

PLAN CHANGE 12: MISSION SPECIAL CHARACTER ZONE

Operative City of Napier District Plan

Summary of Submissions



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Introduction

This document summarises the decisions requested or inferred from each submission received on Plan Change 12 to the City of Napier District Plan. Where no decision was specifically requested, Council officers have, where possible, inferred the decision requested from the text of the submission.

Brief description of Plan Change 12: Mission Special Character Zone

The proposed plan change provides for a new Mission Special Character Zone. The proposed zone will replace existing zones across 288.6ha of land owned by Marist Holdings (Greenmeadows) Limited, on the land best known as the site of the Mission Estate Winery and concert.

Under the proposal the land will be divided into four precincts: residential, landscape and visitor, productive rural, and rural residential. Development objectives for the proposed future of the MHL land have been formulated in consultation with Council. These development objectives are to:

- Protect the visual amenity value of this landscape as a backdrop to Taradale and the City of Napier and in particular the integrity of the skyline;
- Provide connectivity as a walkway link across the Western Hills;
- Provide connectivity as part of an ecological corridor within the City Reserves Network; and
- Provide a different style of residential opportunity in Napier.

The 'residential precinct' will provide for approximately 550 households on an expanded Western Hills residential zone, accessed off Puketitiri Rd and predominantly covering the spurs facing westwards, behind the backdrop hills of Taradale and Greenmeadows. A 'landscape and visitor' precinct is proposed in the vicinity of Mission Estate and the concert venue area. This precinct provides for the future development of boutique accommodation while preserving the landscape qualities of the backdrop hill behind the Mission winery. The 'productive rural' and 'rural residential' precincts are largely reflective of the existing Main Rural and Rural Residential zones of the District Plan.

The objective of the proposed zone is to retain the productive flat and versatile land for agriculture, horticulture and viticulture and to ensure that the subdivision, use and development of the remainder of the property is undertaken in such a way as to maintain and enhance the key landscape features of the property.

These objectives are to be achieved through the addition of the Mission Special Character Zone Structure Plan and design outcomes that establish a framework by which development in the zone will be assessed and managed. The proposed zone will also include a series of public walkways linking to the existing Council owned pathways in the vicinity.

The proposed zone will create a new chapter in the District Plan covering the whole of the property with a number of minor consequential changes proposed in other chapters within the plan to accommodate the new zone. Because the proposed rezoning is comprehensive in nature and covers a large number of different District Plan provisions, it is recommended that interested parties refer to the primary source documents to fully understand the implications and extent of the proposed plan change.

PUBLIC NOTICE UNDER CLAUSE 7 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

SUMMARY OF SUBMISSIONS TO PLAN CHANGE 12

In accordance with Clause 7 of Schedule 1 of the Resource Management Act 1991 a summary of the decisions requested in submissions received to the Plan Change 12 has been prepared:

Public Inspection:

Copies of the summary of submissions on the proposed Plan Change 12 will be available for public viewing from Wednesday 2 May at:

- www.napier.govt.nz keyword: #planchange12
- Napier City Council Customer Service Centre; and
- Napier City and Taradale Public Libraries;

Any queries or requests for copies of Plan Change 12 can be made to the Napier City Council's City Development team by emailing districtplan@napier.govt.nz or phoning 06 835 7579

Who can make a Further Submission?

Further Submissions are limited to any person representing a relevant aspect of the public interest or any person that has an interest in the plan change greater than the interest the general public has, and can only submit in support or opposition to an original submission that is included in the summary of submissions. Further submissions cannot raise any new issues, but should give detailed reasons for any support or opposition to an original submission.

The closing date for submissions is 5pm, Wednesday 16 May, 2018

Further submissions should be addressed the Team Leader Policy Planning and can be made either:

Online: www.napier.govt.nz keyword #planchange12

Emailed to: districtplan@napier.govt.nz

Posted to: Private Bag 6010, Napier 4182

Delivered to: Napier City Council Customer Service Centre, Hastings St, Napier

Any submissions in writing must be in the prescribed format (Form 6) of the Resource Management (Forms, Fees & Procedure) Regulations 2003. A copy of this form is available at the locations listed above.

A copy of the further submission must also be sent to the original submitter within 5 working days of making a further submission to the Council.

Public Participation

After the closing date for further submissions, a Hearing will be held by Council on all of the submissions and further submissions made on Plan Change 12. Following the hearing, the Council will make a decision whether or not to accept each submission or further submission and the reasons for its decision. Any submitter or further submitter has the right to appeal Council's decision to the Environment Court.

Dean Moriarity

TEAM LEADER POLICY PLANNING

Further Submissions

What is a further submission?

A further submission is a written statement made in support or opposition to another person's original submission. Further submissions cannot raise any new issues, but should give detailed reasons for any support or opposition to an original submission.

Who can make a further submission?

Further submissions are limited to any person representing a relevant aspect of the public interest or any person that has an interest in the plan change greater than the interest the general public has.

How do I make a further submission?

If you are eligible to make a further submission, you should take time to understand the original submissions that have been made on Plan Change 12 and how these might affect you. Any submissions in writing must be in the prescribed format (Form 6) of the Resource Management (Forms, Fees & Procedure) Regulations 2003. A copy of this form is available at the locations listed above.

Be specific and use examples where you can. Each original submission has been allocated a number and this number should be included as a reference in your own further submission.

Where do I send my further submission?

Submissions should be addressed the Team Leader Policy Planning and can be made either:

Online: www.napier.govt.nz keyword #planchange12

Emailed to: districtplan@napier.govt.nz

Posted to: Private Bag 6010, Napier 4182

Delivered to: Napier City Council Reception, Hastings St, Napier

A copy of your further submission must also be sent to the person who made the original submission within 5 working days after making a further submission to the Council.

[Addresses for correspondence are attached to the rear of the Summary of Submissions]

The closing date for submissions is 5pm, Wednesday 16 May 2018.

What Next?

Following the receipt of further submissions, hearings will be held to consider all submissions. The hearings give those who have made original or further submission an opportunity to talk about their concerns and provide evidence in support of their submissions. The hearings give submitters an additional chance to be involved in the decision-making process. All hearings are open for the public to attend. Hearings will be conducted by a panel, generally of Councilors or commissioner(s). At the hearing, submitters will be given a chance to explain their submission or further submission and may also be asked questions about their views.

After the hearings, the Council will consider all the information put forward in submissions. It may accept each submission point in full or in part, or the points may be rejected. The City of Napier District Plan will be amended as a result of this consultation and decision making process. If submitters are unhappy with any decisions made as a result of their submissions, they may appeal the Council's decision to the Environment Court.

