

DRAFT DISTRICT PLAN

Topic summary:

AHURIRI

KEY OUTCOMES

- *Regional approach to industry*
- *Great urban areas*
- *Leveraging our heritage*



INTRODUCTION

Steeped in history, Ahuriri boasts a diverse mix of activities, from the vibrant bars and restaurants along West Quay and the village shopping centre, to Port Ahuriri School, distribution centres, bulk fuel facilities, a railway shunting yard, the Tech Hub, commercial and government offices, cafes, homes and a retirement village.

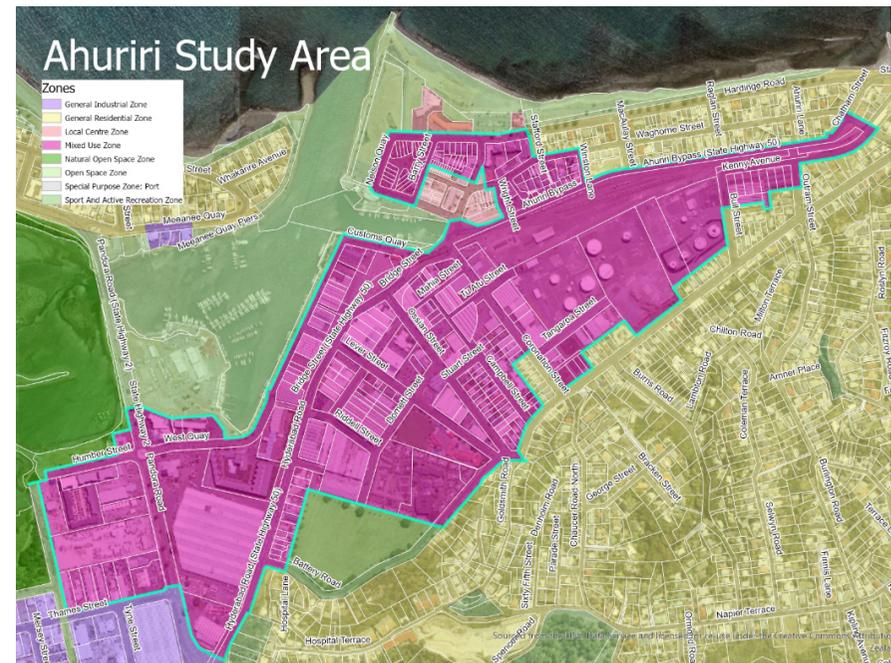
The State Highway/Bridge Street and adjacent rail corridor also form the main artery for Napier Port, moving freight to and from this important gateway and connecting our region with the world.

Although this mix of activities contributes to the character and specialness of Ahuriri, it also creates conflicts. For example, some new residents have found themselves sensitive to the noise from industrial activities and from the impacts of regular movements of heavy vehicles servicing the area. Ongoing redevelopment and increases in traffic may also affect safety for pedestrians and cyclists, and it may impact efficient access to the port for trucks and trains. More offices and retail in the area may also result in less activity in our city centre if businesses decide to relocate.

Inappropriate earthworks, subdivisions and poorly designed buildings can negatively impact on landscapes, which is why they need to be carefully managed.

KEY ISSUES AND CHANGES

Given the complexities of this area, Council has grouped a number of different topics within the Ahuriri Study Area, which includes Ahuriri village and surrounds, West Quay, the land between Bridge Street at the north and Battery Road at the south, the bulk oil facilities and the KiwiRail yard. It incorporates two key draft District Plan zones: local centre (in light pink and applying to Ahuriri village), and mixed use zone (dark pink, the remainder of the Ahuriri Study Area).



Transport generation

If there's significant further growth in the area, traffic may increase, and that may impact efficiency and accessibility at key intersections throughout Ahuriri. These issues could be resolved by using the District Plan Review to limit increases in the sorts of activities that contribute to increased vehicle movements, and by roading projects such as upgrading intersections.

