

Your reference: RMS19006

16 September 2020

Keith Marshall  
Interim Chief Executive  
Napier City Council

COPY TO:  
Durham Property Investments Limited  
C/- Development Nous Limited  
PO Box 385  
Hastings 4156  
Attention: Jason Kaye

Dear Mr Marshall

**Submission to Application for Resource Consent RMS19006 at 16 and 38 Willowbank Avenue, Te Awa, Napier**

Hawke's Bay Regional Council (the Regional Council) wish to make the following submission in respect of the proposed development at 16 and 38 Willowbank Avenue, Te Awa, Napier.

The Regional Council is directly affected by the proposal in that it adversely affects the environment. As such the Regional Council is opposed to the granting of this resource consent. The application does not meet requirements of the Regional Policy Statement (RPS) and the Resource Management Act 1991 (RMA). Specific reasons for opposing this resource consent application and potential solutions are discussed below.

Natural Hazards

Attached are the Natural Hazard Property Reports for 16 and 38 Willowbank Avenue. They show a high risk of amplification from earthquake ground shaking, a high risk of liquefaction vulnerability, tsunami inundation risk from both distant and near sources, and flood risk on the blocks in question, particularly 38 Willowbank Avenue.

The importance of considering risks from natural hazards is well established in all levels of resource management documents. Recognising and providing for the management of significant risks from natural hazards is a matter of national importance under Section 6 of the RMA. Under the RPS, Objective UD1, Policy UD10.4, and Objective 31 establish an expectation for risks from natural hazards to be avoided or mitigated. Under the Napier Operative District Plan (District Plan), Chapter 62 lays out the objectives, policies and rules relevant to the management of natural hazards. Of particular note are Policy 62.3.4., Policy 62.4.1 and Rule 62.12 which set an expectation for risks to be avoided, remedied, or mitigated, or for development to be directed away from areas known to be subject to natural hazards. We also note that under s106 of the RMA, Napier City Council may consider whether

this application should be declined or granted subject to conditions, with regards to natural hazards.

#### *Tsunami inundation risk*

Page 5 of the application correctly acknowledges the Hawke's Bay Civil Defence Emergency Management (HBCDEM) Hazard Portal<sup>1</sup> "identifies the site as being at risk of inundation in both distant and near source tsunami events", yet the applicant has not considered tsunami likelihoods nor consequences in any way. As shown on the attached Natural Hazard Property reports, 16 and 38 Willowbank Avenue are at risk of inundation in both near (up to 13.5 metres) and distant source (up to 5 metres) tsunami events. The tsunami inundation area up to 5 metres has a return period of approximately 250 years<sup>2</sup>. The tsunami hazard for this site will have significant impacts in terms of life safety.

At this time, the application is silent on how the significant risk of tsunami will be avoided or mitigated, and instead compounds the risk. The subdivision is fenced with the only exits on the eastern/ocean side restricted by gates (see pages 6 and 43 of the application). GNS advise that a significant tsunami could arrive within 30 minutes of a major earthquake in Hawke Bay. There is no known vertical evacuation route accessible by foot from the site. It would be very difficult for 162 residential dwellings to self-evacuate using the two vehicle accesses, which will also require residents to move toward the hazard rather than away from it and inland. In addition, the applicant proposes to further compound the risk by targeting those with a greater degree of vulnerability to tsunami evacuation, e.g. those 55 and older.

We strongly recommend the applicant and Napier City Council mitigate the tsunami impact risk in accordance with RMA section 6, RPS Objective UD1, Policy 10.1 and Objective 31, and District Plan Chapter 62. The Hawke's Bay joint hazard strategy for local authority land-use planning (adopted by the HBCDEM Joint Committee<sup>3</sup> in 2012) recommends provisions that support minimising risk to human lives including design, enhancement and protection of evacuation routes to be taken into account during new development. This includes consideration of roading infrastructure, avoiding evacuation bottlenecks and improving road layout to support evacuation. Napier City Council should also consider as a condition of consent requiring the design of the development better facilitate self-evacuation by foot or vehicle and that an evacuation plan/community response plan to be drafted and accepted by Council, with an annual audited evacuation exercise (refer to Environment Court case Kaihikatea Estate ENV-2006-AKL-001021 where this approach was used for flooding).

#### *Liquefaction risk classified as high liquefaction vulnerability (brown zone)*

There is a probability of more than 50 percent that liquefaction-induced ground damage will be; up to moderate for 25-year shaking, and up to major for 100-year shaking and 500-year shaking. As identified on pages 22 and 38, the application recognises the site is subject to

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<sup>1</sup> <https://hbmaps.hbrc.govt.nz/hazards/>. Napier City Council are a member of the HBCDEM group.

<sup>2</sup> National GNS Tsunami Hazard NZ 2013/131 report, page 146.

<sup>3</sup> The Joint Committee includes a representative from each local authority that is a member of the HBCDEM group. Representatives must include a chairperson or mayor of that local authority or an elected person from that local authority, who has delegated authority to act for the chairperson or mayor.

liquefaction risk and a Geotechnical Assessment Report was undertaken in October 2018. The 2018 Report finds the site is indeed prone to vertical, lateral and differential movements resulting from Serviceability Limit State (SLS) and Ultimate Limit State (ULS) design seismic events i.e. there is a high to very high risk of damage but the site is suitable for development, provided geotechnical risks are satisfactorily mitigated.

We support the application's suggestion for further geotechnical testing at building consent level to determine specific design recommendations at individual lot level (page 46) and that the "specific type of foundation will need to be confirmed for each lot"<sup>4</sup>. Any community infrastructure should also be designed and constructed to standards that mitigate the impacts of liquefaction. This is important to ensure that the infrastructure that supports the health and safety of the residents is as resilient as possible to reduce the impacts of natural hazards on the community. Such an assessment is supported by Ministry for Business, Innovation and Employment<sup>5</sup> recommendations that in areas assigned a liquefaction category of high, "a geotechnical engineer should provide input into the design of all buildings. This should include a site-specific assessment of liquefaction issues, including assessment of new or existing subsurface ground investigations. Typically this would require information from a minimum of two deep investigations within or very close to the building footprint. Building foundations are likely to require specific engineering design or selection of the appropriate standardised foundation solution." We recommend these are included as a resource consent conditions.

### Stormwater

Policy UD13 of the RPS states:

*Within the region, territorial authorities shall ensure development is appropriately and efficiently serviced for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water by:*

*a) Avoiding development which will not be serviced in a timely manner to avoid or mitigate adverse effects on the environment and human health; and*

*b) Requiring these services to be designed, built, managed or upgraded to maximise their ongoing effectiveness.*

For all three waters infrastructure, the application intends to connect to Napier City Council services. The Regional Council, as at 15 September 2020, has not received resource consent applications in relation to 16 and 38 Willowbank Avenue.

The application states there is no detailed design or calculations presented for stormwater. The design appears to be reliant on the elements of the Te Awa structure plan, which includes utilising the large storage area via Cowshed Drain, and a new 3.97 m<sup>3</sup>/s pumping station which does not yet exist. These elements need to be addressed because the proposed subdivision is being forwarded out of sequence with the defined staging strategy of the Te

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<sup>4</sup> Appendix H, 'Geotechnical Liquefaction Assessment', October 2018, page ii.

<sup>5</sup> "Planning and engineering guidance for potentially liquefaction prone land", September 2017, Section 6.10.

Awa Structure Plan, and as such the proposed connections are unsupported by the necessary infrastructure.

Stormwater in the area is currently serviced by the Kenny Road pumping station, operated to a rural standard by the Regional Council. Our concern is that the structure plan elements have not been implemented, and there does not appear to be any analysis showing the impact of the proposed development on the existing drainage network. The situation may be that the existing storage pond was only designed for the development on the eastern side of Eriksen Road, and until the new pumping station (or other solution) is implemented, the proposed development may have an impact on flooding in the existing developed area.

We also note that any stormwater works should be developed to comply with the Napier Stormwater Bylaw 2020. This Bylaw is one method which assists Napier City Council's legal obligation to comply with its stormwater discharge permit, issued by the Regional Council.

Our concerns may be alleviated in discussions with Napier City Council, which involve future ownership and maintenance details of the stormwater network and pumping station(s). Should these concerns not be alleviated we would expect to see an active approach to stormwater which aligns with RPS requirements to mitigate flooding and contamination (POL UD4.2) and protect water quality (OBJ21, OBJ22, POL49).

The applicants may also be required to apply for resource consent for stormwater and wastewater from the Regional Council under the proposed TANK Plan Change (see proposed Rules 19-23 and proposed changes to RRMP Rule 37), noting that 16 and 38 Willowbank Avenue are within the Napier Source Protection Zones.

### Earthworks

In regards to earthworks, the Regional Council notes that the application is exempt from District Plan Chapter 52A controls by Rule 52A8 a). We recommend the following be included as a resource consent condition: 'Stormwater, earthworks and silt management plan be submitted prior to commencement of construction to be approved by the Manager, Compliance Hawke's Bay Regional Council'.

### Transport connectivity

It appears a pathway is proposed on the southern and western sides of the complex. This proposed pathway connects well to existing iWay pathways coming off Hakakeke Reserve and onto Chambers Street. Further down there is also the Cross Country Drain iWay cycle trail which will connect Expressway section crossing Bill Hercock and running all the way from Harold Holt to Te Awa Ave, providing easy, mostly off-road, access to Taradale.

