



# OPERATIVE CITY OF NAPIER DISTRICT PLAN

Plan Change 11:  
Park Island Reconfiguration

*Summary and Explanation Report*



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

## PUBLIC NOTICE UNDER CLAUSE 5 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

### PLAN CHANGE 11 TO THE OPERATIVE CITY OF NAPIER DISTRICT PLAN

Public notice is given in accordance with Clause 5 of Schedule 1 of the Resource Management Act 1991 that the Napier City Council has prepared the following Plan Change to the Operative City of Napier District Plan:

#### Plan Change 11: Park Island Reconfiguration

The purpose of Plan Change 11 is to give effect to the recently adopted May 2017 Park Island Master Plan, which seeks to reconfigure the size and location of the Northern Sports Hub alongside Orotu Drive. The redesign of the Northern Sports Hub requires a reconfiguration of Residential and Sports Park zonings in the vicinity of Park Island. Plan Change 11 is proposing to rezone the Residential Zone on the southeastern boundary of Park Island to Sports Park Zone, and to rezone much of the current Sports Park Zone in the northeast of Park Island to Main Residential Zone. The rezoning proposals affect planning maps G4, G5, H4 and H5.

A number of minor consequential changes are also proposed. These include:

- Rezoning areas of Sports Park Zone to Reserve Zone. These areas already act as a passive reserves, such as the area of land between Prebensen Drive and the existing Main Residential Zone currently being developed
- Rezoning an area of the Main Residential Zone to Reserve Zone. This is the area of open space near the intersection of Aspiring Drive and Orotu Drive that is intended to function as a neighbourhood reserve
- Rezoning two proposed roading connections from Main Residential zoning to Reserve zone. One is located opposite the end of Akaroa Road and the other is between Aoraki Road and Kapiti Drive. These road connections are no longer required
- Rezoning a proposed roading connection opposite Pacific Avenue from Reserve to Main Residential. The existing roundabout at Pacific Avenue and Orotu Drive has been designed to provide access into Parkands, west of Orotu Drive
- Rezoning the existing roading connection from Aspiring Drive to Orotu Drive from Reserve to Main Residential. This road has already been formed
- The inclusion of a building height restriction to a maximum height of 6 metres within a 30 metre wide strip along Orotu Drive, along the interface of the newly proposed residential zone
- Recommendation for clustered groupings of specimen trees planted along the western edge of Council owned reserve land along the Orotu Drive, along the interface of the newly proposed residential zone
- Amendment of the existing maximum permitted floor space for all buildings of 1000m<sup>2</sup> within the Park Island Sportspark, to a new maximum of 4000m<sup>2</sup> (with no one building exceeding 2000m<sup>2</sup>) on a 'per sports hub' basis, rather than over the whole of the Park Island Sportspark. This is to better reflect both existing and anticipated sport facilities within the Park Island Master Plan 2017
- Inclusion of a new Structure Plan to identify key urban activities and infrastructure to support development of the area being rezoned

## Public Inspection

Copies of the relevant documents of the proposed Plan Change 11 will be available for public viewing at:

- [www.napier.govt.nz](http://www.napier.govt.nz) keyword: #planchange11
- Napier City Council Reception; and
- Napier City and Taradale Public Libraries

Any queries or requests for copies of Plan Change 11 can be made to the Napier City Council's City Development team by emailing [districtplan@napier.govt.nz](mailto:districtplan@napier.govt.nz) or phoning 06 835 7579

## Submissions

Any person may make a submission on Plan Change 11. Submissions should be addressed to the Team Leader Policy Planning and can be made either:

Online: [www.napier.govt.nz](http://www.napier.govt.nz) keyword #planchange11  
Emailed to: [districtplan@napier.govt.nz](mailto:districtplan@napier.govt.nz)  
Posted to: Private Bag 6010, Napier 4182  
Delivered to: Napier City Council Reception, Hastings St, Napier

Any submissions in writing must be in the prescribed format (Form 5) of the Resource Management (Forms, Fees & Procedure) Regulations 2003. A copy of this form is available at the locations listed above.

**The closing date for submissions is 12pm, Friday 9<sup>th</sup> February, 2018**

## Public Participation Process

After the submission period has closed, Council will publicly notify a summary of the decisions sought by submitters on Plan Change 11. Public notice will be given inviting any person representing a relevant aspect of the public interest and any person that has an interest on the plan change greater than the interest the general public, to make a further submission in support or opposition to any of the submissions received. The Council will then hold a hearing of the submissions. All eligible persons who made a submission or further submission and who requested to be heard will be advised when and where their submission will be heard. Every eligible submitter will be notified of the Council's decision on their submission and the reasons for that decision. Any eligible submitter who is not satisfied with the Council's decision has the right to appeal the Council's decision to the Environment Court.

Dean Moriarity

**TEAM LEADER POLICY PLANNING**

## Summary and Explanation Report

The original Park Island Master Plan (see map attached) was developed and adopted in 2013. The plan was intended to provide a blueprint for development over a 30 year timeframe to meet the community's growing sport and recreation needs. The Master Plan set out the overall direction for Park Island, which included the development of new sporting and recreational areas and various environmental enhancements throughout approximately 68 hectares.