Summary of Submissions

Plan Change 12: Mission Special Character Zone

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
1	Keith Moretta	Oppose in part	1. Traffic	Concerned about visibility for traffic entering and exiting subdivision from both proposed entrances on Puketitiri Road. Suggest speed controls in the form of a reduced speed limit or turning lanes, roundabout or modification of road to improve visibility at both entrances proposed on Puketitiri Road.	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 5
2	Anthony Kite	Oppose in part	1. Traffic	Would like speed and accident problem on the section of road between Poraiti Road and the new entranceway addressed through road widening and modification of corner. Suggests speed problem be addressed through reduced speed restrictions and/or roundabouts.	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 5, 11
			2. Visual Amenity	Suggests that the location of the bridle path and green screen are adjusted to take into account any road improvement changes.	Appendix 26A Design Outcome 11
			3. Visual Amenity	Suggests planting of the green screening belt (Puketitiri Road buffer strip) occurs prior to the commencement of the subdivision.	Appendix 26A Design Outcome 11
			4. Lot sizes	Suggests that the area of development adjacent to Puketitiri Rd contain a larger minimum lot size (as per the Western Hills Residential Zone - 1500m ²).	Appendix 26A Design Outcome 6, 51b.105

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
3	Murray Arnold	Oppose in part	1. Residential/Rural Residential Precinct Buffer	Suggests that the southern revegetation belt on the boundary between the residential precinct and the rural residential precinct be a minimum of 20m wide and included in the 'indicative open space including reserve areas' to be vested in Council to ensure retention and protection of this area on an ongoing basis.	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 20
			2. Residential/Rural Residential Precinct Buffer	Suggests specific assessment criteria for the establishment and ongoing maintenance of the revegetation belt is achieved through strengthening of Design Outcome 20 .	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 20
4	Tania Eden	Oppose	1. Range of Issues	The number of precincts and residential allotments, the discretionary activities allowed with the plan change, the code of practice regarding density and lot sizes, the land scape and visitor precincts, the impact of the development on the Taipo stream and esplanade, archaeological sites and further tourism in the area.	No relief requested but identifies issues as listed
			2. Consultation	Opposes plan change until full consultation with the community and tangata whenua occurs.	No specific provision identified
5	Lynne Anderson	Oppose in part	1. Infrastructure Services	Concerned that Napier infrastructure and services, especially health services, roads and educations services etc. cannot support the proposed number of new households. Suggests these services need to be further developed before new households and built.	Design Outcome 6
			2. Traffic	Suggests road connection with Puketapu Road to avoid congestion on Church Road.	Design Outcome 5

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
6	Tony Brightwell	Oppose in part	1. Visual Amenity	Concerned about residential houses being viewed from Church Rd and impact this will have on property values. Suggests reconsideration of zoning to a large zone in the immediate area surrounding the Mission Estate, 200-300m diameter from the Mission Grande Maison building.	No specific provision identified but is concerned about extra houses and their impact
7	Merv McNatty	Oppose in part	1. Visual Amenity	Suggests the plan change considers the number, density and location of buildings/platforms to retain and protect adequate rural amenity value in terms of adverse visual, noise, landscape and environmental effects on neighbouring properties zoned as rural.	Rural Residential Precinct Rules. (Appendix 26A Design Outcome 20)
			2. Visual Amenity	Suggests a 5 metre vegetation strip (ideally native) planted along the boundary of neighbouring properties zoned rural, in particular 266 Puketapu Road.	Rural Residential Precinct Rules. (Appendix 26A Design Outcome 20)
			3. Visual Amenity	Requests development is adequately mitigated through the use of vegetation and recessive building materials and colours.	Rural Residential Precinct Rules. (Appendix 26A Design Outcome 20)
			3. General	Suggests that the developer incorporates native plantings wherever possible to support wildlife.	No specific provision identified
8	Garth Eyles	Support	1. General Support	General support of plan change and its development objectives.	No specific provision identified
			2. Landscape and Visitor Precinct	Concerned with fire risk posed by the eucalyptus plantation behind the Mission Winery and requests removal of trees before development.	No specific provision identified

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
9	Marist Holdings (Greenmeadows) Ltd	Support	1. General Support	Supports plan change in its entirety. Suggests Council approve Plan Change in accordance with version notified and that any consequential changes as a result of submissions do not alter the intent to the plan change.	All of plan change
10	P & L Alexander Partnership	Oppose	1. Stormwater	Suggests that work is done to the Springfield culvert so that it is able to accommodate an increase in stormwater generated by the Mission development. Concerned that the increase in impervious surfaces as a result of the Mission development will create flooding issues in the Tarirau catchment (land immediately to the west of the proposed development).	Appendix 26E, Design Outcome 2
11	Historic Places Hawke's Bay	Oppose in part	1. Heritage	Suggests that the Grande Maison building and the Observatory pedestal be listed as items of heritage significance in the Napier District Plan, as part of the plan change.	51b.57, 51b.95
			2. Archaeology	Suggests the following if Plan Change 12 is approved: <ul style="list-style-type: none"> - an updated archaeological report - further archaeological surveying undertaken prior to any earthworks - archaeological monitoring during earthworks and excavation to identify any current unrecorded sites - The developer observes hapū-driven protocols if any undiscovered taonga is unearthed during any ground disturbance. 	Appendix 26A, Design Outcome 3
			3. Cultural Impact Assessment	Suggests a cultural impact report be undertaken as part of an updated archaeological assessment report.	Appendix 26A, Design Outcome 3

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
12	Hawkes Bay Fruitgrowers Association	Support in part	1. Productive Rural Zone rules	Suggests consistency in wording by updating all references to 'versatile and/or productive soils' to 'versatile and/or productive land' as Horticulture NZ define land as a more encompassing term.	51b.1, 51b.2.4, 51b.2.6, 51b.3.5, 51b.4.3, 51b.4.3c, 51b.6(10)
			2. Productive Rural Zone rules	Suggests that Places of Assembly be moved from discretionary activity status to non-complying status.	51b.16a 51b.17
			3. General Support	Submitter supports the potential of the plan change to offer elevated housing opportunities to enhance residential developments in Napier City.	Issue 51b.2.3
13	Hawkes Bay Regional Council	Support in part	1. General Support	Supports Plan Change 12 in so far as it meets the needs identified through Heretaunga Plains Urban Development Strategy, subject to further assessments as outlined in policies UD10.1, UD10.3, UD10.2 and UD12.	No specific provision identified
			2. Stormwater	Express doubts as to the adequacy of current technical reports regarding addressing stormwater discharge issue. Suggests further information and/or that re-evaluation of stormwater discharge parameters are made to address stormwater concerns raised by HBRC Asset Managers.	Appendix 26E, Design Outcome 2
			3. Stormwater	Suggests Napier City Council ensure that the capability of existing stormwater and wastewater infrastructure avoids further incidences of contaminated stormwater into the Ahuriri Estuary.	No specific provision identified

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
			4. Esplanade Reserve	Suggests the proposed Plan Change 12 is amended to provide a reserve corridor alongside the Taipo Stream to provide for maintenance and enhancement of the stream corridor for drainage purposes and to support ecological values. Or alternatively, retain provisions 6.1.3.(4) in Vol 2 of current District Plan.	Appendix 26A, Design Outcome 21, Chapter 66 Code of Practice 6.1.3(4)
			5. Hazards	Suggests consideration of natural hazard risks including considering enhanced foundation requirements in areas susceptible to liquefaction, restricting critical facilities in tsunami inundation areas and protection of tsunami evacuation routes. Submission notes that contaminated land assessments are required for any change in land use although no specific relief sought.	No specific provisions identified (Chapter 62 Natural Hazards)
14	Powerco Limited	Neutral	1. Infrastructure Services	Suggests adequate time be given to Powerco to enable forward planning for the provision and laying of new gas supply pipes prior to the establishment of above ground assets. Requests that gas supply infrastructure be coordinated with other utilities to ensure orderly and timely provision of gas supply.	No specific provisions identified
15	Moteo B2G2 Reserve	Oppose	1. Consultation	Opposes Plan Change from a Māori cultural perspective, under section 6 of the RMA. There has been no consultation with local hapu associated with Moteo Marae (Ngāti Hinepare, Ngāti Mahu, Ngāi Tawhao).	No specific provision identified
			2. Cultural Impact Assessment	Requests that a Māori Cultural Impact Assessment be undertaken with consultation to enable local hapū to voice concerns in regard to kaitiakitanga.	No specific provision identified

