building locations for possible future growth areas and connectivity corridors?
6. Boundary adjustment?



Residential

*Safe, connected, quality
neighbourhoods*



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Growth and Intensification?

City living supporting a vibrant CBD

HPUDS intensification target:

- 40% of growth 2015-2025
- 51% of growth 2025-2035
- 60% of growth 2045-2045
- Total 47% of growth



Within Ahuriri
Mixed Use Zone?

Higher density at
Parklands?

Within 500m from
Taradale/EIT/
Anderson
Park/Greenmeadows/
Onekawa?

Within 1km from
Inner CBD zone?

Waterfront?

Maraenui?

Suburban Commercial fringe?

Public nodal spaces (EIT,
Anderson Park)?

Significant constraints to
higher density?

Achieve quality form and development

Easy to get around and
find your way

Healthy homes
and communities

Places for people to
meet and connect

Sense of belonging &
pride of place

Neighbourhoods that
look and feel great

- Additional development controls?
- Outcome-focused design criteria for multi-unit developments?
- Non-statutory design guidelines?

Place-based planning – amenity character zones



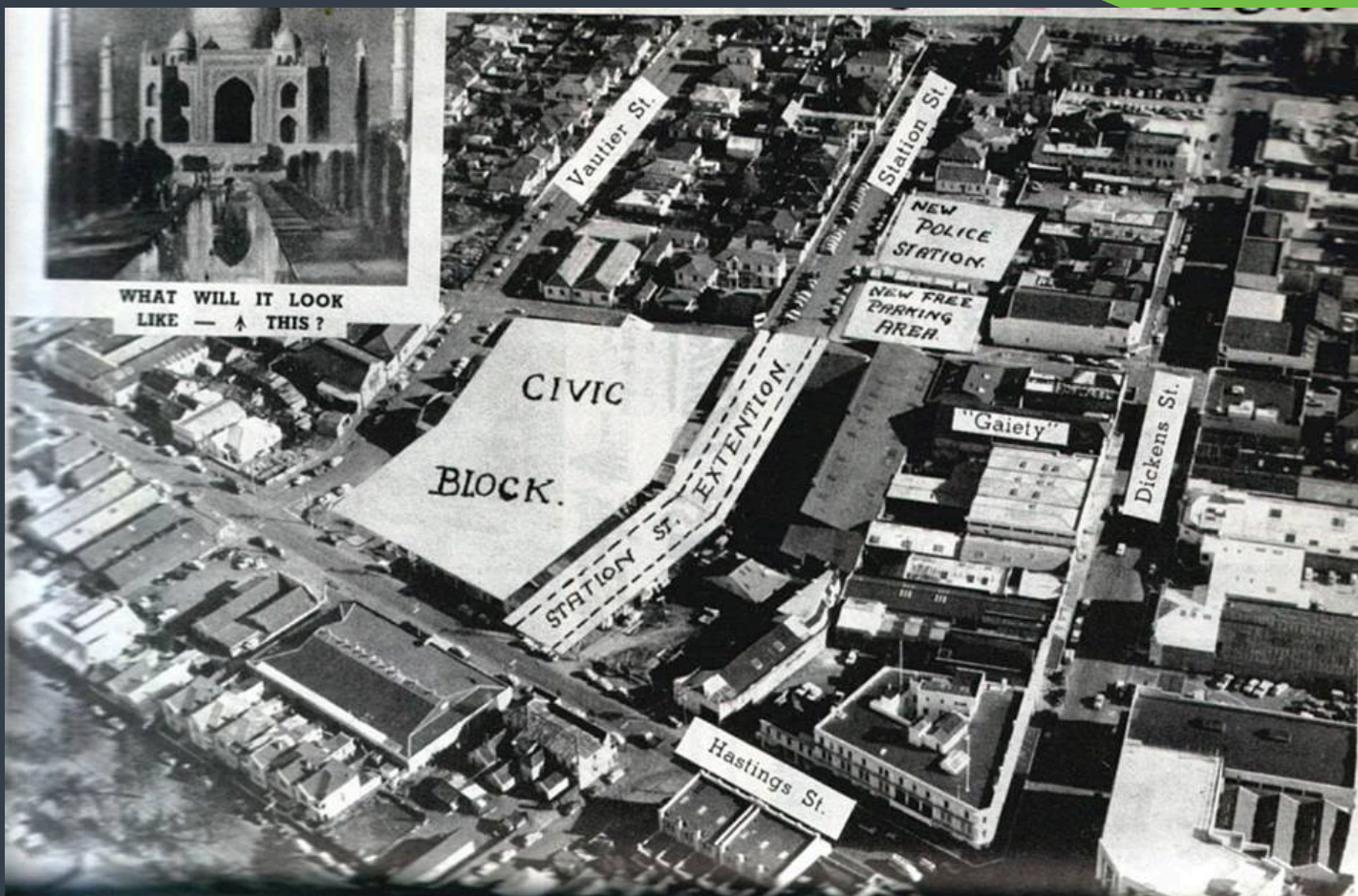
Review extent/provisions for:

- Marine Parade Character Zone
- Napier Hill Character Zone
- Hardinge Road Residential Zone
- Northern Residential Zone

Non-residential activities



Do we need any changes to the non-residential activity provisions in our Residential Zones?



Commercial

Vibrant and sustainable centres



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Increase residential in and around the City Centre



1. Potential rezoning?

- Fringe Commercial to Mixed Use?;
- Main Residential within 1km of CBD to new Medium Density Residential zone?

2. Additional development controls for apartments?

- daylight access, privacy/outlook, minimum apartment size

3. Acoustic insulation / no-complaint covenants?

- to minimise conflicts with bars, restaurants etc

4. Carparking exemption guidance?

- To incentivise innovative approaches such as shared cars provided by body corp

Quality design and vibrant centres

- Additional development controls?
- Resource consent and design assessment criteria?
- Non-statutory design guidelines?
- Urban Design Panel?
- Restrictions on demolition / vacant sites?



Office and retail activity provisions:

1. Focus speciality retail and office activity in CBD and other commercial centres
2. Control Large Format Retail in suburban centres? Revise LFR zone provisions?
3. Business Location Decision Making Survey
4. Finalise draft Retail Strategy review
5. Finalise Parking Strategy



Industrial

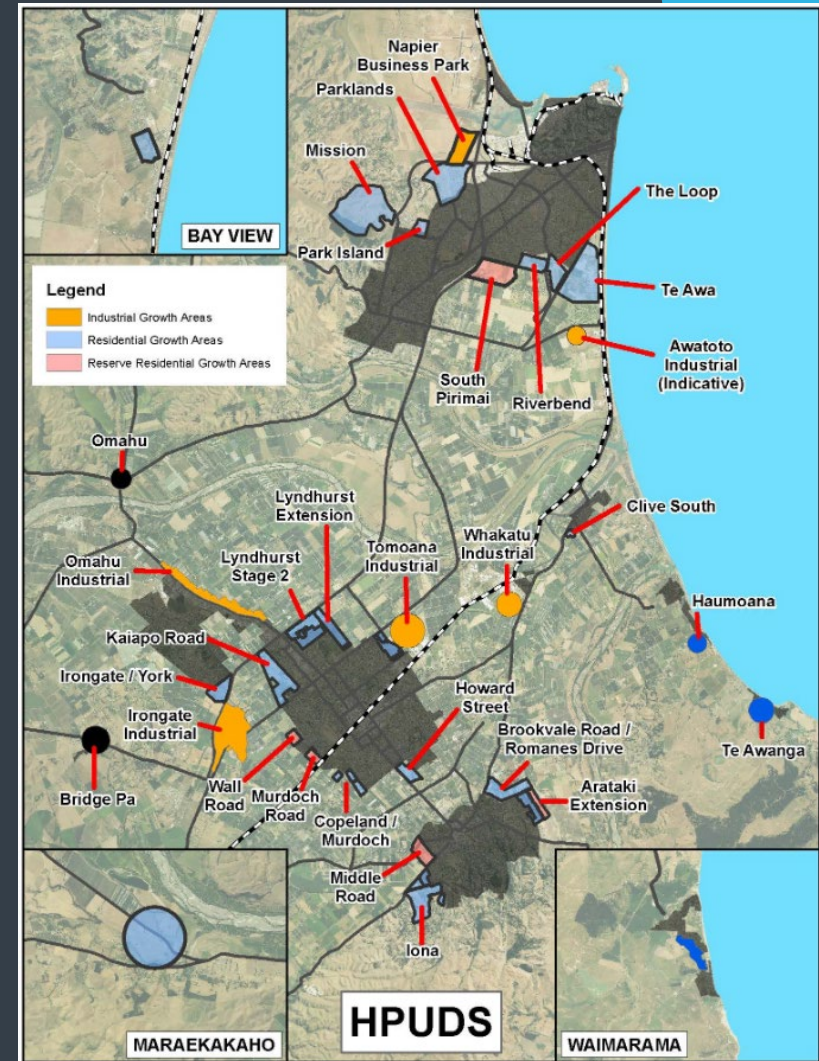
Providing for our industrial needs



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Strategic approach for Industry