The application states that the target community are those 55 and older. As a result, there will be a considerable volume of elderly users wanting to connect with the trails on the ocean side and into Napier, the Cape Coast and Hastings. Marine Parade is one of the most popular sections of cycle trail in NZ and going forward needs better connectivity with urban areas. Currently all trails converge at Te Awa Ave and then it is not easy or safe to cross

Marine Parade/State Highway 2. There are two options, which are approximately 3 kilometres apart:

- Awatoto Rd – which requires crossing a 100km road at an intersection with no central safety area; or
- Ellison street crossing – this is the location of a 2019 fatality involving an elderly person.

Elderly users (like younger users) have slower reactions or less ability to judge speed and distance. An underpass somewhere between Awatoto and Ellison Street should be prioritised. The Regional Council looks forward to working with Napier City Council to develop better provision for both the urban and aging population who want to safely connect to the main trail on Marine Parade – for both reactional and transport reasons.

#### Closing comment

Thank you for the opportunity to make a submission to this application for resource consent. In future, please direct notification of resource consents to Chief Executive, James Palmer.

The Regional Council does wish to be heard in support of this submission, but do not wish to present a joint case with other submitters.

Regional Council representatives look forward to the opportunity to have further discussions with Napier City Council and/or the applicant (or applicant's agent) in respect of the matters raised within this submission.

The Regional Council's address for service in relation to this submission is:

Hawke's Bay Regional Council  
159 Dalton Street  
Private Bag 6006  
Napier 4110  
Attention: Ellen Robotham  
Phone: 06 835 9379  
Email: [ellen.robatham@hbrc.govt.nz](mailto:ellen.robatham@hbrc.govt.nz)

Should you have any queries with regards to the content of this submission please do not hesitate to contact Ellen Robotham, as above.

Yours sincerely



**Ceri Edmonds**  
**Acting Group Manager Strategic Planning**

Phone (06) 835 2952  
Email: [ceri.edmonds@hbrc.govt.nz](mailto:ceri.edmonds@hbrc.govt.nz)

## Form 13

### Submission on application concerning resource consent that is subject to public notification by consent authority made under Section 96 of the Resource Management Act 1991

To: Napier City Council  
Private Bag 6010  
Napier 4142  
New Zealand

Name of submitter: Napier Boys' High School Board of Trustees (the **Board of Trustees**)

This is a submission on an application from Durham Property Investments Limited (the **applicant**) for a resource consent. The applicant is seeking land use and subdivision consent to develop land legally described as Lot 1 DP14417 and Lot 2 DP14417, more commonly described as 16 and 38 Willowbank Avenue, Te Awa, Napier. The proposed activities include:

- Establishment of 162 residential lots, 8 reserve lots, 1 car-parking lot, 7 access roads and 1 jointly owned access lot as Stages 2-8.
- A staged multi-unit consent to enable the construction of 162 dwellings as part of stages 2-8.
- Access related code of practice infringements (vehicle crossing exceeding 6 meters in width and retention of roads as private rather than vested in Council); and
- Subdivision of land, land disturbance and change in use of land known to have had HAIL activities undertaken on it.

The Board of Trustees is **not a trade competitor** for the purposes of section 308B of the Resource Management Act 1991.

The **specific parts of the application** that this submission relates to are:

- An overview of Napier Boys' High School.
- A description of the Board of Trustees landholdings and current and proposed land uses.
- The relevant planning context for the proposal.
- The effects of the proposal on:
  - reverse sensitivity
  - rural amenity values.
  - stormwater and flooding.
  - traffic; and
  - construction effects.
- The measures to avoid, remedy and mitigate effects.

The Board of Trustees hereby makes a **neutral submission**, however notes at the end of this submission that there are specific elements which we are both in support of and opposed to.

The Board of Trustees outlines its **relief sought**.

The Board of Trustees **wishes to be heard** in support of this submission. The Board of Trustees has a standing arrangement with suitably qualified expert witness and legal counsel for the Council level hearing. The Board of Trustees is **willing to participate** in mediation, and if others make a similar submission the Board of Trustees **will consider presenting a joint case** with them at the hearing.

**The Board of Trustees requests**, pursuant to section 100A of the Act, **that you delegate your functions**, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

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Signature of submitter (or person authorised to sign on behalf of submitter).

Date: Wednesday 16 September 2020

A signature is not required if you make your submission by electronic means.

Electronic address for service of submitter:

The Catalyst Group

Telephone: 027 228 5292

Alternative method of service under section 352 of the Act: [charlie@thecatalystgroup.co.nz](mailto:charlie@thecatalystgroup.co.nz)

Contact person: Charlie Hopkins, Planner

Applicant's Address for Service:

Durham Property Investments Limited

C/- Development Nous Limited

PO Box 385

Hastings 4156

Attention Jason Kaye

## MY SUBMISSION IS—

### INTRODUCTION

1. Napier Boys' High School is a well-established and respected school on the East Coast of New Zealand, promoting traditional values and enhancing these by adapting to changing needs and circumstances. It is a modern secondary school with a rich past that caters for the all-round educational needs of approximately 1,200 boys from a diverse range of contributing schools.
2. Napier Boys' High School was established in 1872 and moved to its current site on Chambers Road, Te Awa, Napier in 1926. Napier Boys' High School, which is now owned by the Board of Trustees, includes both the main school site on Chambers Road (14.7 ha) and the farm school site on Erikson Road (13 ha). The farm school site is adjacent to the proposed development at 16 and 38 Willowbank Avenue (the **development site**) and the Board of Trustees will therefore be affected by any development that occurs on this site.
3. The applicant is proposing to establish 162 residential lots, 8 reserve lots, 1 car-parking lot, 7 access roads and 1 jointly owned access lot on the development site. The development site is stage 5 of 6 in the development sequence identified in the Te Awa Structure Plan to the District Plan. The development is proposed to be undertaken in advance of the implementation of any development across stages 1-4. The applicant has not consulted with the Board of Trustees on any aspect of this proposal.
4. The Board of Trustees neither supports nor opposes the application for residential development on the development site as proposed by Durham Property Investments (the **applicant**). However, it has several concerns with the current proposal that need to be addressed before it can proceed, including:
  - A. The reverse sensitivity effects of the proposal on the current and future land use activities on the farm school site.

- B. The effects of the proposal on rural amenity values.
  - C. The effects of the proposal on stormwater and flooding in the area.
  - D. The effects of the proposal on traffic.
  - E. The construction effects of the proposal.
5. This submission provides:
- A. a description of the Napier Boys' High School and the Board of Trustees;
  - B. the current landholdings in Te Awa, including existing and proposed land uses;
  - C. the planning context for the proposal;
  - D. the actual and potential effects of the proposal on Napier Boys' High School and the Board of Trustees as landowners; and
  - E. measures to avoid, remedy or mitigate adverse effects of the proposal.

## **ABOUT THE SUBMITTER**

6. The Board of Trustees owns and operates Napier Boys' High School in Te Awa, Napier. Napier Boys' High School is a single sex state school catering for young men from Year 9 to Year 13 with a substantial boarding hostel at Scinde House. The Napier Boys' High School community has a wide range of socio-economic and ethnic groups contributing to a positive social diversity which enhances the character of the school. Students are drawn from all parts of Napier city and surrounding areas (including international exchange students).
7. Napier Boys' High School is the oldest state secondary school on the East Coast of the North Island and has a rich history. With its large boarding facility, Scinde House, the school has an

extensive reach into greater Hawke's Bay, which makes it truly the local school for the boys who come from over 40 contributing schools each year. The Board of Trustees is proud of the academic, sporting, cultural, leadership and service offerings for the 1200 young men who attend. Currently the school is going through an extensive rebuilding program to provide state of the art science laboratories and English classrooms.

8. The school is inclusive and fosters a caring and safe learning environment for all those who are enrolled according to the school's enrolment scheme. All boys will have a strong sense of attachment to the school, they are proud members of the wider school community, and experience success in a variety of settings.
9. Apart from the students, other important members of the school community include:
  - A. Staff and their families (present and past)
  - B. The Old Boys of the school
  - C. Parents of students (past and present)
  - D. Friends of the school
10. The school community has strong feelings for the school based on the common belief in the qualities and values that contribute to the special character of Napier Boys' High School. The community expects that the school maintains high standards and emphasises the pursuit of excellence in academic/vocational study, cultural, social and sporting activities. The school is responsive to change yet delivers teaching and learning in a disciplined environment that develops inquiry, personal reflection, a sense of occasion and respect amongst its students.
11. Napier Boys' High School has a diverse student population, with a Māori roll of just under 30%, a small Pasifika roll, usually around 40 –50 students, and a small number of foreign fee-paying students (approx. 25, predominantly German and Asian). The school attracts students from both urban and rural sectors many of whom travel considerable distances to enjoy the school's structured learning environment. Recognition of these groups is an important aspect of preparing Napier Boys' High School students to live and work in a global society.

12. The school has a well-established boarding facility (Scinde House) that provides for 185 students. Students attend primarily from the East Coast North Island hinterland, with others from further afield (Taupo –Taihape). During holiday periods the facility is a sought-after event/conference venue. The school farm (13 ha) adjacent to the school provides a learning environment for a range of educational activities including but not limited to horticulture, viticulture, forestry, agriculture and farm technology are based on this facility (and its history). In addition, the school also owns an Outdoor Education Centre ‘Camp Simmons’ at Pakaututu on the upper reaches of the Mohaka River, which is used in the summer months as an outdoor base for classes involved in outdoor education.