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
16	Moteo Marae	Oppose	1. Cultural Significance	Opposes all matters relating to the environs of the proposed development, impact on environment and cultural significance of the area. In particular sites of cultural significance, wāhi tapu, kumara pits and historical sites.	No relief requested but identifies issues as listed
			2. Consultation	Opposes plan change until full and comprehensive consultation is carried out with local marae, local hapū, Iwi groups and members of the community.	No specific provision identified
17	Te Taiwhenua o te Whanganui a Orotū (Tania Eden)	Oppose	1. Consultation	Opposes all matters pertaining to the environs of this development. Suggests immediate consultation with the local hapū, local marae (including Moteo Marae and other Iwi groups impacted by this development.	No specific provision identified/all of plan change
18	Te Taiwhenua o te Whanganui a Orotū (Peter Eden)	Oppose	2. Cultural Significance	Concerned about the impact of urban development and liaison with tangata whenua, impact on sites of cultural significance, impact on landscapes and codes of practice regarding lot size and density.	No specific provision identified
			3. Consultation	Suggests that plan change is not progressed until full consultation is carried out with affected parties including the community and local hapū.	No specific provision identified
19	Waiohiki Marae Trustees	Oppose	1. Cultural Impact Assessment	Requests a cultural impact assessment be undertaken on behalf of Ngāti Pārau.	No specific provision identified



Further Submission Form DISTRICT PLAN

PLAN CHANGE 12: Mission Special Character Zone

Form 6, Clause 8 of the first schedule, Resource Management Act 1991

Office use only:	
Submission number:	
Date Received:	
Database:	
Date Entered:	Initials:

IMPORTANT NOTES FOR SUBMITTERS

Submissions Close: 5pm, Wednesday 16 May 2018

Submission can be made:

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.

Online: www.napier.govt.nz
#planchange12

Email: districtplan@napier.govt.nz

Post: Team Leader Policy Planner
Napier City Council
Private Bag 6010, Napier 4142

Section 1: Applicant Details

Name of Organisation:

Contact Name:

Email:

Address for Service:

Contact no:

Postcode:

Section 2: Declaration

I am (state whether you are...)

- a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or
Please specify:
- a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or
Please specify:
- the local authority for the relevant area.

Section 3: Submission Details

Number of pages attached to this submission:

Do you wish to be heard in support of your submission?

Yes No

If others make a similar submission, would you be prepared to consider presenting a joint case?

Yes No

Signature:

Date:

Section 4: Your Submission

I support (or oppose) the submission of:

Name and address of original submitter and submission number of original submission if available:

The particular parts of the submission I support (or oppose) are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal:

The reasons for my support (or opposition) are:

Give reason:

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed):

Give precise details:

Important information:

1. The council must receive this submission before the closing date and time for further submissions 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.

Submissions to the Napier City Council

PLAN CHANGE 12: MISSION SPECIAL CHARACTER ZONE

Submission numbers 1 – 19

- 1 Keith Morette
- 2 Anthony Kite
- 3 Murray Arnold
- 4 Tania Eden
- 5 Lynne Anderson
- 6 Tony Brightwell
- 7 Merv McNatty
- 8 GO and PMA Eyles
- 9 Marist Holdings (Greenmeadows) Limited
- 10 P & L Alexander Partnership
- 11 Historic Places Hawke's Bay
- 12 Hawke's Bay Fruitgrowers' Association Inc
- 13 Hawke's Bay Regional Council
- 14 Powerco Limited
- 15 Moteo B2G2 Reserve, Peter Eden
- 16 Moteo Marae, Peter Eden
- 17 Te Taiwhenua o Te Whanganui a Orotu, Peter Eden
- 18 Te Taiwhenua o Te Whanganui a Orotu, Tania Eden
- 19 Waiohiki Marae Trustees, Mat Mullany



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Te Kaunihera o Ahuriri

Submission Form DISTRICT PLAN

Office use only:

Submission number:

Date Received:

Database:

Date Entered:

Initials:

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone

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

IMPORTANT NOTES FOR SUBMITTERS

Submissions Close: 12pm, Friday 9 March 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
#planchange12

Email: districtplan@napier.govt.nz

Post: Team Leader Policy Planner
Napier City Council
Private Bag 6010, Napier 4142

Section 1: Applicant Details

Name of Organisation: Keith MoretteContact Name: Keith MoretteEmail: lamb.morette@farmside.co.nzAddress for Service: 81 Silvertown Rd
RD 2 Napier 4182.Contact no: 06 8447570Postcode: 4182

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?

 Yes No

If others make a similar submission, would you be prepared to consider presenting a joint case?

 Yes No
Signature: RKMDate: 1-3-18

Section 4: Your Submission

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

Give details: Speed Restrictions on Puketitiri Road reduced along the section of road that has the 2 entrances (exiting/entering from Puketitiri Road)

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.

Presently Puketitiri road is 100km/hr. Both entrances/exits to the proposed subdivision have poor visibility to all vehicles on Puketitiri Road

Proposed either reduce speed or add roundabouts to these intersections. Introduce turning lanes, or modify the roads to give visibility

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.

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Thursday, 8 March 2018 12:38 PM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#29]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	No
Name: *	Anthony Kite
Postal Address: *	<input type="checkbox"/> 164 Puketitiri Road RD 2 Napier, Hawke Bay 4182 New Zealand
Phone (daytime): *	8440075
Email Address: *	daphnekite@gmail.com
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	Yes
The specific provisions of the Plan Change(s) that my submission relates to (give details) *	1: Transportation report 2: Maintenance of visual amenity for surrounding area 3: Residential precinct blocks and lots
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	
<p>The transportation report does not address dangerous speeds and increased traffic noise on the stretch of Puketitiri Road between Poraiti Road and the site access 1. Highly increased traffic loads due to lifestyle blocks, forestry vehicles, articulated farm vehicles all travel at 100k along a narrow Puketitiri Road, past the Hohepa school turning an awkward corner with a blind access from Fryers Road. This is a serious accident concern. The Road needs widening and the corner removing prior to this development and its impact on the bridle path and green zone needs to be addressed before the plan is OK. A method to slow the speed needs to be found whether speed restrictions and roundabouts should be considered.</p> <p>The size of the green zone buffer needs to be shown relative to the road improvement.</p> <p>The plot sizes of the area adjacent to Puketitiri Road need to be stipulated to preserve amenity values in an area of existing lifestyle blocks (previous plan stated largest plot sizes in this area).</p>	
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	<p>Address the speed problem and accident problem on the section of Puketitiri Road between Poraiti Road and the new entrance way.</p> <p>Apply the road amendment to the bridle path and green screening belt to allow accurate measurement of residential development area.</p> <p>Plant the green screening belt prior to the commencement of the subdivision.</p> <p>Stipulate a minimum lot size for the area "6" consistent with the previous plan to minimise adjacent amenity values.</p>

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

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 7:43 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#30]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	No
Name: *	Murray Arnold
Postal Address: *	<input type="checkbox"/> 121 Tironui Drive Napier 4112 New Zealand
Phone (daytime): *	027 346 3541
Email Address: *	muly.arnold@xtra.co.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	Yes
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	The revegetation strip and adjoining unspecified land along the southern edge of the residential precinct adjoining the rural residential precinct as shown in structure plan 26B-1.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	There is insufficient provision to ensure the establishment and maintenance of this revegetation strip during and after development .
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	
Extend the "indicative open space including reserve areas" to include the area between the southern indicative urban residential development extent and the rural residential boundary.	
Include specific assessment criteria for the establishment and ongoing maintenance of the revegetation belt at a minimum of 20m wide in the design criteria for the residential precinct. The revegetation strip is only referenced in the 'Landscape and Visitor Precinct / Rural Production Precinct / Rural Residential Precinct' design outcomes under outcome 20, and needs strengthening to achieve the intended outcome including retention/protection of the planted strip on an ongoing basis.	
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)	Yes

