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# RECORD OF COMMUNITY ENGAGEMENT – PARK ISLAND REDESIGN PROPOSAL

## ENGAGEMENT SUMMARY

The following is a summary of engagement activities undertaken with residents and community members potentially affected by the Napier District Plan proposal to redesign and rezone part of Park Island along Orotu Drive and bordering part of Westminster Avenue. Feedback from the engagement is also presented.

## PROCESS

Adjacent owner/occupiers and other residents in the Parklands and Tamatea areas were provided an opportunity to give feedback on the redesign and rezone proposal during June and July 2017. Feedback from this initial engagement will help inform the proposed District Plan Change application.

Adjacent residents were personally invited to an information sharing evening in mid June 2017. They were also provided the opportunity to meet individually with Napier City Council (NCC) planning staff. Six residents took up this option.

A second community information evening was held which the adjacent residents, all other Parklands residents, and a portion of residents along Westminster Avenue were invited to. In addition, notices about the community meeting were distributed through key contacts and locations within the Tamatea community. Information about the proposed redesign and rezone was posted on NCC's website, providing residents in the area (and more widely) with a further opportunity to seek information and/or provide comment.

All participants in the initial stage engagement were advised of the opportunity to make formal submissions on the District Plan Change following public notification.

## FEEDBACK

Issues raised by residents attending the information sharing sessions was wide reaching. A large portion of the feedback centred on concerns about the possibility of two-storey housing in the next stages of Parklands, and the impact this type of housing may have on outlook, housing quality, and residential amenity. This feedback was in response to a separate process NCC was undertaking around changing the nature and form of covenants applying to residential development within the Parklands area. In order to provide for diversity in the typology and form of residential housing NCC was proposing to amend the covenants. Much of the community feedback focused on the impacts these covenants may have on expectations around amenity considerations held by existing residents for the form and type of development that would be facilitated by residential zoning in the Parklands area.

A number of concerns were also raised around plans for extra car parking to accommodate northern sports hub users. Residents asked questions about the capacity of the proposed car park in the hub,

the likelihood of overflow parking on Orotu Drive, and the impact of extra traffic generally. Several residents are concerned about the current excess speeding along both Orotu and Prebensen Drives.

Some residents were interested in hours, hireage and licensing arrangements for the clubrooms in the northern sports hub area.

Residents were generally supportive of proposed improvements and upgrades to the drain reserve, the introduction of new neighbourhood playgrounds, and the greenspaces proposed in the new Parklands area.

There was interest in the likely timeframe and sequence of the proposed District Plan Change and development of the new Parklands area and northern sports hub.

## ITEMISED ACTIVITIES AND FEEDBACK

The table below lists the engagement activities and feedback provided.

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
<b>7 June</b>	<b>Initial letter to owners and occupiers in immediate vicinity</b>	
	<p>Letter sent from Manager of City Development, Napier City Council to owners and occupiers of households in the immediate vicinity (<i>shown in pink on map in Appendix 1</i>) advising of the proposed District Plan change, and inviting them to an initial information sharing evening, and/or to arrange to meet individually on request (<i>see letter in Appendix 2</i>).</p> <p>Letter also advised of wider community information event.</p>	
<b>14 June</b>	<b>Information sharing evening with owners and occupiers of adjacent properties</b>	
	<p>5.30-6.40pm, 14 June 2017, Napier Old Boys Marist Rugby Clubrooms</p> <p>Attended by 28 residents.</p> <p>Council staff outlined background to the Park Island Master Plan and the proposed District Plan change in Park Island involving the northern sports hub and adjacent residential area for development.</p> <p>Hawke's Bay Rugby Union (HBRU) outlined plans to build in the northern sports hub area and the activities that will take place there.</p> <p>Details given to residents on how to provide feedback and the timelines for this.</p> <p><u>Feedback:</u></p> <ul style="list-style-type: none"> <li>The majority of questions and feedback focused on the style, layout and type of housing to be built in future Parklands development.</li> </ul>	<ul style="list-style-type: none"> <li>Members of Council's engagement project team</li> <li>Council City Strategy staff (NCC)</li> <li>HBRU</li> </ul>

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
	<ul style="list-style-type: none"> <li>• One question about real estate signs appearing on newly sold sections.</li> <li>• One question about Council making land in Napier available faster for new builds.</li> <li>• One question about the boundary between the northern sports hub and the new residential area – where will this be along Orotu Drive?</li> <li>• A question about the impact of the northern sports hub on traffic along Orotu Drive.</li> <li>• A question about timeframes.</li> <li>• A question about the inclusion of playgrounds.</li> <li>• One question asking if a new roundabout will be installed in Prebensen Drive to link into the new Parklands development.</li> <li>• One question about drivers speeding along Orotu Drive.</li> <li>• A concern about dust problems in the open drain along Orotu Drive. Also during housing construction and preparation of land for development.</li> </ul> <p><i>See notes in Appendix 3.</i></p>	
<b>20 June – 18 July</b>	<b>One on One meetings with adjacent residents</b>	
	<p>Adjacent residents were given the option of arranging a one on one meeting with a planner from Stradegy Limited, contracted to NCC. Five interviews were held at residents' homes with residents from six households.</p> <p><i>See full details in Appendix 5.</i></p> <p><u>Meeting 1: 20 June 2017</u></p> <p>Nigel and Karen MacNeil, 12 Orotu Drive, Parklands.</p> <ul style="list-style-type: none"> <li>• Interested in likely sequence of development and construction management procedures.</li> <li>• Interested in clubroom hours and hireage to third parties.</li> <li>• Concerns around car parking for sports ground users.</li> </ul> <p><u>Meeting 2: 21 June 2017</u></p> <p>John Titter, 66 Orotu Drive and Bill White, 1 Aoraki Road, Parklands.</p> <ul style="list-style-type: none"> <li>• Concerns about dust and construction effects.</li> <li>• Interested in likely sequence of development.</li> <li>• Concerns about traffic speed along Orotu Drive and effects of traffic from further development.</li> <li>• Prefer to see 2m high fencing along reserve on opposite side of Orotu Drive to screen new development.</li> </ul>	<ul style="list-style-type: none"> <li>• Cam Drury (Stradegy Ltd for NCC)</li> </ul>