## **STRATEGIC PLANNING FOR NAPIER BOYS’ HIGH SCHOOL**

13. The current Napier Boys’ High School Strategic Plan was developed in 2019 for implementation in 2020 (**Appendix A**). Facilitated strategic planning meetings included surveys and gatherings with board, parents, whanau, staff, and students. The primary drivers in considering the strategic direction of the school are:

- A. The demographic setting (age, socio economic mix and ethnicity) of Napier and Hawkes Bay
- B. The expectations (and the successes) of the school’s wider community
- C. Political decisions with respect to economic and educational priorities
- D. Ever changing technologies
- E. The local (East Coast) rural economy (and related industries)
- F. Legislative requirements and the Ministry of Education Educational expectations and initiatives

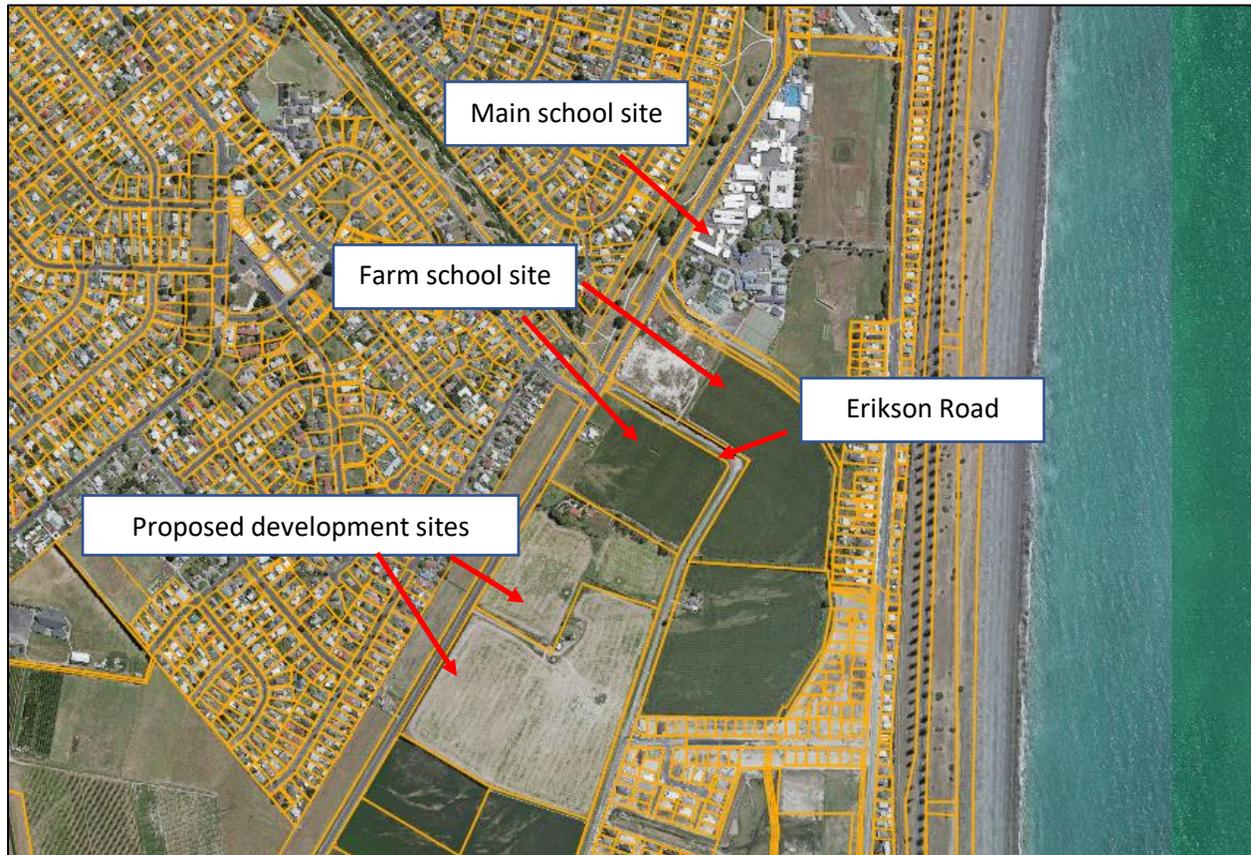
14. Given the above, the strategic plan for the school will place the school in a position to continue to be able to enhance opportunities for young men of the region with respect to:
- A. The educational experiences and programmes that they participate in.
  - B. The place where they learn.
  - C. The people that they interact with during their learning experiences at the school.

### **LANDHOLDINGS – CURRENT AND PROPOSED USES**

15. Napier Boys' High School has been at its current site since 1926. The site includes both the main school site (Lot 1 DP 6926 and Sc 4 SO Plan 511878) and the farm school site (Lots 1-2 DP 6396, Lot 1 DP 27054 and Lot 4 DP 6396). Together the total land holdings cover approximately 27.7 ha.
16. **Figure 1** shows the location of the school sites in relation to the development site. Both school sites are north of the development site. The farm site is directly adjacent to the development site to the north and is spatially arranged as several sites across either side of Erikson Road. The farm site has direct road accesses to Erikson Road, and can also be accessed from the main school site.
17. The key facilities are the main school site include:
- A. Educational facilities to house 1,200 students.
  - B. The Scinde House boarding facility, which houses 185 students
  - C. School grounds, accommodating 4 rugby fields and 3 soccer pitches in winter, and 8 grass cricket wickets in summer
  - D. Artificial turf area that provides 6 tennis courts in summer and a  $\frac{3}{4}$  size hockey turf in the winter

E. Music, drama and cultural facilities.

18. The Board of Trustees currently and historically uses the farm school site for as a learning environment for a variety of low intensity rural production uses including but not limited to cropping, nursery planting, horticulture and viticulture. The site has pine plantation, as well as New Zealand's first school vineyard.



*Figure 1: Napier Boys' High School in relation to the development site*

19. The Board of Trustees is continually looking at options for improvement on the main school and farm school sites in terms of facilities and educational opportunities. Examples of facilities that are being considered for the farm school site include high-tech horticulture and pine and native forestry nurseries, as well as additional recreational facilities such as a gym and sports fields.

20. The School has previously removed its coal-fired boiler on the site thereby doing away with the need for a discharge (air) permit. The Schools energy needs are provided on the public mains electricity network. Additionally, the School is serviced by three waters (sewage, stormwater and potable supply) through the reticulated municipal networks. The School does hold and operate three bores for non-potable supply.

## **PLANNING CONTEXT**

21. **Figure 2** shows the location of Napier Boys' High School in the City of Napier District Plan (the **District Plan**). The main school site is designated as a school in the planning maps (D127), with the Minister of Education (**MOE**) listed as the Requiring Authority. However, the Board of Trustees now owns this site. The District Plan holds no further details or conditions of this designation other than showing the spatial extent (envelope) of the designation on planning maps.

22. The farm site is not within the designation. It is within the Main Residential Zone, which applies to broad residential areas covering most of the city where there are no significant environmental constraints that may otherwise indicate intensified residential development should not occur. The Main Residential zone allows for a degree of consolidation and intensification of residential development consistent with the maintenance and enhancement of residential amenity values by way of development standards.



*Figure 2: Napier Boys' High School zoning and designation*

23. The farm school site is also within an area subject to the Te Awa Structure Plan, as detailed in Appendix 29 to the District Plan. The Te Awa Structure Plan was incorporated into the District Plan pursuant to Plan Change 6 and became operative in August 2012. The Te Awa Structure Plan sets out a framework for development in the Te Awa Development Area, including the Design Outcomes (Appendix 29A to the District Plan). The Design Outcomes seek to guide development and minimise potential effects associated with urban development, including on the surrounding area. The Design Outcomes are critical to achieving the desired intent of the Te Awa Structure Plan, and include outcomes related to land use, urban amenity, accessibility, and infrastructure.

24. The Structure Plan outlines a development sequence for Te Awa and discourages out of sequence development (Appendix 29F). Until development is proposed on specific

landholdings, the Structure Plan seeks to ensure that the existing rural land use will remain the dominant land use on these sites (Design Outcome 3). The proposed development site is identified as Stage 5 of 6, with development sequencing to commence from south to north. The Board of Trustees farm school site is identified as Stage 6.

25. Despite the farm school site being zoned Main Residential, the existing and historic rural uses on the site affords the Board of Trustees with existing use rights under section 10, 10A and 10B of the Resource Management Act 1991 (RMA) for the following reasons:

- A. these uses of school land were lawfully established before Te Awa Structure Plan was notified and the District Plan was changed in 2012, and
- B. the effects of the use are the same or similar in character, intensity, and scale to those which existed before Te Awa Structure Plan was notified, and
- C. these uses have not been discontinued for a period exceeding 12 months since Te Awa Structure Plan was notified.

26. The Hawkes Bay Regional Policy Statement (**RPS**) identifies Te Awa as a future residential greenfield growth area for 2015-2045, subject to further assessment (POL UD 4.3). Te Awa is also identified as a residential greenfield growth area in the Heretaunga Plains Urban Development Strategy (**UDS**), which was adopted in 2017.

27. While Te Awa is identified as a residential growth area, it is still important to acknowledge that the wider area, including the farm site, has been assessed by the Hawkes Bay Regional Council as having a class 3 land use capability (**LUC**). The area contains land that has moderate limitations for arable use, but that is suitable for cultivated crops, pasture, or forestry<sup>1</sup>. The proposed national policy statement for highly productive land seeks to improve the way sites such as this one are managed under the RMA, a key focus being to protect highly productive land from inappropriate use and development.<sup>2</sup>

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<sup>1</sup> Hawkes Bay Regional Council's Land Use Capability maps online <https://hbmaps.hbrc.govt.nz/>, accessed 07/09/2020

<sup>2</sup> MPI. 2019. Valuing Highly Productive Land: A Discussion document on a Proposed National Policy Statement for Highly Productive Land. Ministry of Primary Industries, August 2019.