A 'sportsville' concept was the basis of the Master Plan with reorganisation and development focused around sporting 'hubs' (hockey, football and rugby being the main ones). A major component of the original Master Plan development was the inclusion of a substantial new Northern Sporting Hub on a greenfield site immediately to the east of the existing facilities and bounded by Orotu Drive.

Following the adoption of the Master Plan in 2013, a number of smaller scale projects were completed in the Southern and Central Sports Hubs. However, before proceeding with some of the more significant capital developments, it was identified that a comprehensive review of the Master Plan was warranted.

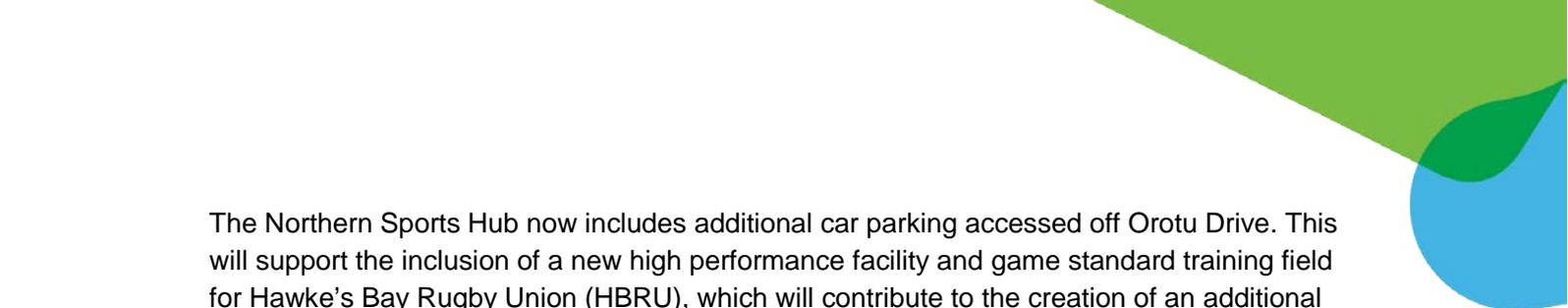
During the review process, most sports organisations identified the need for greater capacity in sports fields based on growth of their sports. However, the consultation also confirmed a trend that has dramatically impacted on land requirements for sport demand, that being a recent increase in the acceptability of the use of artificial turf pitches for sporting codes other than hockey, including football and rugby. What this means is that sports demand can be better met by the implementation of artificial turf pitches that can be more intensively utilised and even shared between different codes.

As an outcome of this review the physical area of the Northern Sports Hub is proposed to be reduced and moved southward to allow better connectivity with Park Island's Southern and Central Sport Hub. Consequently, the two existing zoned residential areas at the northern and southern end of Orotu Drive will be merged to form one consolidated area to the north with a reserve running west-east through the centre.

An updated Master Plan was subsequently presented to and adopted by Council in April 2017, and a resolution passed to initiate a District Plan Change "to rezone Park Islands Northern Sports Hub to meet the Master Plan objectives".

The purpose of PC11 is therefore to give effect to the recently adopted May 2017 Park Island Master Plan, which seeks to reconfigure the size and location of the Northern Sport Hub alongside Orotu Drive.

Updates to the Master Plan have resulted in a consolidation of the park layout giving the Northern Sports Hub a more compact urban form and better connectivity to the wider park and surrounds. It has been reduced in size and shifted towards the southeast direction. This overlays it with currently vacant Residential zoned land, bordered by the corner of Orotu Drive and Westminster Avenue.



The Northern Sports Hub now includes additional car parking accessed off Orotu Drive. This will support the inclusion of a new high performance facility and game standard training field for Hawke's Bay Rugby Union (HBRU), which will contribute to the creation of an additional 527 car parks at Park Island in total.

Another significant change to the Master Plan is the removal of 12 tennis courts from the Northern Sports Hub as they are no longer have any demonstrable community support.

The Central and Southern Sports Hubs are essentially unchanged from the 2013 Master Plan with the exception of the addition of two artificial turf fields, one for rugby on the Tremains field and the other for football outside the Bluewater Stadium.

In summary, most changes to the Park Island Master Plan 2017 update have occurred in the Northern Sports Hub. The main changes are;

- a reduction in the overall number of fields,
- an increase in the total number of artificial turfs, and
- the establishment of the HBRU high performance training facility.

The redesign of the Northern Sports Hub in particular now necessitates a District Plan Change proposing to rezone the Residential Zone on the southeastern boundary to Sports Park Zone, and to rezone much of the current Sports Park Zone in the northeast, to a Main Residential Zone.

Specific details of the rezoning proposals and how to submit your views on this district plan change are stated on the public notice.