Conflicts between industrial activity and residential/office use

If we don't manage the location and effects of different types of activities, potential conflicts could include:

- Traffic - eg those driving to Port Ahuriri School and the heavy vehicle movements required for transport to and from industrial facilities and Napier Port;
- Significant noise and vibration along Bridge Street/Ahuriri Bypass/railways and the rail shunting yard which could affect the quality of living for new residents and workers;
- The noise generated by industrial activities, (including reversing beeping and security gates), as well as onsite manufacturing and processing.

To achieve the strategic direction for Ahuriri, there needs to be a balance between efficient port access and residential/office use.

Risk from bulk oil facilities

Bulk oil facilities are required to manage their risk within their own site as much as is feasible. For example, they must have sufficient capacity to contain a spill from a tank without any seepage off the site. However, some things can't be fully managed within a site, such as noise from trucks, and the very low probability but high potential impact risk of an explosion. With more houses in very close proximity to the bulk oil facilities, more people will be impacted by the operational effects of these facilities.

However, due to the significant investment bulk oil facilities have made to be in their current location, their fixed locational needs and the ongoing importance of these facilities for our region (as well as wider New Zealand), they're unlikely to relocate within the period of the next District Plan.

Effects on the city centre

The COVID-19 pandemic is likely to have a significant impact on the vibrancy and vitality of our city centre, at least in the short to medium term. With constraints on international tourism, and changing habits meaning more people will continue to work from home, some businesses in the CBD may either look to close or downsize. New offices and/or retail in Ahuriri (outside of the village centre) currently require a resource consent. The requirements of the consent include an assessment of available tenancies and any potential effects on the vitality and vibrancy of the city centre as a result of locating in Ahuriri. Loosening of these restrictions through the District Plan review may impact on the overall viability of the CBD.

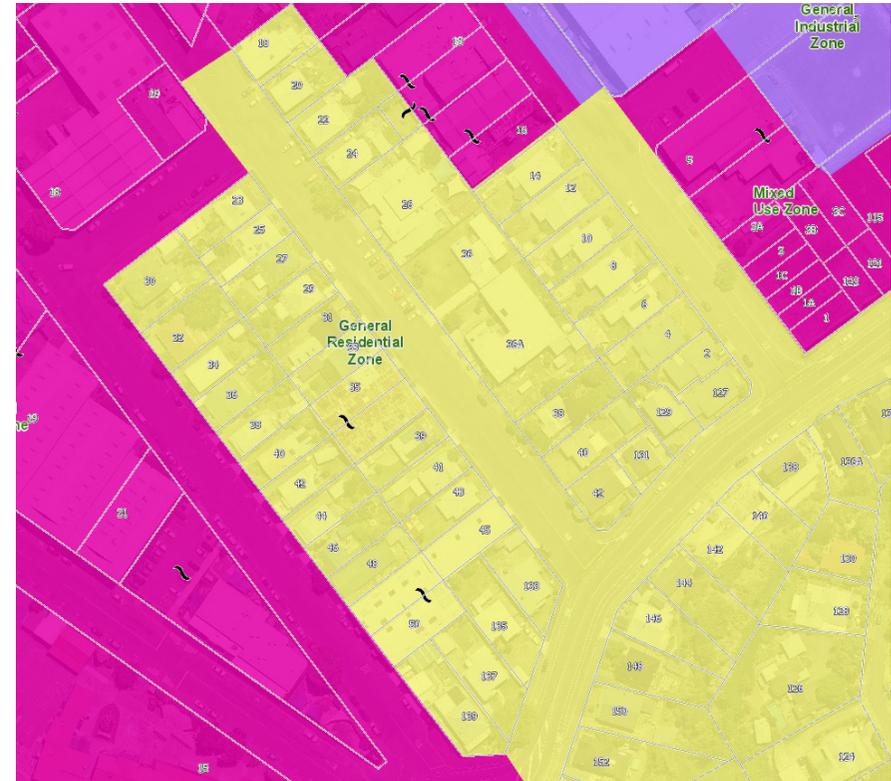
KEY CHANGES PROPOSED TO ADDRESS THESE ISSUES

Rezoning

- Rezone to Industry Zone: applies to the oil tank facilities and some adjoining properties on Coronation Street and Tangaroa Street. Rezoned from current zoning of Mixed Use Zone.