## REVERSE SENSITIVITY EFFECTS

28. The Board of Trustees is concerned that the development is proposed to be undertaken out of sequence and that this will have a reverse sensitivity effect on its existing use rights and any future activities on the adjacent farm school site. As discussed, the farm site provides a learning environment for various educational activities, including horticulture, viticulture, forestry, agriculture and farm technology. The Board of Trustees is keen to ensure that the site can continue to be used in accordance with existing land uses and Napier Boys' High School strategic planning in the future.

29. The following Te Awa Structure Plan Design Outcomes are of specific interest to the Board of Trustees:

A. Design outcome 3 - The Te Awa Development area is a clearly defined growth area and should be rezoned as a single block to Main Residential. Until such time as development is proposed on specific landholdings, existing rural landuse activity should remain as the dominant landuse.

B. Design outcome 4 - Orderly and cost-efficient staging will be achieved through the progressive construction of infrastructure in cells illustrated on the Structure Plan Map – Staging (Appendix 29F). The staging acknowledges existing infrastructure developed as part of Te Awa Estates Ltd consented developments and reflects Council's current longer-term infrastructure planning.

C. Design outcome 5 - Out of sequence development will be discouraged by:

- i. Requiring out of sequence development to be a Discretionary activity
- ii. Requiring developers to fund the full cost of infrastructure
- iii. Requiring out of sequence developments to provide at their own cost an internal buffer from surrounding rural landuse activities.

30. These Design Outcomes are further supported by the following provisions in the District Plan:

- A. Objective 4.5 – To maintain and enhance those qualities and characteristics that contribute to the wellbeing of the City’s residents and the amenity of the residential zones.
- B. Policy 4.5.9 – Avoid, remedy or mitigate the adverse effects of residential and rural activities on one another by requiring a separation distance between the residential and main rural zones where any new greenfield residential subdivision occurs.

31. The application acknowledges the potential reverse sensitivity effects of the proposal. Section 4 of the application states:

- A. The development will be undertaken in advance of the implementation of any development across stages 1-4 of the Te Awa Structure Plan. As a result of slow uptake of the structure plan opportunities, residential development within the Te Awa Development Area has been limited to the consented development of Te Awa Estates and no land within Stages 1-4 have been developed since the Plan Change was implemented in 2012.
- B. The development will not preclude the interim continuation of rural activities on neighbouring sites.
- C. The stormwater swale to the southern property boundary will provide a buffer to rural land use to the south. In absence of an internal buffer to the rural land use in the north (which includes the farm school site), the applicant proposes a “no-complaints” style consent order to be imposed on the titles of the lots adjoining the northern boundary, if considered necessary to mitigate any potential reverse sensitivity effects.

32. The Board of Trustees does not consider that appropriate measures are in place to avoid, remedy or mitigate these potential reverse sensitivity effects on the use of its farm site. The Board of Trustees does not consider a “no complaints” consent order to be an appropriate buffer as contemplated by Design Outcome 5 or Policy 4.5.9. Furthermore, the applicant has not provided details about the consent order, which properties it will apply to, what it will contain and how it will be implemented.

33. Measures to avoid, remedy or mitigate potential reverse sensitivity effects are particularly important given the proposed development is out of sequence with the Te Awa Structure Plan. While both areas are zoned as Main Residential, the properties, once developed as residential, may well be located adjacent to rural land uses for an extended period. The farm school site is identified as suitable for cultivation crops, pasture and forestry. The Board of Trustees considers it appropriate to ensure that the development will not have any reverse sensitivity effects on these existing land uses and any future land uses consistent with its existing use rights.

34. The Board of Trustees holds the opinion that:

- A. There remains sufficient greenfield land both as part of the school farm, and the residentially zoned land to ensure that a buffer can be incorporated by way of quality urban design, and
- B. That to rely solely on a no complaints would be insufficient to provide the Board with sufficient certainty that its current uses and future plans can be provided for on the site.

## **RURAL AMENITY VALUES**

35. The Board of Trustees is concerned about the impacts the out of sequence development might have on rural amenity values in the surrounding area. While the area is zoned Main Residential, the applicant is still required to consider the character of the existing environment when making its assessment of effects under section 104(1)(a) of the RMA.

36. The proposal is for medium to high density development, with an average density of 418m<sup>2</sup>/site. Additionally, smaller sites will breach the maximum 50% coverage requirements in restricted discretionary activity standard 5.19 in the District Plan. The proposal also includes minimal open space within the site, with the bulk of open space provided for in the stormwater swale along the west and south of the development.

37. The farm site is predominantly rural and has been for some time. As discussed, the farm site is currently used for a range of rural land uses and educational purposes. These uses benefit both the school and the wider community in several ways, including by providing a unique opportunity for students to gain experience in agriculture and supporting the development of junior farmers in the community.
38. The Board of Trustees is concerned about the effects the development will have on rural amenity in the area, noting that the sites adjacent to the development are yet to be consented or developed residentially. The application includes an assessment of the amenity and visual effects of the proposal, as well as the effects on neighbouring properties. However, the Board of Trustees does not consider that the effects assessment provides sufficient certainty that the effects of the proposal on rural amenity values will be avoided, remedied or mitigated.
39. The amenity effects assessment primarily focusses on the environment as it is anticipated to be developed in accordance with the Te Awa Structure Plan. On this basis, the assessment concludes that the development will have a less than minor effect on the existing visual amenity, character and appearance of the surrounding area. However, the Board of Trustees considers that the development has the potential to result in significant visual and rural amenity effects on the surrounding area. These effects on rural amenity are likely to be more significant than if the development was undertaken in sequence, as anticipated by the Structure Plan.
40. The existing environment in which the proposed activity is to occur is predominantly rural and will continue to be rural until such a time that the landowners decide to develop in accordance with the Te Awa Structure Plan. There is no certainty that these sites will be developed as residential, making it particularly important that the assessment of environmental effects is undertaken in the context of the existing rural environment.
41. The Board of Trustees therefore requests a more thorough assessment of the proposal on rural amenity values is provided so that it can be confident that effects of the proposal on the existing rural amenity values in the surrounding area are avoided, remedied or mitigated. The Board of Trustees considers that additional measures will be required to avoid, remedy and mitigate the effects of the proposal on rural amenity values, including for example reducing site coverage, incorporating additional open space areas in the design, and reducing the

overall household density of the site. The physical buffer requested in paragraph [34] may also help to reduce the effects of the proposal on rural amenity.

## **STORMWATER EFFECTS**

42. The Board of Trustees is concerned about the implications of the increased impervious area of the development and the proposed stormwater system will have on the flood hazard on the farm school site and the surround area, and particularly the ability of the network at this location to cope with increased residential development. While the proposed stormwater design appears to reflect the Te Awa Structure Plan – Stormwater Network (Appendix 29D), the Board of Trustees still have concerns regarding the potential flooding impacts and how these will be avoided, remedied or mitigated.
43. The site proposed for development is understood to be at sea level. The wider Te Awa Development Area is within a flood hazard area identified in the Hawkes Bay Hazard Portal flood maps. The maps indicate flooding of parts of the Board of Trustees farm school site in a 50-year annual return interval (ARI) flood. The maps also indicate extensive flood areas to the east of the proposed development site in a 50-year ARI. The effects of climate change have not been included in the flood modelling.
44. The Board of Trustees notes that the proposed stormwater design includes directing stormwater down the newly created stormwater swales and away from its farm school site. The Board of Trustees in general supports this approach in that stormwater will be directed away from the farm school site.
45. Design Outcome 14 of the Te Awa Structure Plan relating to stormwater is of particular interest to the Board of Trustees:
  - A. Design outcome 14 – Stormwater management infrastructure shall comprise a combination of a reticulated pipe network (constructed to Napier City Council standards), open drains, the Serpentine stormwater pond and a new pump station and coastal

discharge point. These works shall proceed in conjunction with staging of development within the Te Awa Development area. Required works include:

- i. Construction of new open drains west of Eriksen Road. A north-south orientated open drain with a total width of 40m will be constructed adjacent Willowbank Avenue and will drain through to an upgraded Cowshed Drain.

46. The application includes an assessment of the proposal against Design Outcome 14. Section 4 of the proposal states:

- A. The development includes provision for the construction of an open stormwater swale with a wider open spaced corridor to the west and southern boundaries of the site.
- B. Consideration has also been given to the formation and management of secondary overland stormwater flow paths linked to the planned piped and open drainage networks.

47. While the approach proposed by the applicant appears to be consistent with Te Awa Structure Plan (specifically Appendix 29D of the District Plan), the Board of Trustees considers that a more appropriate solution might be to direct all stormwater from the development to the Cross Country Drain approximately 400 m south of Kenny Road. Such an approach would presumably increase capacity for eventual development in the Te Awa Development Area and reduce the risk of flooding across the wider site.

48. The Board of Trustees is concerned about the flooding implications of the proposal on the farm school site and surrounding area, and does not consider that the proposal provides sufficient certainty that the flooding effects will be avoided, remedied or mitigated. The Board of Trustees requests that further consideration is made to the proposed stormwater solution and whether stormwater might be more appropriately managed through a diversion to the Cross Country Drain.

## **TRAFFIC EFFECTS**

49. The Board of Trustees is concerned about the traffic implications of the proposal, and particularly the increase in vehicle movements along Erikson Road and Willowbank Avenue.

50. The following Design Outcome relating to accessibility is of interest to the Board of Trustees:

A. Design Outcome 12 - Road upgrading shall proceed in conjunction with staging of development within the Te Awa Development area. The road upgrading is shown indicatively on the Te Awa Structure Plan Map. Required works include:

- i. Upgrading Erikson Road to include a 10m carriageway with cycle lanes, footpaths, carpark / landscape berm areas, pedestrian footpaths and verge. The road will be designed and upgraded with single land roundabouts at all major intersections and designed to assist in reducing traffic speeds.