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
	<ul style="list-style-type: none"> <li>• Concern about location and type of proposed two-storey houses and interruptions to landscape and skyline views.</li> </ul> <p><u>Meeting 3: 22 June 2017</u></p> <p>Ron and Clare Reid, 50 Orotu Drive, Parklands.</p> <ul style="list-style-type: none"> <li>• Discussion around consultation process and opportunities for further submissions on proposed Plan Change.</li> <li>• Concerns about expenses with developing sports fields that may not be used.</li> <li>• Concern about housing quality and residential amenity if smaller sections and two-storey houses introduced.</li> <li>• Concern about location and type of proposed two-storey houses and interruptions to landscape and skyline views.</li> <li>• Further one-on-one meeting offered.</li> </ul> <p><u>Meeting 4: 29 June 2017</u></p> <p>Paul and Claire McLean, 64 Orotu Drive, Parklands.</p> <ul style="list-style-type: none"> <li>• Concern about location and type of proposed two-storey houses and interruptions to landscape and skyline views.</li> <li>• Prefer to see housing on opposite side of Orotu Drive to front back onto Orotu Drive.</li> <li>• Keen to see upgrade of drain/reserve re stormwater conveyance and planting</li> <li>• Keen to see establishment of pathways and connectivity from Orotu Drive to Cemetery Reserve and Park Island.</li> </ul> <p><u>Meeting 5: 18 July 2017</u></p> <p>Ken and Kathy McKee, 2 Orotu Drive, Parklands.</p> <ul style="list-style-type: none"> <li>• Supports the reconfiguration in principal but opposes access to the Sports Park Zone off Orotu Drive – considers this should be off Westminster Drive.</li> <li>• Suggested that the existing bridge off Westminster Drive and existing road base within the site could be used as part of this solution.</li> <li>• Suggested that additional pathways through the drainage reserve are unnecessary given the location of the footpath along Orotu Drive.</li> <li>• Considered drainage needed to be improved to enable improved recreational use and planting within the drainage reserve.</li> </ul>	

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
<b>21 June</b>	<b>Postcard invitation and poster for community information event</b>	
	<p>Postcard invitation from Council's Community Services Team delivered to adjacent residents in Parklands and the wider neighbourhood of Parklands and Tamatea (<i>extent of distribution to residents shown in pink and yellow on map in Appendix 1</i>). Invitation to residents to a drop in community information event about the Park Island Redesign Proposal to find out more information, chat with NCC and HBRU staff, and provide feedback.</p> <p>Postcard also emailed to key stakeholders:</p> <ul style="list-style-type: none"> <li>• Napier Pirates Rugby and Sports Club</li> <li>• Napier Old Boys Marist Rugby Football Club</li> <li>• Napier City Rovers AFC</li> <li>• Central Football</li> <li>• Hawke's Bay Hockey</li> <li>• Richmondvale Archery Club</li> <li>• Tamatea Primary School Principal</li> <li>• Porritt Primary School Principal</li> <li>• Community Policing Officer, Tamatea.</li> </ul> <p>Poster and/or postcards distributed in Tamatea to:</p> <ul style="list-style-type: none"> <li>• Tamatea Medical Centre (postcards for reception counter)</li> <li>• Tamatea Primary School (posters and e-version for school newsletter)</li> <li>• Equippers Church, York Avenue, Tamatea (posters)</li> <li>• Living Waters Church, Durham Avenue, Tamatea (posters)</li> <li>• Tamatea Pak n Save (postcard for noticeboard)</li> <li>• Tamatea Pharmacy (postcards for counter and posters)</li> <li>• Tamatea Hair Centre, Leicester Avenue (postcards for counter and posters).</li> </ul> <p><i>See postcard invitation in Appendix 6 and poster in Appendix 7.</i></p>	
<b>3 July</b>	<b>Community information event</b>	
	<p>3.30-6.30pm, 3 July 2017, drop-in community information event at Napier Old Boys' Marist Rugby Clubrooms.</p> <p>The following information 'stations' were set up around one side of the venue:</p> <ul style="list-style-type: none"> <li>• What's the change?</li> <li>• Housing</li> <li>• Recreation</li> <li>• HBRU</li> <li>• Environmental enhancements</li> </ul>	<ul style="list-style-type: none"> <li>• Members of Council's engagement project team</li> <li>• Council City Strategy staff</li> <li>• HBRU</li> </ul>