- Rezone to General Residential Zone: applies to what are primarily residential buildings within Campbell Street, Ossian Street, and Battery Road. Offices and retail would require resource consent (consistent with the Mixed Use Zone). Any industrial activity would be non-complying.



These changes enable a mix of activities in Ahuriri but seek to manage conflicts by adding separate industrial and residential zones. This approach also seeks to manage traffic issues by limiting the areas where different types of activities can take place. There is still potential for cumulative effects on traffic generation and a negative impact on the city centre, however this is managed to some extent. At the edge of the Industry Zone there might still be conflicts between industrial activities and adjacent developments, including with new residential activity – although these could be managed through new rules such as landscaping and noise limits at the zone boundary.

- Ahuriri Village Rezoning: The Ahuriri Village Centre is currently zoned Neighbourhood Commercial under the current District Plan. This will be called Local Centre under the Draft District Plan. The Ahuriri Village Centre has expanded north since the previous District Plan was prepared. To recognise the current extent of the village centre, Council proposes rezoning some properties on upper Bridge Street from Mixed Use to Local Centre. The key differences for these properties would be:

1. that resource consent would no longer be required for retail or office activities, and
2. that industrial activities would not be permitted.

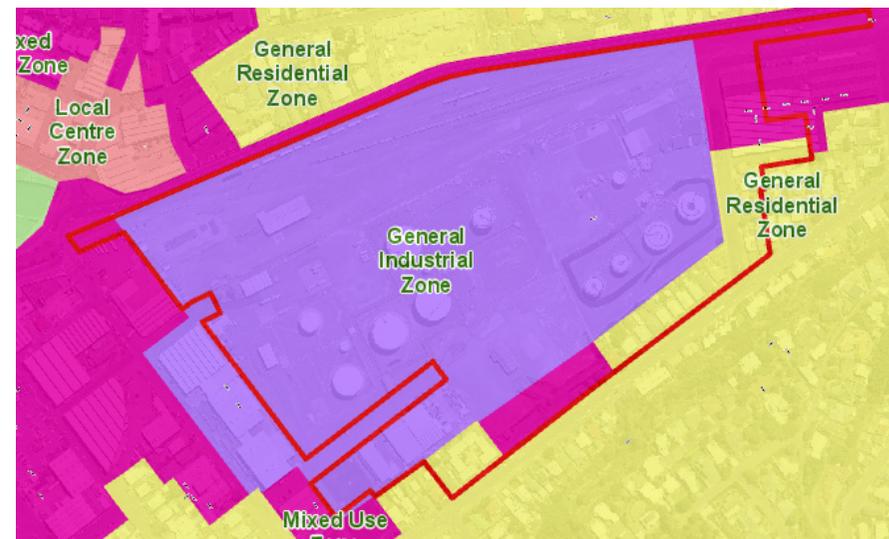
A number of properties in the area have already been redeveloped as residential. To recognise this, 2-20 Waghorne Street has been rezoned from Local Centre to Mixed Use Zone, and properties south of Waghorne Street between Wright Street and Winston Lane have been rezoned from Mixed Use Zone to General Residential.



Managing risk from bulk oil facilities

A recent risk assessment on the Ahuriri bulk oil facilities in Tangaroa Street and Battery Road has found that there is some residual risk to nearby properties in the event of an explosion. In order to

mitigate this risk, Council proposes a Significant Hazardous Facility Risk Management Overlay on a number of neighbouring properties where an unacceptable level of risk has been identified. This means that although existing activities can continue to operate within an acceptable level of risk inside this overlay, resource consent would be required for any new sensitive activities. Sensitive activities include residential activities, visitor accommodation, community facilities, educational facilities, health care facilities, marae, and places of assembly.



Changes to Mixed Use Zone provisions

Industrial activities: Within the Mixed Use Zone, only light industrial activities (light manufacturing and servicing, repair and maintenance services, warehousing and storage) are permitted, otherwise resource consent is required.

New buildings: new buildings over 400m² require resource consent and design assessment. Acoustic insulation requirements apply for new residential buildings and offices.