51. The application states that the outcome will be achieved by upgrading Erikson Road where there is property frontage. The development plans show that a new kerb and channel will be installed along the western side of Erikson Road adjacent to the site, and the roadway width will be 10m. A footpath will also be provided along the western side of the road for general public use.

52. While the applicant holds the opinion that Design Outcome 12 can still be met despite the out-of-sequencing of the works, the Board of Trustees has concerns that the sequencing of works will result in a roading network that is neither safe nor efficient, as intended in Te Awa Structure Plan. The proposal may result in:

- A. Traffic not moving through a designed carriageway arrangement shown in the structure plan
- B. Inefficient and congested traffic flow
- C. Insufficient parking volume and arrangement
- D. No public transport or cycleways thereby relying on private vehicle occupation
- E. Concentration of traffic on Eriksen Road adjacent to the school farm and Willowbank placing undue pressure on the school gates at peak time.

53. The Board of Trustees is therefore keen to ensure that any effects of the out of sequence development on the surrounding traffic network will be appropriately avoided, remedied or mitigated.

## **CONSTRUCTION AND EARTHWORKS EFFECTS**

54. The Board of Trustees is concerned about the potential construction and earthworks effects on its farm school site, particularly in relation to dust, noise and traffic. By undertaking the development out of the sequence anticipated in the Te Awa Structure Plan, the school will be exposed to construction effects that were not otherwise anticipated.

55. The application does not include a detailed assessment of the construction and earthworks effects of the proposal. The application also does not include a draft construction management plan that outlines proposed measures to avoid, remedy or mitigate effects.

56. The Board of Trustees therefore requests a more thorough assessment of the construction and earthworks effects of the proposal is provided. The assessment should specifically outline the proposed measures to avoid, remedy and mitigate effects, including for example measures for managing construction traffic and minimizing dust and measuring for ensuring the proposed raising of land on the development site will not affect surrounding properties. This information will provide the Board of Trustees with a more detailed understanding of the construction and earthworks effects of the proposal and the opportunity to request any additional measures.

## **I SEEK THE FOLLOWING DECISION FROM THE CONSENT AUTHORITY –**

57. The Board of Trustees **does not support nor oppose** the application, however does not consider the application can proceed in its current form.

58. The applicant is proposing to undertake development out of the sequence set in the Te Awa Structure Plan. The Board of Trustees is concerned about the effects this will have on its

existing use rights, rural amenity values, stormwater and flooding, traffic and construction effects, and does not consider that these effects will be avoided, remedied or mitigated.

59. In summary:

- A. The Board of Trustees considers that the proposed “no complaints” consent order to be insufficient alone to avoid, remedy or mitigate the reverse sensitivity effects of the proposal. The Board of Trustees considers a physical buffer in combination with the proposed consent order to be more appropriate. The Board of Trustees also requires further information about the “no complaints” consents order and reserves its right to require additional mitigation measures if it is not satisfactory.
- B. The Board of Trustees does not consider that the effects of the proposal on rural amenity values have been comprehensively assessed, nor have they been avoided, remedied or mitigated. The Board of Trustees requests a more thorough assessment of the effects of the proposal on rural amenity values, and considers that additional measures will be required to avoid, remedy and mitigate the effects of the proposal on rural amenity values, including for example reducing site coverage, incorporating additional open space areas in the design, reducing the overall household density of the site, and incorporating a physical buffer along the northern boundary of the site.
- C. The Board of Trustees is concerned about the significant flood hazard and does not consider that the proposal provides sufficient certainty that the flooding effects will be avoided, remedied or mitigated. Additionally, the Board of Trustees requests that further consideration is made to the proposed stormwater solution and whether stormwater might be more appropriately managed through a diversion to the Cross Country Drain.
- D. The Board of Trustees has some concerns regarding the traffic effects of the proposal, particularly given the development is out of sequence, and is keen to ensure appropriate measures are in place to avoid, remedy and mitigate effects on traffic.
- E. The Board of Trustees has requested a more detailed assessment of the construction effects of the proposal and is keen to ensure that construction will not have any effects on the use and operation of its site.

60. While the Board of Trustees generally supports development at this site, it is opposed to the application in its current form. The Board of Trustees is not satisfied that the potential impacts on the school are well understood or will be avoided, remedied or mitigated.

61. The Board of Trustees asks for the Council to exercise its powers under 41C of the RMA to request the applicant to provide the following information:

- A. An amended application to incorporate a physical buffer as described in Section [58(A)] along the northern boundary of the development site;
- B. Further information about the proposed “no complaints” consents order, including which properties this will apply to, what it will contain, and how it will be enforced, to the satisfaction of the Board of Trustees;
- C. A more detailed assessment of the effects of the proposal on rural amenity values, including additional measures to avoid, remedy and mitigate effects;
- D. Further consideration of the stormwater solution, including consideration of whether stormwater could be diverted to the Cross Country Drain;
- E. A more detailed assessment of the construction and earthworks effects of the proposal, including measures to avoid, remedy and mitigate the effects on the farm school site.

62. The Board of Trustees also requests that the Council further investigates the following matters before making a determination on the consent application:

- A. Whether any additional measures can be undertaken to avoid, remedy or mitigate the reverse sensitivity effects of the proposal or effects on rural amenity;
- B. Whether the traffic effects of the proposal have been avoided, remedied or mitigated, taking into account the fact that the site will be developed in advance of stages 1 - 4;

C. Whether the proposed stormwater solution is the best approach to avoid, remedy and mitigate the stormwater and flooding effects of the proposal and will not result in an increase in flooding or ponding on the farm school site or surrounding area.

63. The Board of Trustees has met with the applicant to discuss the potential effects of the proposal, particularly the reverse sensitivity effects and proposed stormwater solution. The applicant has indicated a willingness to find a resolution with the Board of Trustees. However, discussions are still ongoing.

## **APPENDICES**

1. APPENDIX 1: LAND TITLES
2. APPENDIX 2: SCHOOL CHARTER 2020



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **HBW3/363**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 14 April 1998

**Prior References**  
HBB2/751

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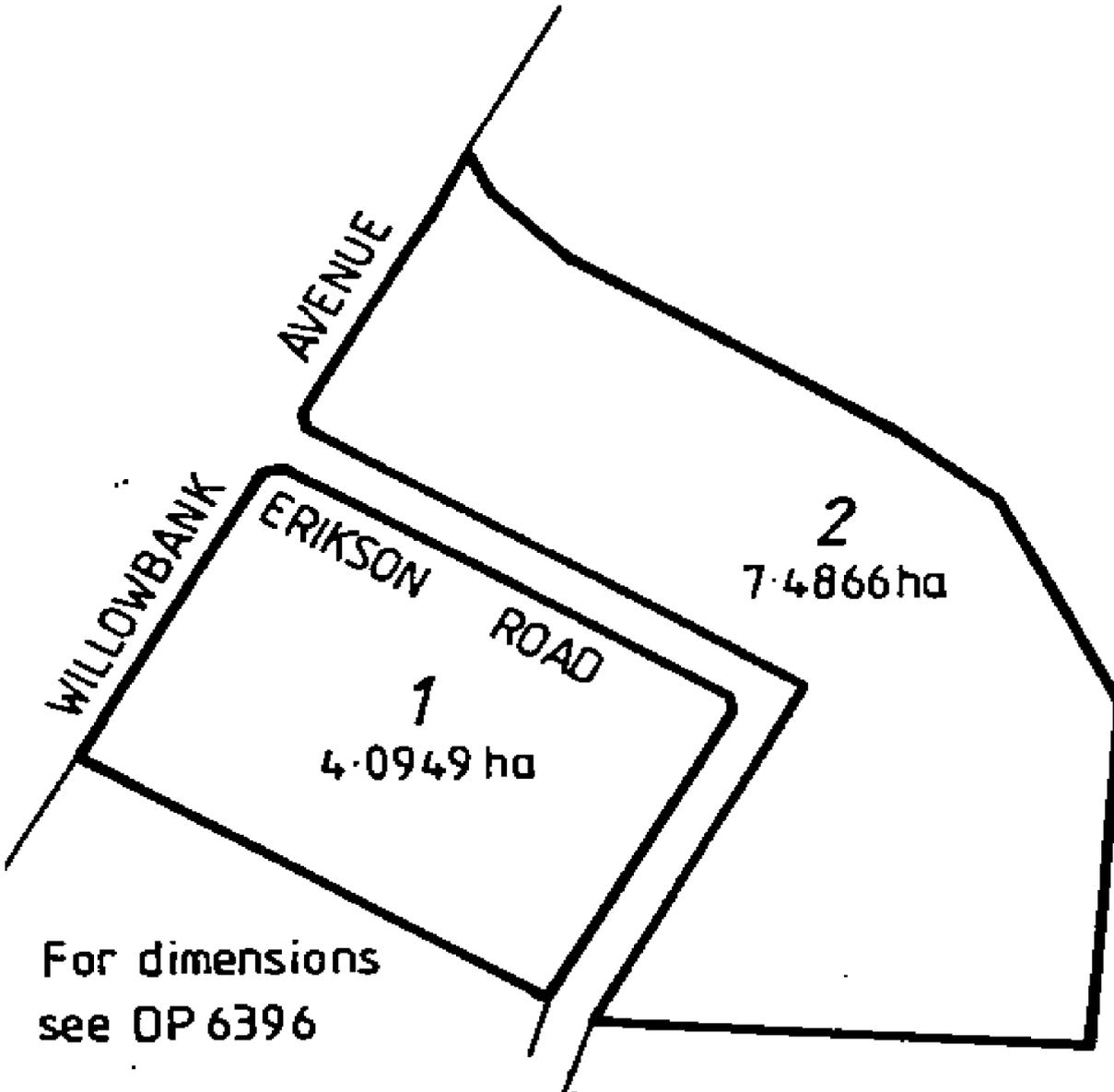
**Estate** Fee Simple  
**Area** 11.5815 hectares more or less  
**Legal Description** Lot 1-2 Deposited Plan 6396