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
	<ul style="list-style-type: none"> <li>• Playgrounds</li> </ul> <p>See copies of information station display boards in Appendix 8.</p> <p>Two additional stations were located in the centre of the room. They each displayed a large map of the proposed plan change. Staff from NCC were available at each station to explain the features of the proposed plan change and to answer queries. Attendees were encouraged to write their feedback on 'post-it' notes.</p> <p>Approximately 123 people attended the event over three hours, including residents, sports club representatives, and builders/developers. Nine Council staff, the CEO of the HBRU and two Magpies players also attended.</p> <p>Feedback centred on:</p> <ul style="list-style-type: none"> <li>• housing and building-related issues, in particular two-storey houses</li> <li>• parking, particularly associated with the proposed northern sports hub and the impact on Orotu Drive</li> <li>• traffic and speed, mainly along Orotu and Prebensen Drives.</li> </ul> <p>A number of comments were provided on a range of other issues including the environment, playgrounds, noise, sports grounds/clubrooms, and green spaces.</p> <p>Prizes and giveaways were available on the night, including a Magpies game family pass, passes to Bay Skate, the Aquarium, the MTG, and Par 2 MiniGolf, and a voucher for free installation of an emergency water tank.</p> <p>See full notes in Appendix 9.</p>	
<b>June-July</b>	<b>Other contact from residents</b>	
	<p>Residents and other stakeholders were given the opportunity to provide feedback and ask questions online (<a href="http://www.napier.govt.nz">www.napier.govt.nz</a> keyword #talkparkisland) and/or via email (<a href="mailto:ParkIsland@napier.govt.nz">ParkIsland@napier.govt.nz</a>) from 7 June 2017.</p> <p>As at 18 July 2017, an email, two phone calls and two website comments had been received.</p> <p><u>Email: 15 June 2017</u></p> <p>From a Napier resident.</p> <p>Query about where the building earmarked for the Napier Pirates Rugby and Sports Club was located on the map in the Park Island Master Plan.</p> <p>Clarified that the building is shown on the Plan; latest copy of Master Plan sent to resident along with invitation to the community information event on 3 July.</p>	<ul style="list-style-type: none"> <li>• Antoinette Campbell (NCC)</li> <li>• Dean Moriarity (NCC)</li> </ul>

Date (2017)	Engagement Event and Feedback Summary	Council/Project team members involved
	<p><u>Phone call 1: 5 July 2017</u></p> <p>Resident from Tasman Drive, Parklands.</p> <p>Discussion about proposed District Plan change (resident had missed community information event).</p> <p><u>Phone call 2: between meetings on 17 June and 3 July 2017</u></p> <p>Queries about plan change proposal with a specific focus on the possible move of Pirates Rugby Club into the northern sports hub and associated car parking.</p> <p><u>Website comment: 5 July 2017</u></p> <p>From 'Karen'.</p> <p>Positive feedback about the green spaces and the proposed small retail hub. A request to consider adding more car parks to the sports hub.</p> <p><u>Website comment: 11 July 2017</u></p> <p>From 'Beverley'.</p> <p>Agrees that relocating the sports fields is logical and practical but concerned about car parking along Orotu Drive, inclusion of two-storey housing in new subdivision, and whether wetlands area will be lost.</p> <p><i>See log in Appendix 10.</i></p>	

## APPENDICES

	<b>Page</b>
Appendix 1: Map of engagement area	9
Appendix 2: Letter to adjacent residents	10
Appendix 3: Notes from information sharing evening with adjacent residents	12
Appendix 4: Community information material	16
Appendix 5: Notes from individual meetings with adjacent residents	18
Appendix 6: Postcard invitation to community information event	20
Appendix 7: Poster invitation to community information event	21
Appendix 8: Information stations for community information event	22
Appendix 9: Feedback from community information event	26
Appendix 10: Log of other feedback received	29



## APPENDIX 2 – LETTER TO ADJACENT RESIDENTS



6 June 2017

The Occupier

### PARK ISLAND REDESIGN PROPOSAL

Park Island has been the hub for outdoor sports in Napier for many years. In 2013, Napier City Council adopted the Park Island Master Plan, which considered not only the current use of Park Island but also what might be needed over the next 30 years.

Last year the Master Plan was reviewed, and some changes were made to respond to new developments in the sports sector. In order for this to occur, a change to the Napier District Plan is required to reconfigure the residential and sports zones. The change will enable better connectivity between Park Island's existing central and southern hubs and with the future northern hub allow for more integrated design of future Parklands housing development by consolidating it into one area.



*Park Island Redesign Proposal showing existing situation (left) and proposed redesign (right)*

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We want to know what the community thinks about the District Plan change. As you live by the area included in the proposed change, we would like to talk to you first. You are invited to an information sharing evening where we can talk through the proposal with you. This will give you an early opportunity to ask questions, contribute your initial thoughts, and identify the sorts of things that you think we need to consider.

**When:** 5.30-6.30pm, Wednesday 14 June 2017  
**Where:** Napier Old Boys Marist Rugby Football Clubrooms, Tremain Field, Clyde Jeffrey Drive, Park Island

We look forward to seeing you there.

Following this initial meeting (or if you can't attend) we are happy to meet with you individually during the week of 19-22 June 2017 (Monday to Thursday). Please contact Christelle, details below, to arrange a time and day that suit you best.

**Contact Person:** Christelle van Vuuren, Community Services Administrator  
**Phone/Email:** 06 836 5607, [christelle.vanvuuren@napier.govt.nz](mailto:christelle.vanvuuren@napier.govt.nz)

There will be other opportunities for you and the wider community to provide feedback and input into the proposed Napier District Plan change, including at a community information event - Monday 3 July, 3.30-6.30pm at Napier Old Boys Marist Rugby Football Clubrooms, Clyde Jeffrey Drive, Park Island.