**Does not relate to trade competition or
the effect of trade competition. ***

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 11:56 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#36]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	No
Name: *	Tania Eden
Postal Address: *	<input type="checkbox"/> 65 Churchill Drive Taradale, Napier 4112 New Zealand
Phone (daytime): *	0272996999
Email Address: *	taniaeden@xtra.co.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	No
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	The number of precincts and residential allotments. The Discretionary activities allowed with this plan change. The Codes of Practice regarding density and lot sizes. The landscape and visitor precincts and impact on the Taipo Stream and esplanade. The impact on archeological sites and the impact that further tourism will have on this area.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	Oppose this plan change until full consultation is carried out with tangata whenua and the community.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	That this development and plan change are not adopted to proceed until full consultation with the community and tangata whenua are carried out.
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



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Submission Form DISTRICT PLAN

Office use only:

Submission number:

Date Received:

Database:

Date Entered:

Initials:

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone

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

IMPORTANT NOTES FOR SUBMITTERS

Submissions Close: 12pm, Friday 9 March 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
#planchange12

Email: districtplan@napier.govt.nz

Post: Team Leader Policy Planner
Napier City Council
Private Bag 6010, Napier 4142

Section 1: Applicant Details

Name of Organisation: -

Contact Name: Lynne Anderson

Email: lynnenz@outlook.co.nz

Address for Service: 389 Church Rd, Greenmeadows, Napier 4112

Contact no: 06 844 0962

Postcode: 4112

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:

- Adversely affects the environment; and
- 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?

 Yes No

If others make a similar submission, would you be prepared to consider presenting a joint case?

 Yes No
Signature: *L Anderson*

Date: 24/02/2018

Section 4: Your Submission

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

Give details: Number of new households

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.

less number of new households - unless Napier infrastructure (roading / health services / education services etc) can be improved and upgraded.

My submission is:

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

I believe that the present Napier infrastructure cannot support this many new households - also considering the number of new households ^{already} going in in the Poraiti / Parklands areas.

Roads - will put great stress on Church Rd - suggest a new road going from this subdivision into Puketapu Rd. - at the back so traffic can avoid Church Rd if going to ^{Toradale} _{or South}

Health Education services - especially health services are already stretched. These services need to be further developed before new households are built.

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.

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 2 March 2018 2:06 PM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#27]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	No
Name: *	Tony Brightwell
Postal Address: *	<input type="checkbox"/> 323 Church Rd Greenmeadows, Napier 4112 New Zealand
Phone (daytime): *	+61749334212
Email Address: *	littlecurry87@hotmail.com
I wish to speak at the hearing: *	No
If others make a similar submission, would you consider presenting a joint case: *	Yes
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	Residential Zoning
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	Opposition to the proposed residential area. We bought our house with the premise of the view and not having to see houses or residential area for this view. If you change the zoning of the land behind the Mission then it will also decrease the value of our house as there will be an increase of availability in this area. Please reconsider the zoning to an approximate 200-300m diameter from the current main building. Please ensure our existing views and valuations remain intact.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	Modify it, we would prefer a larger zone is left as it is for the immediate area surrounding the Mission Estate.
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

Office use only:
Submission Number:
Date Received:
Database:
Date Entered:
Initials:

Submission Form

District Plan

Submissions on Plan Change 12: Mission Special Character Zone
Form 5, Clause 6 of the first schedule, Resource Management Act 1991

Section 1: Applicant Details

Name of Organisation:

Contact Name: Merv McNatty

Email: mervmcnatty@gmail.com

Address for Service: 266 Puketapu Road, RD3, Napier 4183

Contact no: 06 844 3093, 027 689 5423

Section 2: Trade competition section

I **could not** gain an advantage in trade competition through this submission. 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.

Section 3: Submission Details

Number of pages attached to this submission: 4

Do you wish to be heard in support of your submission? No

If others make a similar submission, would you prepared to consider presenting a joint case?

Yes

Signature:



Date:

8/03/2018

Section 4: Your Submission

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

Give details:

The potential subdivision and development within the proposed 'Mission Special Character Zone - Rural Residential Precinct' in the area abutting 266 Puketapu Road with specific regard to:

- a) Maintenance and enhancement of amenity values.
- b) Rural amenity.
- c) Number, density and location of buildings/platforms.
- d) Visibility
- e) Domestication.
- f) Natural character.

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:

We request that rules for the proposed 'Mission Special Character Zone – Rural Residential Precinct' are included as part of the plan change to ensure:

- a) The number, density and location of buildings/platforms retains and protects adequate rural amenity value in terms of adverse visual, noise, landscape and environmental effects on neighbouring properties zoned as Rural.
- b) A 5 metre minimum buffer of vegetation (ideally native) is established along the common boundary of neighbouring properties that are zoned as Rural.
- c) Any development is adequately mitigated through the use of vegetation and recessive building materials and colours.

My submission is:

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

Affected Persons Background

We have been adjacent neighbours of Marist Holdings Limited (the Mission Estate Winery) for thirteen years, sharing our north-eastern boundary (of approximately 400m in length) with the Mission forest block (proposed 'Mission Special Character Zone – Rural Residential Precinct').

The potential future subdivision and development of the Rural Residential Precinct on land abutting 266 Puketapu Road (which is within the Hastings District Rural Zone) has the potential to significantly impact on the visual amenity and rural qualities of our property.

1) Maintenance and enhancement of amenity values relating to the number, density and location of buildings/platforms abutting 266 Puketapu Road

We request the Mission considers, if and when the proposed 'Mission Special Character Zone - Rural Residential Precinct' abutting 266 Puketapu Road (within the Rural Zone) is subdivided, the number, density and location of buildings/platforms abutting 266 Puketapu Road is assessed so as to mitigate and reduce the impact the subdivision has in terms of adverse visual, noise, landscape and environmental effects to 266 Puketapu Road.

2) Maintenance and enhancement of amenity values relating to requesting a buffer of trees along our common boundary

In the case of subdivision of the Rural Residential Precinct abutting 266 Puketapu Road: In order to protect our visual amenity value, privacy, environment and rural qualities of our property we request that a 5 metre wide strip of trees (ideally native) are planted along our common boundary (between the Mission property and 266 Puketapu Road). This strip of trees would provide a buffer between the rural aesthetics and operations of 266 Puketapu Road and the Rural Residential area of the subdivision at the Mission.

3) Natural Character

The Mission pine forest provided sanctuary for a wide range of native wildlife. It has been common at night, to hear ruru, our native morepork, call from the forest, and observe tui, bellbird and other native birds fly in and out of the pine trees, between our properties. Since the start of the forest harvest, wildlife has diminished, and we no longer hear the Ruru call.

The Mission is surrounded by the native habitats and wetland on our property, Dolbel Reserve, Poraiti, Bluff Hill, Kaweka Ranges, Cape Sanctuary and a range of small native wildlife tree corridors, including the State Highways, and wetlands at Paki Paki and Clive, which are all part of the worldwide diminishing wildlife habitats.

This submission is to strongly encourage that the new Mission development incorporates, wherever possible, plantings of a variety of native trees, shrubs and waterways designed to incorporate wetlands. Where these kinds of developments have been undertaken, wildlife has returned, property values have increased, and adjoining landowners have become involved in the development, ongoing maintenance, and protection of these assets. The Mission is an iconic identity and being part of the protection and enhancement of our native wildlife would fit well with this venture.