**Registered Owners**  
The Napier Boys' High School Board of Trustees

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**Interests**

Subject to a sewage right (in gross) over part in favour of Napier City Council created by Transfer 395751.2 - 12.8.1981 at 11.00 am (affects Lot 2 DP 6396)



For dimensions  
see DP 6396

**Total Area : 11.5815 ha**

Drawn by Terralink NZ Ltd



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **HBW3/364**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 14 April 1998

**Prior References**

HBE3/408

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<b>Estate</b>	Fee Simple
<b>Area</b>	1.3993 hectares more or less
<b>Legal Description</b>	Lot 4 Deposited Plan 6396 and Lot 1 Deposited Plan 27054

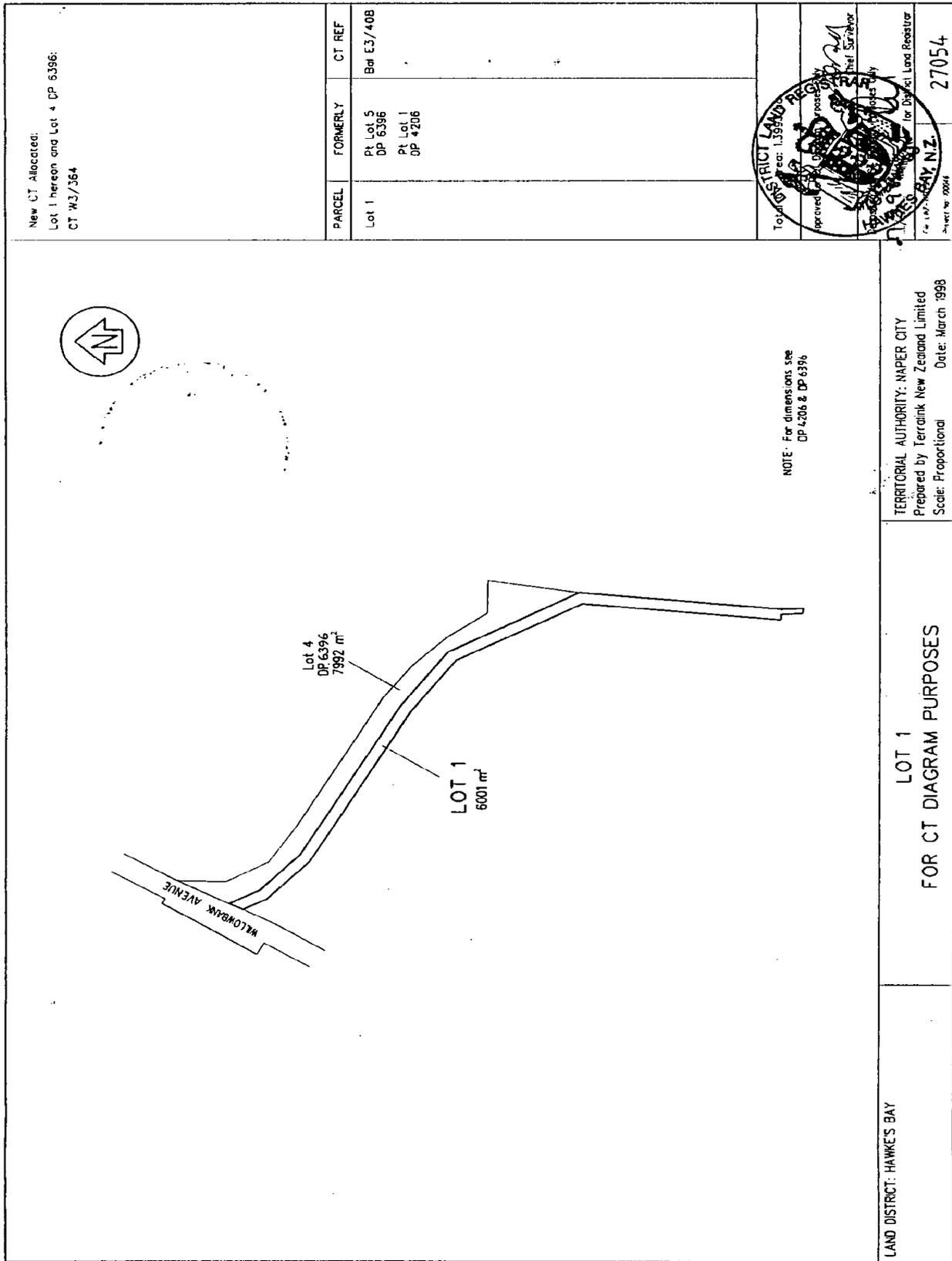
**Registered Owners**

The Napier Boys' High School Board of Trustees

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**Interests**

This is an Interim Certificate of Title but is Conclusive as defined by Section 2 Land Transfer (Hawke's Bay) Act 1931 as to all matters except the description and delineation of the land





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **842829**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 28 May 2018

**Prior References**

HBW3/362

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<b>Estate</b>	Fee Simple
<b>Area</b>	14.0559 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 6926 and Section 4 Survey Office Plan 511878