Yours sincerely



Paulina Wilhelm  
MANAGER CITY DEVELOPMENT

## APPENDIX 3 - NOTES FROM INFORMATION SHARING EVENING WITH ADJACENT RESIDENTS

### Park Island Redesign Proposal – Adjacent Residents Meeting

#### Meeting Notes

▲ Wednesday 14 June 2017

▲ 5.30-6.40pm

Napier Old Boys Marist Rugby Clubrooms

#### Attendees:

28 residents

Antoinette Campbell (NCC)

Natasha Carswell (NCC)

Cam Drury (Strategy Ltd)

Dean Moriarty (NCC)

Paulina Wilhelm (NCC)

Georgina King (NCC)

Glenn Lucas (NCC)

Mike Bishop (HBRFU)

Jay Campbell (HBRFU)

#### Note Taker:

Michele Grigg (NCC)

Topic	Discussion
Introductions and housekeeping	Antoinette introduced team
Overview, purpose	Cam outlined purpose of the meeting and provided context for the redesign project
Information booklet, giving feedback	Natasha referred attendees to the information booklet, how to place feedback, the 'parking space' whiteboard for questions outside of this project, and the upcoming community event (3 July)
Background to Park Island Master Plan	Antoinette provided background to the Park Island Master Plan, its origins and recent review. May 2017 Plan includes changes in Northern Hub to include HBRFU and Pirates who are interested in being in the hub.
What's the Change?	Cam outlined the proposed District Plan change and how it is a reconfiguration of two zones so 'like' areas are aligned and have better interaction. Cam outlined District Plan change process.
Housing and environmental enhancements	Paulina and Georgina talked about the three strategic documents informing future residential development and stormwater enhancements in and around Parklands, and associated urban design objectives: <ol style="list-style-type: none"> <li>1) City Vision 2016</li> <li>2) Master Plan for Ahuriri Estuary (currently under development)</li> <li>3) regional growth strategy HPUDS.</li> </ol> Opportunity for diversity in the next stages of Parklands to accommodate population changes and demand for different styles/types of housing.

Topic	Discussion
HBRFU	Mike Bishop talked about HBRFU's plans in the northern sports hub area. Keen to partner with NCC to develop sports in Hawke's Bay. The proposed hub will be for several sport codes, not just rugby. The facility will be set back from the bordering roads. Activity will take place further inside the hub. The building will be a working building, including HBRFU's offices and a training centre for rugby and other sports.

Questions and Answers	Action
<p>Q. Why are lots of real estate signs out on the new sections? Is this allowed?</p> <p>A. Parked for action.</p>	NCC to follow up – City Strategy Team. Cam to inform individual at 1:1 meeting
<p>Q. Why have two-storey housing when our area doesn't allow it?</p> <p>Q. Is there a limit to the number of two-storey houses going into the new subdivision?</p> <p>Q. We oriented our house for the views over to Park Island. Now being told we're going to look out at two-storey houses.</p> <p>Q. How will two-storey housing affect the outlook from Orotu Drive?</p> <p>Q. Will the sections be designated as two-storey or will this be a buyer option?</p> <p>Q. Do the public want two-storey houses? Talk to builders and find out what the public want.</p> <p>A. Out of the next sale of 22 sections, 6 will be designated for two-storey development and their location will be well specified. Future demographics and high growth means options and variety are required to cater for demand. Still very conceptual at this stage. Views looking across Orotu Drive will be enhanced with the stormwater naturalisation project and recreational reserve. Will also look at fencing as part of the design guidelines for the new subdivision. Looking at more permeable fencing, hedging etc.</p>	Paulina (NCC) offered to meet with builders
<p>Q. Council should be making land available faster.</p> <p>A. Needing to make sure configurations are right and to plan for diversity. Numerous development projects are going on in Napier. Also have the challenge of making sure services and infrastructure are available to service those developments.</p>	
<p>Q. Why change the current design requirements (for housing) when they are ok currently?</p> <p>A. Council is receiving feedback about lot sizes and about people wanting smaller homes overall. Proposing changes in the new subdivision so others can access quality products that suit their needs.</p>	
<p>Q. How far will the new residential area go up Orotu Road, versus the northern sports hub?</p> <p>A. The limit of the plan change area is up to the sub station as shown on the map.</p>	

Questions and Answers	Action
<p>Q. Will the northern sports hub make Orotu Road a main thoroughfare with more traffic, especially on sports days (like Westminster Ave is at the moment).</p> <p>A. About off-road 196 car parks are planned in the northern hub area. Access to the car park will be from the roundabout opposite Tasman Drive.</p>	
<p>Q. When will all this happen?</p> <p>A. We will have about a month of engagement with the community. Feedback will be taken on board, and a proposal developed. This will be notified in about September and open for formal submissions to be received. We hope to have a hearing before an independent Commissioner before Christmas, with a decision early in the New Year.</p>	
<p>Q. Are there any options for children's playgrounds?</p> <p>A. Yes – several neighbourhood playgrounds are included in the plans for the northern sports hub, southern sports hub, and in the residential zone.</p>	
<p>Q. With the opening of Orotu Drive into Prebenson Drive, is Council going to slow down the traffic. Lots of 'boy racers' on the weekend at night times.</p> <p>A. Parked for action.</p>	NCC to follow up – Roading Team.
<p>Q. When will you fix the drain with the dust problem? And the spread of weeds from the lawn that was prepared and now left to go to seed?</p> <p>A. Parked for action. NCC is also looking to improve the amenity of the drain – concept images made available at meeting.</p>	NCC to follow up – Infrastructure Team.
<p>Q. Will there be another roundabout into Prebenson Drive to take traffic from the new residential area? Or will traffic feed into Orotu Drive and go from there?</p> <p>A. This level of detail will be slower in coming - more in the 2<sup>nd</sup>, 3<sup>rd</sup> or 4<sup>th</sup> stage of the project.</p>	