266 Puketapu Road shown in blue





NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Submission Form DISTRICT PLAN

Office use only:

Submission number:

Date Received:

Database:

Date Entered:

Initials:

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone

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

IMPORTANT NOTES FOR SUBMITTERS

Submissions Close: 12pm, Friday 9 March 2018

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Submission can be made:

Online: www.napier.govt.nz
#planchange12

Email: districtplan@napier.govt.nz

Post: Team Leader Policy Planner
Napier City Council
Private Bag 6010, Napier 4142

Section 1: Applicant Details

Name of Organisation:

S O + PMA Eyles

Contact Name:

Garth Eyles

Email:

eyles_home@slingshot.co.nz

Address for Service:

7 Montpelier Drive Taradale

Contact no:

06 844 5905

Postcode:

4112

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:~~

- Adversely affects the environment; and
- 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: 1

Do you wish to be heard in support of your submission?

No

If others make a similar submission, would you be prepared to consider presenting a joint case?

No

Signature:

Date:

11th Feb 2018

Section 4: Your Submission

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

Give details: My submission supports the Plan Change

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.

No amendments required

My submission is:

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

- ① We congratulate the Council on this plan change & its adherence to the development objectives.
- ② It's a pity other developers along the Taradale Hills have not been required to adhere to similar objectives. Instead we are seeing the destruction of the skyline with no regard to the wider community.
- ③ The Eucalyptus plantation behind the Mission is a fire risk & needs to be removed prior to development.

Attach additional pages if required.

Important information:

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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.

PO Box 149, Napier 4140
New Zealand
+64 6 834 4098

Reference: 20351

9 March 2018

Team Leader Policy Planner
Napier City Council
Private Bag 6010
NAPIER 4142

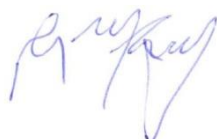
E-mail: districtplan@napier.govt.nz

Dear Dean

RE: Submission on Plan Change 12 Mission Special Character Zone

Please find attached a submission on the above plan change in accordance with Form 5 of the Resource Management (Forms, Fees & Procedure) Regulations 2003.

Yours sincerely,



Philip McKay
Senior Consultant
Mitchell Daysh Ltd
Email address: philip.mckay@mitchelldaysh.co.nz

FORM 5

**SUBMISSION ON NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Napier City Council

Name **Marist Holdings (Greenmeadows) Limited (MHL)**

1. This is a submission on the following proposed Plan Change (*the proposal*):

Plan Change 12: Mission Special Character Zone

2. MHL **could not** gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that our submission relates to are:

The Plan Change as a whole.

4. Our submission is:

To support Plan Change 12 in its entirety as the owners of the land affected.

Marist Holdings (Greenmeadows) Limited (MHL) has invested significant time and effort in collaborating with the Napier City Council (the Council) to establish zoning and associated district plan provisions which will best provide for the sustainable management of the entire property.

The provisions included within Plan Change 12 and the associated structure plan give effect to the development objectives agreed between MHL and the Council, these being:

- Protect the visual amenity value of this landscape as a backdrop to Taradale and the City of Napier and in particular the integrity of the skyline;
- Provide connectivity as a walkway link across the Western Hills;
- Provide connectivity as part of an ecological corridor within the City Reserves Network; and
- Provide a different style of residential opportunity in Napier.

The basis of these agreed objectives is to create the opportunity for needed residential land supply with a form of development that will enhance the landscape of the existing Mission winery and surrounding area as well as creating public good benefits from the proposed walkways, reserves and landscape plantings.

Plan Change 12 has been tested through section 32 of the Resource Management Act 1991 (the Act) and its objectives are demonstrated as the most appropriate way to achieve the purpose of the Act; and its provisions are demonstrated as the most appropriate way to achieve the objectives.

Plan Change 12 also gives effect to the regional policy statement within the Hawke's Bay Regional Resource Management Plan (RRMP) and in particular section 3.1B 'Managing the Built Environment'. This section of the RRMP includes policies with criteria for assessing plan changes and structure plans which are met by Plan Change 12.

Significantly Plan Change 12 results in a 'Residential Precinct' which provides the City of Napier a residential development resource that is elevated above potential flooding and inundation natural hazards.

The location of the Residential Precinct and the proposed planting of the eastern hill face also avoids and mitigates any potential landscape effects of the residential development and will enhance the existing landscape. The reserve and walkway network proposed in the Mission Special Character Zone Structure Plan will provide a recreational resource for the benefit of the future residents of the zone, nearby residents and for any visitors or the wider population who choose to use these resources.

For these reasons our submission is that Plan Change 12 is consistent with the purpose of the Act in providing for the sustainable management of natural and physical resources and should therefore be approved.

5. MHL seeks the following decision from the local authority:

That Plan Change 12 be approved substantially in accordance with the version notified and that any consequential changes be made as necessary to address matters raised in submissions provided the intent of the original plan change remains.

6. MHL **wish** to be heard in support of its submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Signature:

(on behalf of submitter)



Peter Holley

Chief Executive

Marist Holdings (Greenmeadows) Limited

Date: **9 March 2018**

Electronic address for Service: **philip.mckay@mitchelldaysh.co.nz**

Telephone: **834 4098 / 0274 955 442**

Postal address (or alternative method of service under section 352 of the Act):

Marist Holdings (Greenmeadows) Limited

C/- Mitchell Daysh Limited

PO Box 149

NAPIER

Contact person: **Philip McKay**



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Submission Form DISTRICT PLAN

Office use only:

Submission number:

Date Received:

Database:

Date Entered:

Initials:

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone

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

IMPORTANT NOTES FOR SUBMITTERS

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Online: www.napier.govt.nz
#planchange12

Email: districtplan@napier.govt.nz

Post: Team Leader Policy Planner
Napier City Council
Private Bag 6010, Napier 4142

Section 1: Applicant Details

Name of Organisation:

P & L Alexander 3/ship

Contact Name:

PHILIP ALEXANDER

Email:

p.alexander@extra.co.nz

Address for Service:

RIKETAHU P.D.C NAPIER 4183

Contact no: 027 444 1523

Postcode: 4183

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?

Yes No

If others make a similar submission, would you be prepared to consider presenting a joint case?

Yes No

Signature:

P Alexander

Date: 26-3-18

Section 4: Your Submission

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

Give details:

The extra water due to hard surfaces i.e. tarmac/asphalt, rooves, & concrete will create more issues with flooding into the Tarirau catchment.

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.

The Springfield culvert is out of grade by 1.3 metres, and needs to be adjusted to cope with more stormwater from the Mission Development.

My submission is:

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

Empty lined area for submission details.