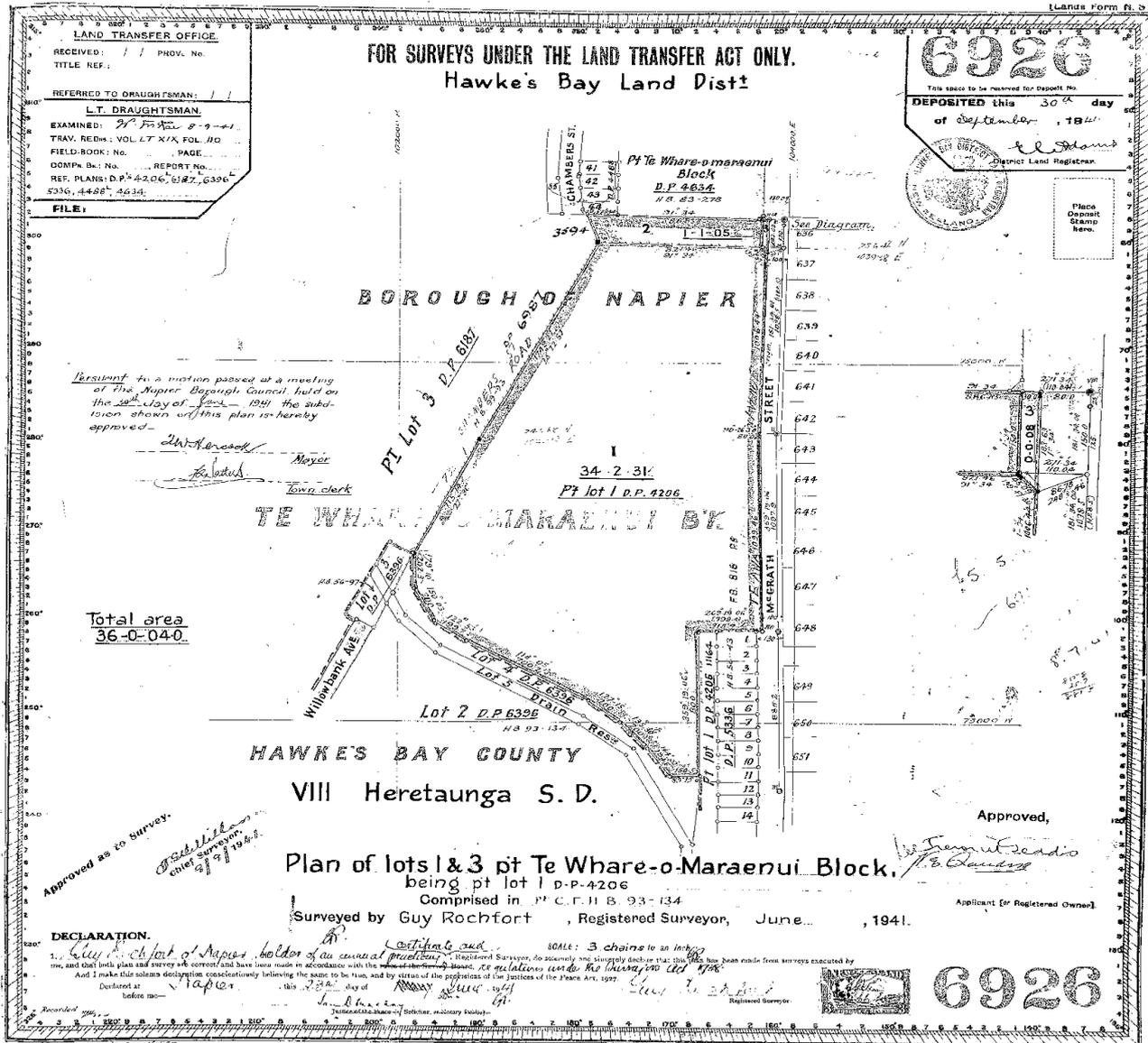
**Registered Owners**

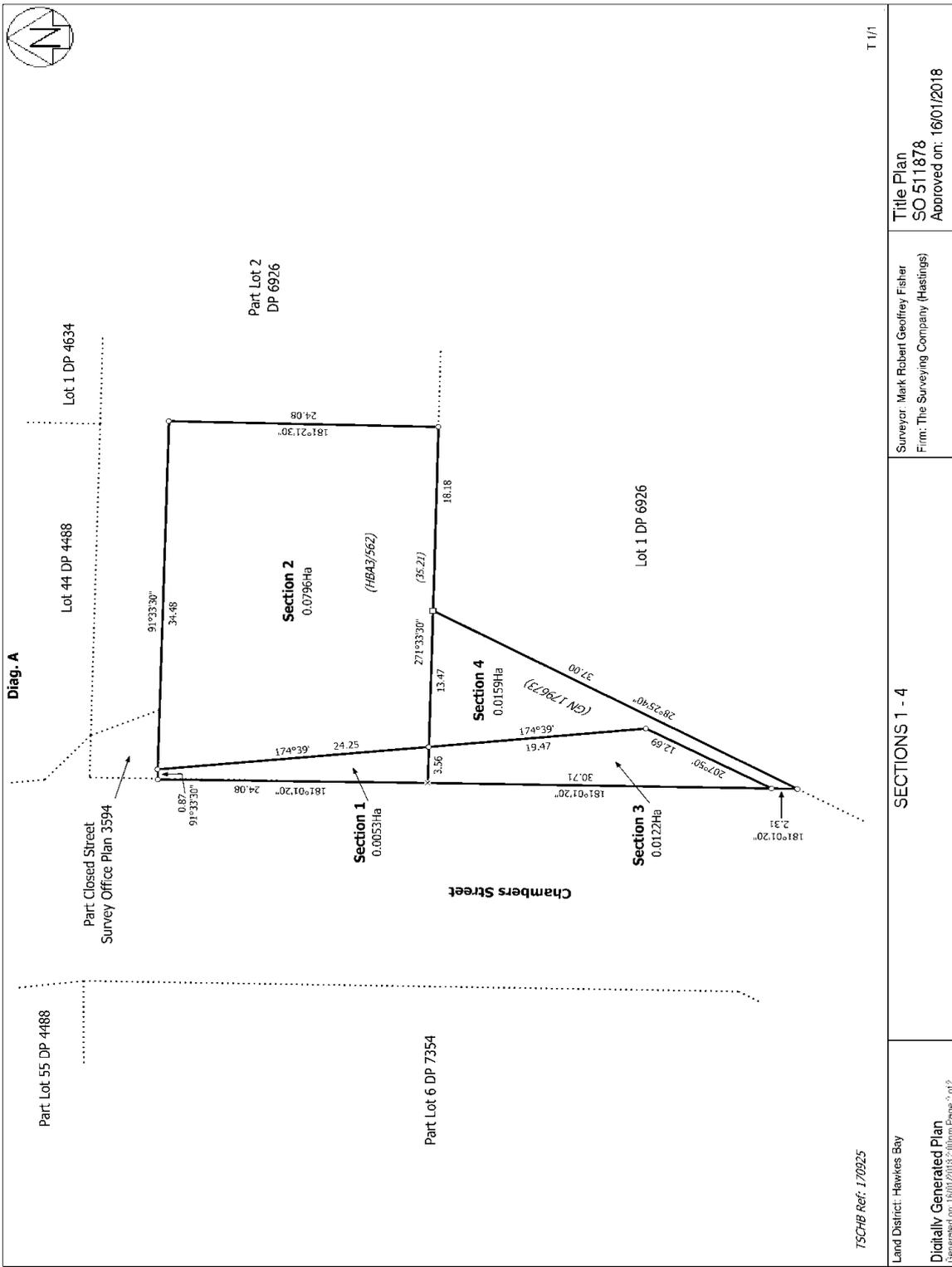
The Napier Boys' High School Board of Trustees

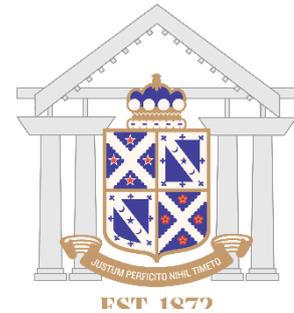
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**Interests**

Subject to a right (in gross) to convey electricity over part Lot 1 DP 6926 marked A on DP 26882 in favour of Hawkes Bay Power Distribution Limited created by Transfer 668329.2 - produced 12.3.1998 at 2.15 pm and entered 14.4.1998







# NAPIER BOYS' HIGH SCHOOL CHARTER 2020

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**OUR VISION:** *Students at Napier Boys' High School will develop into confident, innovative young men who will learn, strive and achieve in a traditional environment, having a strong sense of respect for themselves and others.*

## **Justum perficito nihil timeto**

**Do right and fear nothing**

**Me tika te mahi, kia mataara**

**The Napier Boys' High School Community:** Napier Boys' High School is a single sex state school catering for young men from Year 9 to Year 13 with a substantial boarding hostel - Scinde House. The Napier Boys' High School community has a wide range of socio-economic and ethnic groups contributing to a positive social diversity which enhances the character of the school. Students are drawn from all parts of Napier city and outlying areas. The school is inclusive and fosters a caring and safe learning environment for all those who are enrolled according to the school's enrolment scheme. All boys will have a strong sense of attachment to the school, they are proud members of the wider school community, and experience success in a variety of settings.

Apart from the students, other important members of the school community include:

- Staff and their families (present and past)
- The Old Boys of the school
- Parents of students (past and present)
- Friends of the school

All these groups have strong feelings for the school based on the common belief in the qualities and values that contribute to the special character of Napier Boys' High School.

The community expects that the school maintains high standards and emphasises the pursuit of excellence in academic/vocational study, cultural, social and sporting activities. The school is responsive to change, yet delivers teaching and learning in a disciplined environment that develops inquiry, personal reflection, a sense of occasion and respect amongst its students.

## **OUR VALUES:**

- **Honesty – trustworthy and decent in all actions**
- **Integrity – reliable and credible, “doing right and fearing nothing”**
- **Discipline – self-control in formal and informal settings**
- **Excellence – striving to exceed one's personal potential in all things**
- **Self-respect – pride and dignity**

- Well-rounded – actively involved in a range of pursuits which encourage personal development
- Innovative – experiments and takes risks within a supportive environment
- Diligent – persistent, timely, organised work habits
- Confident - knowing one's strengths and limitations while pursuing goals

## INTRODUCTORY SECTION

### 2020 Roll CHANGES

1/3/2020 Ethnicity	Year 9		Year 10		Year 11		Year 12		Year 13		Total		
	NZ	Int	NZ	Int	NZ	Int	NZ	Int	NZ	Int	NZ	%	Int
Asian	5	3	8	3	8	3	2	4	4		27	2.4	16
European	155		154		152	3	137	8	113		711	63.6	13
Maori	87		78		56		68		39		328	29.3	
MELAA*	1		3		1		3		1		9	0.8	
Pasifika	7		3		11		14		6		41	3.7	
Other	-		-		1		1		-		2	0.2	
<b>Totals</b>	<b>255</b>	<b>3</b>	<b>246</b>	<b>3</b>	<b>229</b>	<b>6</b>	<b>225</b>	<b>12</b>	<b>163</b>	<b>-</b>	<b>1118</b>	<b>100</b>	<b>29</b>
<i>Totals 2019</i>	<i>262</i>	<i>3</i>	<i>240</i>	<i>3</i>	<i>256</i>	<i>10</i>	<i>223</i>	<i>13</i>	<i>167</i>	<i>9</i>	<i>1177</i>	<i>-</i>	<i>32</i>

**Cultural Diversity** Napier Boys' High School has a diverse student population, with a Māori roll of just under 30%, a small Pasifika roll, usually around 40 – 50 students, and a small number of foreign fee paying students (approx 25, predominantly German and Asian). The school attracts students from both urban and rural sectors many of whom travel considerable distances to enjoy the school's structured learning environment.

Recognition of these groups is an important aspect of preparing NBHS students to live and work in a global society. NBHS reflects this cultural diversity and the unique position of Māori within the school in the following ways:

- Maintaining a well-resourced Māori Studies Department
- The school maintains the principles of the Te Kotahitanga programme in its staff professional development
- Association with the Pukemokimoki Marae
- Offering Te Reo and Tikanga for those students who wish to take this opportunity
- Provision of a dedicated Māori Studies facility
- Recognition of the contribution of Māori heritage and associated Tikanga to the school.
- Involvement of International students in a range of activities
- Support for and from the local Pasifika Community (eg: Polyfest)
- The establishment of senior student groups for Māori ("Te Amorangi") and Pasifika ("Taitai") students.

### General Description of the School

The school was established on the Napier Hill in 1872 and moved to its current site in 1926 in order that the students enjoy more spacious surroundings. The school site, now owned by the Board of Trustees, measures 14.7 ha with an adjacent farm block of 13 ha. The palms planted after the 1931 earthquake, punctuate the school's landscape and create a unique setting for the large fields and facilities. Since the fire in October 1991, the school has been significantly upgraded and the modern learning environment is enhanced with a unique Art-Deco style architecture that is a template for future building developments.

Napier Boys' High School is a well-established and respected school, promoting traditional values and enhances these by adapting to changing needs and circumstances. It is a modern secondary school with a rich past that caters for the all-round educational needs of approximately 1200 boys from a diverse range of contributing schools.

The school has a well-established boarding facility - Scinde House that provides for 185 students. Students attend primarily from the East Coast North Island hinterland, with others from further afield (Taupo – Taihape). During holiday periods the facility is a sought after event/conference venue.

The well qualified staff members have a serious commitment to academic excellence, as well as to extra-curricular activities. Their input in the areas of sport, drama, outdoor education, music and art is strength of the school and a

genuine point of difference. The school enjoys the services of a dedicated and capable administration, catering, ancillary and grounds staff.

A comprehensive range of academic and vocational subjects are offered at all year levels to satisfy the career expectations of all students. The school also offers experience in a range of national and international examinations and academic competitions.