**Attendees at Residents Meeting**

<b>Name</b>	<b>Address</b>
Karen and Nigel MacNeil	12 Orotu Drive
Beryl and Alan Cook	18 Orotu Drive
Bob and Janice Errington	20 Orotu Drive
Bev Dean	24 Orotu Drive
Sheril Marley and Mike Johnson	28 Orotu Drive
Annabell Watson	44 Orotu Drive
Yvonne and Chris Huckson	54 Orotu Drive
Noel Brock	56 Orotu Drive
Paul and Claire McLean	64 Orotu Drive
Brian and Dot Bower	76 Orotu Drive
Jill and Mike McCarthy	78 Orotu Drive
Walter and Erina Middelberg	24 Pacific Avenue
Tom Dickinson	36 Pacific Avenue
Roger Heays	38 Pacific Avenue
Noel Russell	257 Westminster Ave
John Dawson	261 Westminster Ave
Peter Roughan	Vision Homes
Des Rouse	37 Kapiti Drive
Val Wilson	2 Hawea Place

## APPENDIX 4 – COMMUNITY INFORMATION MATERIAL

### Frequently Asked Questions

#### Who is doing the housing development?

Council is releasing the land in stages, to private buyers.

#### Will there be any impact on my house value?

At the moment, there is a real demand for land, so we don't expect any housing development to have a negative impact.

#### Will there be more traffic?

Yes, as both Parklands and Park Island continue to develop there will be more residents and visitors. However, with the proposed distribution of playing areas and increase in off-street car parks together with a greater spread of peak use times, traffic and parking are not expected to cause any major issues.

#### How will parking be affected?

The Park Island Master Plan proposes increasing the number of car parks by about 500, of which an estimated 196 are expected to be in the northern hub.

#### What is the cost to ratepayers?

The full Park Island development, over 30 years, is included in Council's Long Term Plan 2015-2025. The training and administration facility will be fully funded by the HBRFU, at no cost to Council.

#### When will the HBRFU building be constructed?

If the District Plan Change is approved, the HBRFU intends to get the construction process underway. The building will take about 18 months to construct.

#### Who will use the HBRFU facility?

As well as a centre for high performance players (Magpies / All Blacks), the facility will be used by local first fifteens, young rugby academy members and other community sport and fitness groups. It will also be the administration centre for the HBRFU.

#### What will the lighting be like for the fields by the HBRFU building?

The lights will be to game standard, that is, LED directional floodlights specifically designed to limit light spill.

#### What else will be in the northern hub?

Napier Pirates Rugby and Sports Club (Tamatea) is interested in relocating to Park Island, possibly to the northern hub. The northern hub will also contain a playground and tennis courts for casual recreational use.

#### Will there be an environmental impact?

Any potential environmental effects, positive or negative, are taken into account when resource consent applications are considered.

## How to give FEEDBACK

Your comments about the Park Island Redesign Proposal will help inform the proposed District Plan Change application. Nearby residents will have the opportunity to have 1:1 meetings with staff involved with this process.

You can also provide feedback online. Visit [www.napier.govt.nz](http://www.napier.govt.nz) keyword #talkparkisland

For more information, email [parkisland@napier.govt.nz](mailto:parkisland@napier.govt.nz)

#### Next steps

Following this initial community engagement, the District Plan Change will be prepared and then publicly notified. There will be a 30-day period when the public can make formal submissions. An independent Commissioner will consider all submissions and the merits of the proposed change at a hearing before a final decision is made.



**Park Island  
REDESIGN  
PROPOSAL**



**NAPIER**  
CITY COUNCIL  
*Te Kaurihera o Ahuriri*

[www.napier.govt.nz](http://www.napier.govt.nz)

## What's Changed?

Park Island has been the hub for outdoors sport in Napier for many years.

In 2013, Napier City Council adopted the Park Island Master Plan, which considered not only the current use of Park Island but also what might be needed over the next 30 years.

Last year the Master Plan was reviewed, and a reconfiguration of the zones recommended, which means a change to the Napier District Plan is required. This is the first stage of that process.



*Park Island Redesign Proposal showing existing situation (left) and proposed redesign (right)*

## Recreation

The reconfiguration of areas will allow better connectivity between Park Island's existing southern and central sports hubs, to the future northern hub. Sporting codes - hockey, rugby, netball, football and softball - have told us their concerns about facilities and fields, specifically how grass fields have limited use, and prevent sharing of facilities between codes.

The Master Plan also provides for other types of green spaces, playgrounds and pathways.

## Housing Development



The proposed District Plan Change will merge the areas tagged for future Parklands housing development, which should create cost savings and lead to better efficiency in design.

Council is currently reviewing the development design, with a view to providing a variety of housing types, further opportunities for green spaces, and possibly a small commercial precinct. The number of houses in the area will depend on the final design.

## Hawke's Bay Rugby Football Union Partnership

The Hawke's Bay Rugby Football Union (HBRFU) plans will act as a catalyst for the future Park Island development.

It is expected to be the first code to move to the northern hub, having signed a Deed of Agreement with Council. It plans to build a training and administration centre, while Council will develop playing fields, complete with lights for night training and games, within six months of their building being constructed.

In exchange for the Park Island development Council will purchase the HBRFU land at McLean Park, giving it full ownership and more scope to continue to develop McLean Park as Hawke's Bay's premier outdoor sporting venue.

## The Environment

Council plans to upgrade the existing stormwater network in the Park Island and Parklands residential areas, and continue contributing to the environmental enhancement in the Park Island area.

This will include establishing native plant species in order to enhance water quality, and further planting in other locations.