- **Regional Industrial Land Strategy:**
 - What should go where?
 - How much do we need?
- **Heavy Industry + Light Industry zones:**
 - New District Plan template approach
 - Consider both the sensitivity of receiving environments and economic drivers
- **Align zones with servicing requirements e.g. trade waste:**
 - Strategic, integrated approach to location of industrial activities, infrastructure investment and environmental objectives
- **Reverse sensitivity issues?**



Pandora

- **Regional Industrial Land Strategy:** What activities are appropriate in this location in the long term?
- **Rezoning:** Structure Plan for Pandora signalled in Ahuriri Estuary and Coastal Edge Masterplan. Should we rezone Periphery to Mixed Use? Reverse sensitivity? Light Industry zone?
- **Ahuriri Estuary:** Greater protection for receiving estuary – management of stormwater, hazardous substances





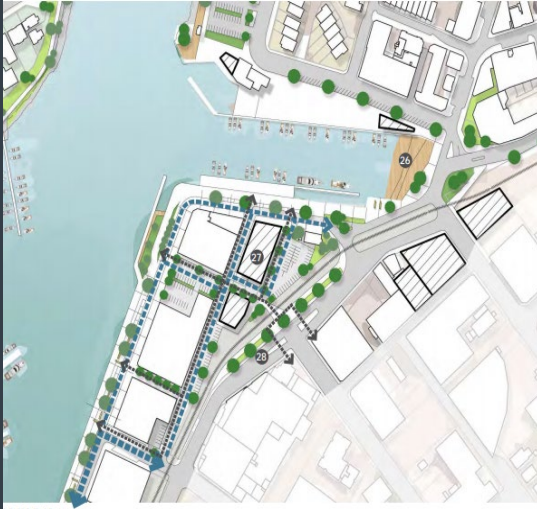
Ahuriri

Where to from here?



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Objectives for Ahuriri



- **Mix of activities:** Vibrant mix reflective of character
- **Port and CBD:** protect function and character of Port and CBD
- **Quality urban design reflecting Ahuriri character:** gritty, not pretty
- **Connectivity:** Protect port access; safe pedestrian and cycling routes



Should we:

- Plan for land use nodes / precincts
- Identify and protect key connection routes
- Change provisions for managing office and/or retail activities in Ahuriri?



**SAY IT
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NAPIER WAR MEMORIAL DESIGN CONCEPTS

Tell us what you think by 14
December 2018.

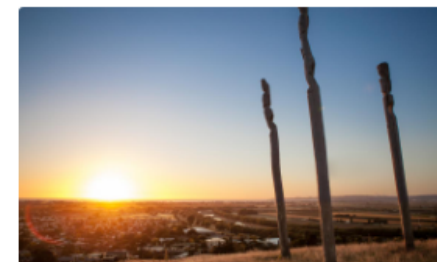
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Tell us your thoughts about our ideas
for Napier's future

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DISTRICT PLAN REVIEW - STAKEHOLDER FEEDBACK

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Napier City Council District Plan Review – Stakeholder Pre-engagement

USING THIS SYSTEM YOU CAN:

- Provide feedback on the strategic direction for the District Plan Review
- Provide feedback on key questions for different District Plan topics
- Give us your ideas so we can consider these in development of the draft District Plan – due for release early 2020

HOW IT WORKS:

Login/register or proceed as a guest. You can then enter your contact details, view existing feedback, or provide more. You can complete your feedback online, and upload any supporting documents. You will receive an email receipt of your feedback.

[View our six key outcomes for the District Plan Review](#)

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- your name
- email address
- postal address
- details of your feedback

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- Save feedback
- View all your feedback

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Consultations

Select a consultation to see more details.

CONSULTATION	STATUS
▶ Strategic Objectives - District Plan Review	Submissions open
▶ Transport - District Plan Review	Submissions open
▶ Earthworks - District Plan Review	Submissions open
▶ Environmental Values - District Plan Review	Submissions open
▶ Subdivision - District Plan Review	Submissions open
▶ Rural - District Plan Review	Submissions open
▶ Environmental Risk - District Plan Review	Submissions open
▶ Ahuriri - District Plan Review	Submissions open
▶ Industrial - District Plan Review	Submissions open
▶ Residential - District Plan Review	Submissions open
▶ Commercial - District Plan Review	Submissions open
▶ Heritage - District Plan Review	Submissions open



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