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
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From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 10:10 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#31]

Plan Change: *	12 - Mission Special Character Zone
Are you submitting on behalf of an organisation? *	Yes
Name: *	Dorothy Pilkington
Organisation *	Historic Places Hawke's Bay
Postal Address: *	<input type="checkbox"/> 88 Charles Street, Westshore Napier 4110 New Zealand
Phone (daytime): *	068356525
Email Address: *	dorothy.pilkington@gmail.com
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	Yes
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	The submission relates to the heritage and archaeological aspects of the proposed plan change.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	<p>We note that in the archaeological report on the proposed Mission Special Character Zone, the author, Dianne Harlow, documents in some detail the historic significance of the Grande Maison building, in relation to both the story of the Marist Brothers missionary presence in New Zealand and the pivotal importance of the brothers' Pakowhai-Meeanee-Greenmeadows vineyards as the foundation of the wine industry in New Zealand.</p> <p>Ms Harlow then notes that this building is not listed in the Napier City's District Plan. We also note that this building is not listed by Heritage New Zealand. We support the design outcomes set out in the Mission Special Character Zone Structure Plan that include the requirement to retain the visual dominance of the Grande Maison building as the keynote building (Design Outcome 15) and to retain the Grande Maison as the most visually prominent keynote building (Design Outcome 18); however, these outcomes do not relate to the conservation of the building itself, and are insufficient protection for this landmark building in the European history of the site. We seek initiation of the process to list this building as a building of heritage significance in Napier's District Plan as part of the Plan Change process. Although the protection of the building would be provided by listing it in the District Plan, this process should also involve listing with Heritage New Zealand, particularly in view of the fact that this is such a nationally significant site that it may well be a prospective candidate for listing in the National Historic Landmarks list of places of outstanding national heritage value currently under consideration by Heritage New Zealand.</p> <p>In regard to the archaeological sites that are marked on the maps that accompany the Mission Special Character Zone</p>

Structure Plan we note that four qualified people have contributed to the identification of these sites over the period 1996 to 2016.

We note that the methodology for the archaeological assessment undertaken by Ms Harlow for Marist Holdings with respect to the proposed Mission Special Character Zone Plan Change comprised "literary research, searching old plans, checking the NZ Archaeological Association site record data base and archaeology reports. A visual survey of the property was undertaken completing the coverage of the extent of the proposed development in October 2016. This was additional to an archaeological survey in November 2010 prior to the harvesting of pinus radiata on the Mission land holdings. " During the visual inspection "Every ridge was walked along, as was every spur coming off the ridges." (page 33) However, this was a visual inspection and we note that the archaeological report specifically points out that "archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains" (page 58) and there is also a warning (page 4 of archaeological assessment report) that "the implementation of the proposed activity has the potential to affect unidentified subsurface archaeological remains which may be exposed during development".

As several of the identified and marked sites are recorded as being very probably the location of pre-European era housing, and a substantial midden deposit of cockle shells measuring 6 x 6 metres on a spur parallel to Church Road is listed (V21/370), the likelihood that further evidence of significant human habitation over a period of many centuries is there to be uncovered is undeniable. We, therefore, not only support the requirement in the report that all recorded archaeological sites be avoided in any development, and the recommendation that an updated archaeological assessment report should be prepared if approval for the Plan Change is granted; we also urge that further archaeological surveying should be undertaken prior to any earthworks and that archaeological monitoring for identification of any currently unrecorded evidence be in place during earthworks or excavation. We also request that a commitment be confirmed by the developer to observe hapu-driven protocols for undiscovered taonga if unearthed during any ground disturbance.

We note also that the archaeological report identifies the pa sites of Otatara and Pukekura as being nearby, but this does not give the full picture of the extent of the Maori population that was present in the near neighbourhood in the pre-European era. As a rich source of food, the whole area on the shoreline and hillsides round Te Whanganui-o-Orotu (The Inner Harbour) and the associated salt marshes were closely dotted with kainga in addition to the pa named in the report.

The archaeological report also touches on cultural associative values very briefly (page 57) with the observation that "Iwi associations relate to Ngati Kahungunu through the hapu Ngati Parau and the regional and national importance of the associated Otatara Pa. European associations relate to the Marist Order and generally, viticulture, agriculture, winemaking and the place these have in the regional and national history. "

There is an equally brief comment specifically on Maori values (loc. cit.) stating that

"The assessment of effects considers the archaeological values and does not include an assessment of Maori values which are related to cultural associations and traditions. Such assessments can only be made by the tangata whenua. However they also lie in the documentation already recorded and any further evidence of past Maori occupation which may be uncovered, analysed and recorded."

Section 6f of the Resource Management Act, strongly supports robust consultation with manawhenua on sites of significance/ wahi taonga. There is some very brief reference in the archaeological report to advice or information received from representatives of Ngati Paarau, but this does not represent a robust report on cultural impact. For this area, which is a site of very significant historic heritage, in our view a more detailed cultural impact report is required. We request that this be included in an updated archaeological assessment when it is prepared.

We further note the inclusion in the archaeological report of a site of the post-1900 European era of human activity. The site numbered as V21/375 on the map is the location of the pedestal of the Mission observatory. As described in the report an astronomical observatory was originally constructed at the Meeanee seminary by Father David Kennedy. Halley's Comet was observed from there in 1910, and some of the clearest photographs of this event were taken from that observatory. In addition Fr Kennedy trained the New Zealand Government's first meteorologist at the

Meeanee observatory. The observatory was moved with the seminary buildings to the Greenmeadows site in 1911, and this pedestal is the only surviving reminder of the Mission observatory, which had its iron dome ripped off in a storm late in 1912, and was never rebuilt because of lack of finance during the World War 1 period. There is currently no protection in place for the pedestal, and we request that, as part of the Plan Change, the process should be initiated to list the pedestal as an item of heritage significance in the District Plan.

Relative to the development objectives of the Mission Special Character Zone as set out in the Summary and Explanation Report, we strongly support and advocate for the objective "to protect the visual amenity value of this landscape as a backdrop to Taradale and the City of Napier and in particular the integrity of the skyline." This last feature of the skyline, is a crucial element in achieving this objective and we note the many features recommended and suggested in the supporting documents to ensure that this is achieved.

I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *

Listing of the Grande Maison as a building of heritage significance in the Napier City District Plan.

Listing of the Observatory pedestal as an item of heritage significance in the Napier City District Plan.

An updated archaeological assessment report if approval for the Plan Change is granted, further archaeological surveying prior to any earthworks, archaeological monitoring for identification of any currently unrecorded during earthworks or excavation. Confirmation of commitment by the developer to observe hapu-driven protocols for undiscovered taonga if unearthed during any ground disturbance.

A detailed cultural impact report as part of an updated archaeological assessment report.

Retain and confirm all suggestions and recommendations relating to the development objective of protecting the visual amenity value of this landscape as a backdrop to Taradale and the City of Napier and in particular the integrity of the skyline.

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. * No



Submission Form DISTRICT PLAN

Office use only:	
Submission number:	
Date Received:	
Database:	
Date Entered:	Initials:

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone


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

IMPORTANT NOTES FOR SUBMITTERS	
Submissions Close: 12pm, Friday 9 March 2018	Submission can be made:
<p>Anyone is invited to make a submission. Submissions can be from an individual or on behalf of an organisation.</p> <p>You may either use this form or prepare your own submission being careful to use the same format.</p>	<p>Online: www.napier.govt.nz #planchange12</p> <p>Email: districtplan@napier.govt.nz</p> <p>Post: Team Leader Policy Planner Napier City Council Private Bag 6010, Napier 4142</p>

Section 1: Applicant Details		
Name of Organisation:	Hawke's Bay Fruitgrowers' Association Inc	
Contact Name:	Dianne Vesty	
Email:	office@hbfruitgrowers.co.nz	
Address for Service:	P O Box 689, Hastings 4156	
Contact no:	06 870 8541	Postcode: 4156

Section 2: Trade competition section
<p>XXXXXX I could / could not (select one) gain an advantage in trade competition through this submission XXXXXX I can / can not (select one) directly affected by an effect of the subject matter of the submission that: XXXXXX adversely affects the environment and XXXXXX does not relate to trade competition or the effect of trade competition. XX</p> <p>*delete entire paragraph if you could not gain an advantage in trade competition through this submission</p>

Section 3: Submission Details	
Number of pages attached to this submission:	5 additional pages
Do you wish to be heard in support of your submission?	<input checked="" 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 checked="" type="radio"/> No

Signature: 	Date: 07/03/2018
--	-------------------------

Section 4: Your Submission

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

Give details: **see attached**

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.

see attached

My submission is:

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

see attached

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 submission 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.