## APPENDIX 5 – NOTES FROM INDIVIDUAL MEETINGS WITH ADJACENT RESIDENTS

Date	Name	Address	Matters Raised
20 June	Nigel and Karen MacNeil	12 Orotu Drive	<ol style="list-style-type: none"> <li>1. Interested in the likely sequence of development.</li> <li>2. Interested in construction management procedures – particularly construction hours, dust and traffic management/routes.</li> <li>3. Interested in clubroom hours of operation and the ability to hire these facilities to 3<sup>rd</sup> parties.</li> <li>4. Concern that car parking for the sports ground would overflow onto Orotu Drive and other minor streets.</li> <li>5. Would like to see yellow lines on corners to maintain safe sightlines from vehicles crossings.</li> </ol>
21 June	John Titter and Bill White	66 Orotu Drive and 1 Aoraki Road	<ol style="list-style-type: none"> <li>1. Raised concern re dust and construction effects and that climatic and seasonal conditions were not being considered in planning for and undertaking earthworks.</li> <li>2. Interested in the likely sequence of development.</li> <li>3. Raised concern re traffic speed along Orotu Drive and the effects of additional traffic from further development – suggested an additional intersection onto Prebensen Drive at the northwest corner of the development.</li> <li>4. Expressed a preference for a solid 2m high fence along the reserve on the opposite side of Orotu Drive to screen any development.</li> <li>5. Requested further clarity around the location of any two-storey houses.</li> <li>6. Concern around two-storey housing and the potential for these structures to interrupt landscape and skyline views from living areas.</li> <li>7. Questioned whether covenants different to those applying to sections east of Orotu Drive could be imposed on the sections west of Orotu Drive ie, considered covenants should be the same.</li> <li>8. Referred to a preference for 'Proposal 4'.</li> </ol>
22 June	Ron and Clare Reid	50 Orotu Drive	<ol style="list-style-type: none"> <li>1. General discussion around the difference between District Plan Zone controls and developer imposed covenants.</li> <li>2. Raised concern about expenses incurred in relation to commencing the development of sports fields that may not occur.</li> </ol>

Date	Name	Address	Matters Raised
			<ol style="list-style-type: none"> <li>3. General discussion around the consultation process and opportunities within the Plan Change process for further submissions/public involvement.</li> <li>4. Concern about the quality of houses and residential amenity if sections are to be smaller and dwellings two storey.</li> <li>5. Concern around two-storey housing and the potential for these structures to interrupt landscape and skyline views from living areas.</li> <li>6. Concern raised that land may be sold to other developers or housing providers.</li> <li>7. Further one-on-one meeting offered to discuss any specific matters/concerns.</li> </ol>
29 June	Paul and Claire McLean	64 Orotu Drive	<ol style="list-style-type: none"> <li>1. Requested further clarity around the location of any two-storey houses.</li> <li>2. Concern around two-storey housing and the potential for these structures to interrupt landscape and skyline views from living areas.</li> <li>3. Expressed a preference for any housing on the opposite side of Orotu Drive to front back onto Orotu Drive i.e. construct a small street on the other side of the reserve, rather than having the rear of housing backing onto the reserve.</li> <li>4. Encourage the upgrade of the drain/reserve re stormwater conveyance and planting.</li> <li>5. Encouraged the establishment of pathways and connectivity from Orotu Drive through the Cemetery Reserve and Park Island.</li> </ol>
18 July	Ken and Kathy McKee	2 Orotu Drive	<ol style="list-style-type: none"> <li>1. Supported the reconfiguration in principal but opposed access to the Sports Park Zone off Orotu Drive – considered this should be off Westminster Drive.</li> <li>2. Suggested that the existing bridge off Westminster Drive and existing road base within the site could be used as part of this solution.</li> <li>3. Suggested that additional pathways through the drainage reserve are unnecessary given the location of the footpath along Orotu Drive.</li> <li>4. Considered drainage needed to be improved to enable improved recreational use and planting within the drainage reserve.</li> </ol>

## APPENDIX 6 – POSTCARD INVITATION TO COMMUNITY INFORMATION EVENT



# Park Island REDESIGN PROPOSAL

**Drop in to find out what's proposed at Park Island along Orotu Drive. Meet some Magpies! Giveaways and prizes.**

**When:** Monday 3 July, 2017  
**Time:** 3.30pm - 6.30pm  
**Venue:** Napier Old Boys Marist Rugby Clubrooms,  
Clyde Jeffery Drive



**NAPIER**  
CITY COUNCIL  
*Te Kaunihera o Ahuriri*

APPENDIX 7 – POSTER INVITATION TO COMMUNITY INFORMATION EVENT



# *Park Island* **REDESIGN PROPOSAL**

*Drop in to find out what's proposed at Park Island  
along Orotu Drive. Meet some Magpies! Giveaways  
and prizes.*

**Monday 3 July, 2017 • 3.30 - 6.30pm**  
**Napier Old Boys Marist Rugby**  
**Clubrooms, Clyde Jeffery Drive**



## APPENDIX 8 – INFORMATION STATIONS FOR COMMUNITY INFORMATION EVENT

# WHAT'S THE CHANGE?

- Park Island has been the hub for outdoors sport in Napier for many years.
- In 2013, Napier City Council adopted the Park Island Master Plan, which considered not only the current use of Park Island but also what might be needed over the next 30 years.
- Last year the Master Plan was reviewed, and a reconfiguration of the zones recommended, which means a change to the Napier District Plan is required. This is the first stage of that process.
- The full Park Island development, over 30 years, is included in Council's Long Term Plan 2015-2025. The rugby training and administration facility will be fully funded by the HBRFU, at no cost to Council.