The school involves groups and individuals from outside agencies through the Health, Gateway, STAR, Careers, Sport and Cultural programmes, and the guidance network.

The school farm (13 ha) adjacent to the school provides a learning environment for a range of educational activities. Horticulture, Viticulture, Forestry, Agriculture and Farm Technology are based on this facility (and its history). In addition the school also owns an Outdoor Education Centre 'Camp Simmons' at Pakaututu on the upper reaches of the Mohaka River, which is used in the summer months as an outdoor base for classes involved in Outdoor Education.

Napier Boys' High School is currently responsible (on behalf of the Napier high schools) for the governance of the Napier Community High School. The school has a maximum roll of 20 students who are referred on a needs basis for varying lengths of time.

Napier Boys' High School is an active member of the *New Zealand Super Eight Schools* which links prominent North Island boys' state secondary schools, expanding opportunities to include contact for sporting and cultural events and staff professional development.



**International Students:** International students have been an integral part of the schools culture for many years. The Board of Trustees have developed a position that the roll should remain at approximately 25 students. This allows for efficient use of current resources while providing a genuine New Zealand school experience for the students themselves. Fundamental to this experience is the need to balance the origins of the International student roll to ensure a healthy spread of nationalities.

**Camp Simmons:** 'Camp Simmons' at Pakaututu is the school's own outdoor facility kindly donated to the school by the Simmons family in 1995. The site sits above the Mohaka River and provides a base for EOTC activities.

**The Hawke's Bay Holt Planetarium** is sited on the school grounds and provides an additional unique learning facility for the school's students as well as students from other schools, visitors and the greater community.

**STRATEGIC PLANNING:** The current Napier Boys' High School Strategic Plan was developed in 2019 for implementation in 2020. Facilitated strategic planning meetings included surveys and gatherings with: board, parents, whanau, staff, and students.

The school is a relatively constant operational entity. Resourcing, roll size, staffing and outputs do not fluctuate markedly year on year. Governance via the Board of Trustees changes every three years. The primary drivers in considering the strategic direction of the school are:

- The demographic setting (age, socio economic mix and ethnicity) of Napier and Hawkes Bay.
- The expectations (and the successes) of the school's wider community i.e. People's perception of all aspects of the school.
- Political decisions with respect to economic and educational priorities.
- Ever changing technologies.
- The local (East Coast) rural economy (and related industries).
- Legislative requirements and the Ministry of Education Educational expectations and initiatives

Given the above, the strategic plan for the school will place the school in a position to continue to be able to enhance opportunities for young men of the region with respect to:

- The educational experiences and programmes that they participate in.
- The place where they learn,
- The people that they interact with during their learning experiences at the school.

The Board of Trustees will review annually, the strategic plan that sets out goals to raise levels of student achievement in all areas of the curriculum (Nag 2). The goals will reflect the ongoing learning needs of the students and the means to address them.

It is the Board's view that a roll of approximately 1200 students provides the school with the resources that allow it to deliver programmes that addresses the needs of its students/community. Each year targets will be set, based on the identified needs of NBHS students. These targets will be evaluated and help inform future goals and targets. The Board will report annually to the Ministry of Education on success in meeting these targets.

The School's Management and Board Committees will compile for the Board's approval, an Annual Plan which details priorities and activities the school will undertake in order to effectively meet its targets. This plan will reflect Ministry of Education requirements, Legislative requirements and the expectations of staff and the wider community.

The School's Strategic Plan and Annual Plan will take into account the broader demands of:

1. The academic needs and aspirations of students and the wider Napier community
2. The Ministry of Education and the Tertiary Education Commission (Gateway; Trades Academy)
3. School Development Plan (and ICT Strategic Plan)
4. Links with other Educational providers in the region particularly the Eastern Institute of Technology.

The BOT and Senior Management will consult with relevant stakeholders when:

1. Reviewing the Strategic Plan
2. Compiling Annual Plan
3. Examining the current situation
4. Setting future goals and objectives
5. Assisting the implementation of plans
6. Monitoring and reporting

In addition, the school's involvement in the Napier City (Mataruahou Kahui Ako) Community of Learning (COL) is also a key strategic component. The Napier City COL is operational now with all staff appointed and working towards the approved challenges.

### **Property:**

The school now focusses on the rebuild of 20 ILE classrooms, including the probable alignment of all science teaching facilities. Stage 1 of 3 is now underway with expected delivery of the first 6 science laboratories in July of this year.

**Scinde House:** Scinde House is a key component of the school's identity and associated success. Outside of Wellington, it is the only state boys' boarding school on the East coast of the North Island. The closure of a boarding facility in Gisborne reinforces the need to ensure that Scinde House is able to provide for a growing hinterland. Hostel property developments are funded solely from Scinde House fees and letting income. The M.F.Greenwood Educational Trust has been a major benefactor in supporting the developments at Scinde House. The on-going refurbishment and redevelopment of Scinde House is vital for the future viability of the facility. This development must be carefully planned to allow continued occupation (for students and letting), as well as being 'best for boys boarding'.

The Greenwood Block has set the standard for other property projects in the hostel and further developments having been progressed, including:

- Completion of the new Ormond Block at \$1.72 million
- Staff housing refurbishments (8/8 residences completed)

Current projects in planning include:

- Upgrade of each wing of the Glendining Block over four years to the standard of Ormond Block



## STRATEGIC GOALS 2020—2024

### GOAL 1: Meet vocational aspirations of all students

#### Seamless curriculum for vocational pathways

- ⇒ Align and strengthen (Gateway/Trades Academy/STAR courses/NBHS-own Work Experience course/Sports careers
- ⇒ Separate strands eg:
  - Learner Support line (Literacy/ Numeracy/2 other subjects (choice) + Gateway or Trades or WorkExperience)
  - 3 UE subjects and 2 Vocational subjects pathway from year 12 leading to both options (UE and Trade)

### GOAL 2: Meet Māori academic aspirations

#### Improve Māori academic aspirations/ connections

- ⇒ Pathways from year 9 - 13 make all post school options viable (lifting UE)
- ⇒ Closing gaps earlier at year 9 and 10
- ⇒ Cross Curricular oversight of Māori world view
- ⇒ Working closely with our feeder schools
- ⇒ Māori Identity on campus - buildings, signage, art
- ⇒ Student voice and agency to inform curriculum
- ⇒ Continued focus on culturally responsive and relational pedagogy

### GOAL 3: Excellence in wellbeing

#### A sense of belonging - whanaungatanga

- ⇒ Student pastoral hub (counselling, health services, study centre)
- ⇒ Student voice and agency supported through improved pastoral systems
- ⇒ Staff wellbeing - pride in working at NBHS, work valued
- ⇒ Values reboot - Ladder to Manhood → Good man award → Year 11 → Year 12 peer support training days → Year 13 *Tuakana Teina*
- ⇒ Continued focus on culturally responsive and relational pedagogy

### GOAL 4: Excellence in teaching and Learning

- ⇒ Create opportunities for staff to be expert leaders in key areas of teaching practice
- ⇒ Identification and implementation of the most successful classroom strategies, including digital, for boys' learning to support our academic goals
- ⇒ Key competencies of National Curriculum esp. Managing self, Relating to others and Participating and contributing are promoted through all teaching programs and extra curricular opportunities

**From:** [Sara Parlato](#)  
**To:** [Rebecca Sutton](#)  
**Subject:** Resource Consent Submission [#70]  
**Date:** Monday, 21 September 2020 2:31:28 pm  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Hi Bec  
Here is Richard Hales Submission.

Kind regards  
Sara

### Sara Parlato

REGULATORY ADMINISTRATOR

Napier City Council, Private Bag 6010, Napier 4142  
t +64 6 836 5606 m +64 27 567 3407 [www.napier.govt.nz](http://www.napier.govt.nz)



[Water - we're on it.](#)



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**From:** NCC Website Request - Resource Consent Submission <no-reply@wufoo.com>  
**Sent:** Wednesday, 16 September 2020 1:38 PM  
**To:** Wufoo <webteam-no-reply@napier.govt.nz>; Planning Mailbox <planning@napier.govt.nz>  
**Subject:** Doc 966918 Resource Consent Submission [#70]

<b>Resource Consent Number: *</b>	RMS19006
<b>Name: *</b>	Richard Hale
<b>Are you submitting on behalf of an organisation? *</b>	Yes
<b>Organisation *</b>	Maraenui Trust
<b>Postal Address: *</b>	<input type="checkbox"/> 40 Hales Road Napier , Hawke's Bay 4183 New Zealand
<b>Phone (daytime): *</b>	04 471 1108
<b>Mobile:</b>	021 688 385
<b>Email Address: *</b>	<a href="mailto:richard@haletwomey.co.nz">richard@haletwomey.co.nz</a>

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**Could you gain an advantage in trade competition through this submission? \*** No

**I am 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. \*** Yes

**I request pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority \*** No

**Do you support/oppose this application: \*** Oppose

**Parts you support/oppose are: \***

Maraenui Trust owns 51 Willowbank Road, the long strip of land that runs parallel to Willowbank Road. We do not wish to specifically oppose the development. However we are concerned about potential traffic impacts that might extend to Willowbank Road. We note (page 43) the applicant proposes to close off access to Willowbank Road, but notes access to No. 16 will be retained, leaving it unclear whether access will be closed off. We would submit that given the traffic which uses Willowbank Road the Council should seek specific proposals that ensure access to Willowbank Road is closed off. leaves open the possibility

**Reasons for submission: \*** See above

**Decision I wish Napier City Council to make is (eg. decline or approve): \*** Approve subject to clear direction/conditions imposed that access to Willowbank Road will not be possible.

**I wish to speak at the hearing: \*** No