PLAN CHANGE 12 - MISSION SPECIAL CHARACTER ZONE

Hawke's Bay Fruitgrowers Assn Inc

Thank you for the opportunity for the Associating to submit on Plan Change 12.

Introduction

The HB Fruitgrowers' Assn is a voluntary membership organisation established in 1899 to work for its members to foster and promote the fruit growing industry.

The Associations' membership mandated its elected representatives to work to preserve the valuable land of the Heretaunga Plains for food production for now and for future generations.

The Fruitgrowers' Association was actively involved during the consultation period for the Heretaunga Plains Urban Development Strategy (HPUDS) and endorsed the long term strategic approach to planning provided by the Strategy. Plan change 12 is a request to change the zoning of an area outlined for future development in the HPUDS.

The Association supports the intent of the plan change to retain the productive flat and versatile land whilst creating residential opportunities on the hills where the productive capacity of the land is limited due to the contours and slopes.

Submission

Issue: 1

A key part of the plan change and creating a Rural Production zone is to protect the land resource so that the productive capacity of the land is preserved. In the plan change there are two types of wording used to describe what is to be preserved.

The words "versatile and/or productive land" appear in sections 51b.2.5, Objective 51b.2.3 51.3.4, 51b.3.5 paragraph 5 line 4, 51b.4.3 and 51b.4.5 a) and we believe this is the correct term; however in the following sections the word "versatile and or productive soil" appear in: 51B.1 paragraph 7, 51b.2.4 paragraph 1, 51b.2.6 dot point 1, 51b.3.5 paragraph 6 lines 2 & 7, 51b.4.3 51b 4.3 c), 51B.6(10).

To provide consistency throughout the plan change and to identify that the land resource is the priority, we seek the following changes:

We ask that: All of the words in the plan which refer to the "versatile and/or productive soils" be changed to: "versatile and/or productive land"

Reasons: Versatile and productive land has many qualities one of which is the soils. Other factors which contribute to the versatility/productivity of land include all of the factors included in, but not limited to the Horticulture NZ Description. ^{APPENDIX 1}

Soil is only one factor which goes towards the productivity and versatility of the land. When the words versatile/productive soils are used, it implies that only the soil is to be protected.

Changing the wording would also better match the Plan change to the Key Principles of the Heretaunga Plains Urban Development Strategy ^{Appendix 4}

Issue 2

Productive Rural Precinct Summary Activity Table (page 12)

Rule 51b.16(a) Discretionary activity

Places of Assembly are not an appropriate use of the productive and versatile land resource. Places of assembly are generally large scale as can be seen in the definition provided in ^{Appendix 2}.

There was a precedent set during the review of its District Plan. Hastings District Council removed places of Assembly from the list of district wide permitted activities, so that now, in the Plains Production Zone section of the plan, places of assembly have been limited to minor alterations or additions to existing buildings only. ^{Appendix 3} Establishing a new Place of Assembly is now a non-complying activity.

We ask that: Places of Assembly be moved to a non-complying activity in the Productive Rural Precinct.

As a result of changing the status of Places of Assembly, the following changes would also need to be made:

Discretionary Activities table - page 22

We ask that: 51b.16a reference to Places of Assembly be removed from this section in support of the above request.

Non-complying activities

We ask that: 51b.16a reference to Places of Assembly be added to this section in support of the above.

51B.125 Places of Assembly - Places of assembly are not an appropriate activity in the Productive Rural Precinct,

We ask that: Please amend the wording to show Places of Assembly are a non-complying activity in the precinct.

51B2.3 The Association supports that the Mission Property has the potential to offer elevated housing opportunities and to enhance residential developments in Napier City.

Submission ends

Appendix 1

From Horticulture NZ – Description of versatile land

Versatile land: Is rural land with functioning rural production capability.

Versatility refers to the extent to which land is suitable for, and capable of, supporting a wide range of land use activities that can make use of natural qualities of the land

Matters that determine the versatility of land include:

- Soil
- Site slope
- Site drainage
- Stormwater
- Flooding matters
- Wind exposure
- Availability of irrigation water
- Effects of incompatible landuse on the activity, and effects of the activity on neighbouring landuse
- Previous cropping history
- Relevant contaminants of soils and their associated effects
- The relationship with regional planning matters concerning discharges
- Transport network management
- Flat to undulating terrain that possesses the following general characteristics:
- Topsoil texture is well drained, moderately well drained or somewhat excessively drained silt loam, clay loam, loam, fine sandy loam or sandy loam;
- Potential rooting depth > 90 cm;
- Macroporosity of > 7.5% between 20–45 cm depth;
- Depth to a slowly permeable layer >90 cm;
- Profile readily available water-holding capacity of > 75 mm;
- Topsoil gravel content < 5% and rock outcrops and surface boulders <2%;
- No flood risk or very rare (1 flood in 25 years);
- Mean annual air temperature > 11°C; and
- Mean annual rainfall < 1800 mm.
- Versatile land** includes land under the New Zealand Land Use Capability
- Classification System categorised as being in Classes 1, 2 and 3.

Quote:

Why should high value soils be protected?

"There needs to be a distinction between soil resource and productive land. Productive land goes hand in hand with secure and reliable water. Without water land becomes just soil resource"

Ru Collin, Horticulture NZ Director

Appendix 2 Copy of definition from the Napier District Plan

Place of Assembly

means LAND and/or BUILDINGS which are used in whole or in part for the assembly of persons for such purposes as deliberation, public and private worship, religious ceremonies, services, instruction, entertainment, education, recreation or similar purposes and includes any church, hall, public library, amusement arcade, clubroom, funeral directors chapel, any gymnasium, pavilion, indoor sports facility, community centre and marae buildings.

Appendix 3 - Proposed Hastings District Plan, Rules, Plains Production Zone

TABLE 6.2.4 PLAINS PRODUCTION ZONE		
RULE	ACTIVITY	STATUS
RULE PP1	Land Based Primary Production	P
RULE PP2	One Residential Dwelling per site	P
RULE PP3	One Supplementary Residential Unit	P
RULE PP4	Retailing within specified limits	P
RULE PP5	Commercial Activities within specified limits	P
RULE PP6	Industrial Activities within specified limits	P
RULE PP7	Temporary Events	P
RULE PP8	Wineries within specified limits	P
RULE PP9	Seasonal Workers Accommodation	P
RULE PP10	The alteration of existing Places of Assembly not exceeding 15% of the gross floor area at the time of the notification of this plan.	P
RULE PP11	Scheduled Activities – any activity listed in Appendix 26 in respect to the stated site.	P
RULE PP12	Relocated Buildings (with the exception of buildings for seasonal workers accommodation, which are a Permitted Activity) that meet the General Performance Standards and Terms in Section 6.2.5 and Specific Performance Standards and Terms in Section 6.2.6.	C
RULE PP13	Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 6.2.5 and Specific Performance Standards and Terms in Section 6.2.6C(b) and (d), 6.2.6D(2), 6.2.6G, 6.2.6H (excluding 'Winemaking and associated bottling, storage and packaging'), 6.2.6I, 6.2.6J, and 6.2.6K.	RD
RULE PP14	Industrial activities involving buildings with a gross floor area between 100m ² and 2500m ² for processing, storage and/or packaging of agricultural, horticultural, and/or viticultural crops and/or produce.	RDNN
RULE PP15	Intensive Rural Production	RD
RULE PP16	Intensive Rural Production Activities not meeting one or more of the General Performance Standards and Terms in Section 6.2.5 and / or Specific Performance Standard 6.2.6A.	D
RULE PP17	Wineries not complying with Specific Performance Standard 6.2.6H for 'Winemaking and associated bottling, storage and packaging'	D
RULE PP18	Scheduled Site 21 Hawke's Bay Showgrounds New Buildings for General Conference or Social Facilities and Premises for the Sale of Liquor not associated with the scheduled activities.	D