EXISTING PLAN



PROPOSED REDESIGN

Visit [www.napier.govt.nz](http://www.napier.govt.nz)  
keyword [#talkparkisland](https://twitter.com/talkparkisland)  
or email [parkisland@napier.govt.nz](mailto:parkisland@napier.govt.nz)





# 1. HOUSING

- The proposed District Plan Change will merge the areas tagged for future Parklands housing development, which should create cost savings and lead to better efficiency in design.
- Council is currently reviewing the development design, with a view to providing a variety of housing types, further opportunities for green spaces, and possibly a small commercial precinct.
- The number of houses in the future Parklands area will depend on the final design.

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# 2. RECREATION

- The reconfiguration of areas will allow better connectivity between Park Island's existing southern and central sports hubs, to the future northern hub.
- Sporting codes – hockey, rugby, netball, football and softball – have told us their concerns about facilities and fields, specifically how grass fields have limited use, and prevent sharing of facilities between codes.
- The Park Island Master Plan also includes other types of green spaces, playgrounds and pathways.

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or email [parkisland@napier.govt.nz](mailto:parkisland@napier.govt.nz)





### 3. HAWKE'S BAY RUGBY FOOTBALL UNION

- HBRFU plans will act as a catalyst for the future Park Island development.
- HBRFU will be the first code to move to the northern hub, having signed a Deed of Agreement with Council.
- They plan to build a training and administration centre, while Council will develop playing fields, including lights for night training and games.
- In exchange for the Park Island development Council will purchase the HBRFU land at McLean Park, giving it scope to continue to develop McLean Park as Hawke's Bay's premier outdoor sporting venue.

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### 4. ENVIRONMENTAL ENHANCEMENTS

- Council plans to upgrade the existing stormwater network in the Park Island and Parklands residential areas, and continue contributing to the environmental enhancement in the Park Island area.
- This will include establishing native plant species in order to enhance water quality, and further planting in other locations.

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## 5. PLAYGROUNDS

- A number of neighbourhood playgrounds are included in the Park Island Master Plan.
- The northern sports hub will contain a small playground as well as tennis courts for casual recreational use.
- A new neighbourhood playground is also planned for Orotu Drive (at the end of Aspiring Drive, opposite 74-80 Orotu Drive). Construction will begin in February/March 2018.

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or email [parkisland@napier.govt.nz](mailto:parkisland@napier.govt.nz)



## 6. PARK ISLAND REDESIGN PROPOSAL *your feedback*

Tell us your thoughts about  
the proposed redesign!

Visit [www.napier.govt.nz](http://www.napier.govt.nz)  
keyword [#talkparkisland](https://twitter.com/talkparkisland)  
or email [parkisland@napier.govt.nz](mailto:parkisland@napier.govt.nz)

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## APPENDIX 9 – FEEDBACK FROM COMMUNITY INFORMATION EVENT

### Log of Feedback from Community Information Event

3 July 2017

123 attendees (residents, sports clubs, builders/developers)

9 Council staff, 1 HBRU representative, 2 Magpies

Theme (listed alphabetically)	Issues Raised/Feedback
Commercial zone	<ul style="list-style-type: none"> <li>• What will be in the 'commercial' [area]? Nice little local wine bar would be great! Café?</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• Please consider residents when using fill on land for new building sites – no more silt.</li> <li>• Is the drain pathway going to be kept clean and tidy? Also non-desirables lingering there.</li> <li>• Security around drains on Orotu Drive eg, maintaining planting. Make sure it doesn't get overgrown and littered and turn into a 'hang out' spot.</li> </ul>
Green spaces	<ul style="list-style-type: none"> <li>• Proposed walkway needs to be open planting.</li> <li>• Walkways to Park Island.</li> <li>• No ugly fencing! Landscaping/hedges please.</li> <li>• Seek hedging/fencing like that on Tremains Field.</li> </ul>
Housing/building	<ul style="list-style-type: none"> <li>• No change to covenants. We do not want two storey buildings in the Parklands subdivision.</li> <li>• We were effectively promised open space across Orotu Drive – why do we now get told there will be changes in the building covenant?</li> <li>• No two storey houses.</li> <li>• Please do not allow two storey (or more) buildings along Orotu Drive side of new development.</li> <li>• Two storey houses – no.</li> <li>• Why the changes proposed for the covenants determining the buildings on the new development?</li> <li>• Bought in Orotu for the green fields; no two storey houses.</li> <li>• Two storey around green belt, but not in the middle.</li> <li>• I hear that two storey houses are going to be allowed in the new subdivision. Sorry, that should not be allowed.</li> <li>• Please <u>no</u> two storey homes fronting Orotu Drive.</li> <li>• No two storey buildings at all in Parklands.</li> <li>• No two storey buildings please. Could Orotu Drive be replicated on the other side with houses facing towards Orotu Drive and onto their road – no fence needed.</li> <li>• Any two storey houses to be close to Hill – to give more scenic view looking westward.</li> </ul>