## Current Master Plan (to be deleted)



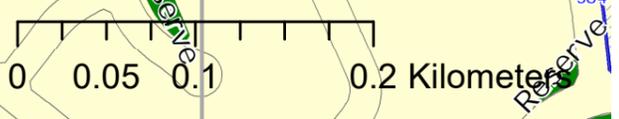
## Proposed Master Plan (to be inserted)



# Parklands - Existing Planning Zones



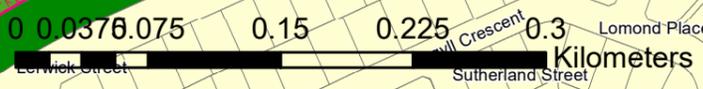
- |                           |                                |                           |
|---------------------------|--------------------------------|---------------------------|
| Designation               | Jervoistown                    | Reserve                   |
| Scheduled Sites           | Large Format Retail            | River Conservation        |
| <b>Draft Plan Zones</b>   | Lifestyle Character            | Rural Commercial          |
| <b>PI_Zone_Na</b>         | Main Industrial                | Rural Conservation        |
| Airport                   | Main Residential               | Rural Residential         |
| Art Deco Quarter          | Main Rural                     | Rural Settlement          |
| Boat harbour              | Marewa Art Deco Character      | Sports Park               |
| Business Park             | Marewa State Housing Character | Suburban Commercial       |
| Deferred Airport          | Marine Industrial              | Suburban Industrial       |
| Estuary                   | Marine Parade Character        | Te Awa Bungalow Character |
| Foreshore Commercial      | Marine Parade Recreation       | Tertiary Education        |
| Foreshore Reserve         | Mixed Use                      | Wastewater Treatment      |
| Fringe Commercial         | Napier Hill Character          | West Quay Waterfront      |
| Hardinge Road Residential | Northern Residential           | Western Hills Residential |
| Inner City Commercial     | Port Industrial                |                           |



# Parklands - Proposed Plan Zones



	Length		Hardinge Road Residential		Port Industrial
	Designation		Inner City Commercial		Reserve
	Scheduled Sites		Jervois town		River Conservation
	Parcels		Large Format Retail		Rural Commercial
	Draft Plan Zones		Lifestyle Character		Rural Conservation
	<all other values>		Main Industrial		Rural Residential
	Plan Zone Name		Main Residential		Rural Settlement
	Airport		Main Rural		Sports Park
	Art Deco Quarter		Marewa Art Deco Character		Suburban Commercial
	Boat harbour		Marewa State Housing Character		Suburban Industrial
	Business Park		Marine Industrial		Te Awa Bungalow Character
	Deferred Airport		Marine Parade Character		Tertiary Education
	Estuary		Marine Parade Recreation		Wastewater Treatment
	Foreshore Commercial		Mixed Use		West Quay Waterfront
	Foreshore Reserve		Napier Hill Character		Western Hills Residential
	Fringe Commercial		Northern Residential		





# Submission Form DISTRICT PLAN

## SUBMISSIONS ON PLAN CHANGE 11: Park Island Reconfiguration

Form 5, Clause 6 of the first schedule, Resource Management Act 1991

<b>Office use only:</b>	
Submission number:	
Date Received:	
<b>Database:</b>	
Date Entered:	Initials:

### IMPORTANT NOTES FOR SUBMITTERS

#### Submissions Close: 12pm, Friday 9 February 2018

Anyone is invited to make a submission. Submissions can be from an individual or on behalf of an organisation. You may either use this form or prepare your own submission being careful to use the same format.

#### Submission can be made:

Online: [www.napier.govt.nz](http://www.napier.govt.nz)  
#planchange11  
Email: [districtplan@napier.govt.nz](mailto:districtplan@napier.govt.nz)  
Post: Team Leader Policy Planning  
Napier City Council  
Private Bag 6010, Napier 4142

### Section 1: Applicant Details

Name of Organisation:	
Contact Name:	
Email:	
Address:	
Contact no:	Postcode:

### Section 2: Trade competition section

I could / could not (select one) gain an advantage in trade competition through this submission  
I am / am not (select one) directly affected by an effect of the subject matter of the submission that:  
a) Adversely affects the environment; and  
b) Does not relate to trade competition or the effect of trade competition.  
\*delete entire paragraph if you could not gain an advantage in trade competition through this submission

### Section 3: Submission Details

Number of pages attached to this submission:	
Do you wish to be heard in support of your submission?	<input type="radio"/> Yes <input type="radio"/> No
If others make a similar submission, would you be prepared to consider presenting a joint case?	<input type="radio"/> Yes <input type="radio"/> No

Signature:	Date:
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**Section 4: Your Submission**

The specific provisions of the Plan Change that my submission relates to are:

Give details:


I seek the following decision from Napier City Council:

Give precise details about the amendments you wish to make: e.g. retain provision, delete it, modify it in the following way, etc.


My submission is:

Include: support/opposition to specific parts of plan change, if you want amendments made, and reasons for your views:


Attach additional pages if required.

**Important information:**

- 1. The council must receive this submission before the closing date and time for submission on this Plan Change or Variation
- 2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the Plan Change or Variation process.
- 3. Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report. A link to the report will be provided to all submitters.