Theme (listed alphabetically)	Issues Raised/Feedback
Noise	<ul style="list-style-type: none"> <li>• Can the 'sports hub' in the Northern Hub be moved back in the plan towards the Central Hub? Issue: noise – already an issue from NOBM Rugby Club on Saturday nights being heard from Orotu Drive.</li> <li>• Issue with noise, parking and traffic along Orotu.</li> </ul>
Park Island Master Plan	<ul style="list-style-type: none"> <li>• Put Masterplan onto the website for people to view.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• Car park numbers on Orotu Drive need to be twice as many.</li> <li>• Will there be 'no parking' lines along Orotu Drive?</li> <li>• If Northern Sports Hub goes ahead – yellow traffic 'no parking' lines please (#10 Orotu)</li> <li>• Concerned about overflow car parking on Orotu Drive.</li> <li>• Issue with noise, parking and traffic along Orotu.</li> <li>• No car parking in Orotu Drive.</li> <li>• More car parks needed over and above those planned.</li> <li>• Parking for whole park – [people are] parking in residential streets.</li> <li>• Double the car parking off Orotu. 196 car parks should be 300.</li> </ul>
Playgrounds	<ul style="list-style-type: none"> <li>• Parklands were promised playgrounds when we moved in 11 years ago. Nothing has happened!</li> <li>• More family friendly – playgrounds – should be available already.</li> </ul>
Proposed rezone/redesign	<ul style="list-style-type: none"> <li>• Why has the area on the corner of Orotu and Westminster changed from housing? Ideal area for seniors. Close to bus stop and shopping amenities (Viv Martin, 6500995).</li> <li>• We bought at the end of Lindis Drive (corner of Orotu Drive) thinking we would be looking out onto green space. Don't change. What about compensation?</li> <li>• Object to the plan as it will commercially reduce the value of our neighbourhood. (Anna Aaron, Whitehall Investment, 37 Tasman Drive)</li> </ul>
Sports grounds/ rugby clubrooms	<ul style="list-style-type: none"> <li>• If Pirates Rugby Club go into the Northern Hub, will it have an alcohol licence?</li> <li>• Why build more sports grounds for rugby when McLean Park is under-utilised? What is the cost of maintaining McLean Park?</li> <li>• HBRFU already have facilities at McLean Park and a field that used 6 times a year? Why build something else; ratepayers pay twice!!!</li> </ul>
Swimming pools	<ul style="list-style-type: none"> <li>• Sports grounds yet still no swimming pool!! Ask rate paters what they want. Sorry Council I don't listen – to ratepayers.</li> <li>• Where are the swimming pools!!</li> <li>• Where is the swimming pool going??</li> </ul>
Traffic/speed/ roading	<ul style="list-style-type: none"> <li>• Will there be congestion at Tasman Drive roundabout. Need to widen?</li> <li>• Issue with noise, parking and traffic along Orotu. Already speeding since it opened up to Prebensen Drive.</li> </ul>

Theme (listed alphabetically)	Issues Raised/Feedback
	<ul style="list-style-type: none"> <li>• More roads in/out of new housing estate other than the two onto Orotu Drive.</li> <li>• Issue with speeding down Prebensen Drive and Orotu Drive – reduce 100 km/hr on Prebensen to 70 km/hr all the way along.</li> <li>• Sports Park – the current parking loops would benefit from being one-way. The parks block up on Saturdays.</li> <li>• Orotu Drive is a speed trap! And Prebensen Drive is a drag strip. Reduce 100 km/hr to 70 km/hr. Someone is going to get injured. Please contact me to discuss this. I asked Cam to follow up but haven't heard from anyone in Council. (John Titter, 66 Orotu Drive, 022 6200301.) <i>Referred to Robin Malley, Team Leader Transportation, NCC 4 July 2017.</i></li> </ul>
Other	<ul style="list-style-type: none"> <li>• Submission notified via postcard drop?</li> <li>• What's happening with 'The Pit' gravel car park? Awful condition. Community Patrol cars find it difficult to drive through there on rounds. We know it's land affected by Treaty settlement but would like to write to someone asking if it could be upgraded. Previously wrote to Council but advised it was Treaty settlement land. (Tui France ph 8243310, Napier Community Patrol volunteer.) <i>Michele Grigg followed up with Tui by phone, 4 July 2017.</i></li> </ul>

## APPENDIX 10: LOG OF OTHER FEEDBACK RECEIVED

Receipt Date	Received via	Name, contact details	Query/s	Action	Actioned by	Action date
15/6/2017	info@napier.govt.nz	Richard Delany richardrdelany@xtra.co.nz	Where in the Master Plan map is the building earmarked for the Napier Pirates Rugby and Sports Club?	Replied via email. Sent copy of latest Master Plan showing two marked buildings, including one proposed for Pirates and other clubs/services in the northern hub. Invited to community information drop-in event 3 July 2017 3.30-6.30pm.	Antoinette Campbell	16/6/2017
5/7/2017	Phone call	Anna Aaron	Follow up meeting from open day on 3 July. Anna's husband had attended but she hadn't.	An hour or so meeting with Anna and her husband (41 Tasman Drive?).	Dean Moriarity	5/6/2017
<b>Between 17 June and 3 July meetings</b>	Phone call	Sarah Delaney	Questions about the plan change and what it entails.	Discussed plan change proposal with specific focus around Pirates Rugby Club and associated car parking. Also talked again at the meeting on 3 July.	Dean Moriarity	Immediate
5/7/2017	<a href="http://www.napier.govt.nz">www.napier.govt.nz</a> #talkparkisland	Karen	"Looks good on paper. I like the green spaces. I also like the idea of the small retail hub. I would like to suggest that you consider adding more car parks to the sports hub as I still think there are not enough for the size of the sports area."	Nil required.	N/A	N/A
11/7/2017	<a href="http://www.napier.govt.nz">www.napier.govt.nz</a> #talkparkisland	Beverley	"Relocating the sports fields is logical and practical but concerned about likelihood of cars parking on grass along Orutu Drive. Also concerned over whether there will continue to be effective wetlands or if this	Nil required.	N/A	N/A

Receipt Date	Received via	Name, contact details	Query/s	Action	Actioned by	Action date
			valued environment will be lost. Allowing the new residential area to include smaller dwellings is practical, but allowing two-storey housing is unjust to people along Orutu Drive who bought with the assurance of an on-going open outlook. The new area is an extension of the existing Parklands development and should be consistent with the current covenant.”			