Appendix 4 - HPUD Strategy Key Principles

Figure 2: Key Principles



9th March 2018

Napier City Council
Private Bag 6010
Napier

Attn: Dean Moriarity

via email to districtplan@napier.govt.nz

Dear Mr Moriarity

Submission on Proposed District Plan Change 12 by Napier City Council – Mission Special Character Zone

Thank you for the opportunity to make a submission on proposed plan change 12. HBRC support in part proposed plan change 12 (PC12).

[Heretaunga Plains Urban Development Strategy \(HPUDS\)](#)

As you are aware, Napier City Council Hastings District Council and the Regional Council are three equal partners to HPUDS. We support PC12 insofar as it will enable provision of different forms of housing and living environments to meet some of the demands for residential housing in the wider Napier/Hastings urban area.

We note that the 2017 HPUDS Review resulted in an amended 'indicative' map of the Mission greenfield growth area compared to a similar map in the earlier 2010 version of HPUDS. Policy UD4.3 of the Regional Policy Statement identifies "Taradale Hills" as an area where future residential greenfield growth is appropriate, subject to further assessments outlined in Policies UD10.1, UD10.3, UD10.2 and UD12. PC12 presents an opportunity for those assessments to be undertaken in giving effect to the RPS.

[Stormwater management](#)

We are not currently convinced that the rezoning and associated stormwater infrastructure planning in place is sufficiently sound. We accept that the rezoning is not yet the time or stage for fully fledged infrastructure design effort to accommodate the needs of development within the proposed rezoned areas. Nevertheless, the Regional Council's in-house drainage scheme asset managers and modellers remain unconvinced that the publicly available technical reports addressing stormwater discharge issues (by Tonkin and Taylor Ltd) are sufficiently thorough and robust.

We understand Napier City Council has requested that T&T provide some further information or a re-evaluation of stormwater discharge parameters to address some of the concerns raised by the Regional Council's drainage asset managers in late 2017. This is pleasing given earlier stormwater-related discussions with agents for the Mission, NCC, HDC and HBRC. However until such time that detail is provided HBRC is not in a position to provide fuller support in favour of the Plan Change.

As we highlighted in our submission on Plan Change 11 (Park Island zoning reconfiguration), here too in relation to the Mission Special Character zoning, we trust Napier City Council will see fit to ensure the

capability of the existing infrastructure (stormwater and wastewater) avoids further incidences of recent overflow of contaminated stormwater into the Ahuriri Estuary.

Esplanade strip adjoining the Taipo Stream

PC12 proposes amending provision (rule?) 6.1.3.4 in Volume 2 of the District Plan so it would read:

4. The esplanade reserves for the Taipo Stream shall be 6 metres and 20 metres, except for where it traverses the Mission Special Character Zone where there is no esplanade reserve requirement as shown on Appendix A4 attached.

We do not support this proposed amendment. We consider the esplanade reserve is an important planning instrument to assist in achieving maintenance and enhancement of the Taipo Stream corridor. Unless some alternative instrument can achieve the same or similar outcome as an esplanade reserve, Rule(?) 6.1.3.4 should not be amended as currently proposed in PC12.

The Taipo Stream passes through what is proposed as the Rural Residential Precinct, the Landscape and Visitor Precinct and the Productive Rural Precinct. Matters that the consent authority would consider in relation to the provision of esplanade reserves are identified in the District Plan as including the effects on protecting conservation values, on wildlife habitats and values and the effects on public wellbeing.

The Taipo Stream is Napier's only remaining largely natural waterway with many other urban streams/drains having been heavily modified by past generations. A requirement for an esplanade reserve of reduced width (for example 6 metres) might be one option that can satisfy the objectives of the plan change, without compromising the values and uses of the Taipo Stream in vicinity of the Mission Special Character Zone.

OUTCOME 1 – Retain Provision 6.1.3.4 in Volume 2 of the District Plan without amendment, OR alternatively amend PC12 so that some form of a reserve corridor is achieved alongside the Taipo Stream which would provide for maintenance and enhancement of the Stream's corridor for drainage purposes, for its ecological values and maintaining or enhancing water quality in the Stream.

Natural hazards and land use planning

According to online information in Hawke's Bay Civil Defence Emergency Management Hazard Information Portal, natural hazard issues for this area include some liquefaction and tsunami inundation risk, some small flood risk and some areas within detention dam hazard zone. We note that most of these identified hazard areas on the property block are proposed to be a 'productive rural precinct' and a small affected area is proposed as a 'rural residential precinct'. I refer you to the Natural Hazards Property Report on the online Hawke's Bay Hazard Portal should you require further information:

<https://hbhazards.intramaps.co.nz/IntraMaps/MapControls/HBHazards/NHDB/>

Liquefaction risk classified as medium liquefaction vulnerability (orange zone) – which means in a part of this property there is a probability of more than 50 percent that liquefaction-induced ground damage will be; up to moderate for 500-year shaking and 100-year shaking, and up to minor for 25-year shaking. Under the MBIE "Planning and engineering guidance for potentially liquefaction prone land" dated September 2017 Section 6.10 in areas assigned a liquefaction category of medium, the decision for the Napier City Council is whether to ask the landowner/developers to invest in a deep geotechnical investigation in these orange zone areas, or if the City Council allows an 'enhanced foundation' as part of any building in these orange zones anyway.

The geotechnical reports supporting the rezoning proposal were completed in 2004, and reference the IGNS Probabilistic Seismic Hazard Assessment of New Zealand dated 2000 – determining 'peak ground acceleration expected at 10% probability in 50 years is shown as 0.40 g'. There is confirmation of this previous assessment by Tonkin & Taylor Ltd in Jan 2017 stating conclusions and recommendations are still applicable although recommending that a seismic stability assessment for fill batters and building platforms be carried out in line with MBIE guidelines. It is noted the national seismic hazard model¹ was updated by GNS in 2010 and it is recommended the PGA is also reassessed prior to development proceeding.

¹ <https://www.gns.cri.nz/Home/Our-Science/Natural-Hazards/Earthquakes/Earthquake-hazard-modelling/2010-National-Seismic-Hazard-Model>

Tsunami inundation risk: The Hawke's Bay joint hazard strategy for local authority land-use planning (adopted by the HBCDEM Joint Committee of which NCC area a partner) recommends provisions that support minimising risk to human lives including restricting location of critical facilities within these areas, and design, enhancement and protection of evacuation routes taken into account during new development such as roading infrastructure.

Records of contaminants in soils

We advise that from a contaminated land view point, only the Mission vineyard area is noted on HBRC's Land Use Register (HAIL list) within the proposed Mission Special Character Zone.

As per the National Environmental Standard for assessing and managing contaminants in soil to protect human health, appropriate assessment will need to occur at the time of any change of landuse, soil disturbance or subdivision for the piece of land the activity applies to within the rezoned area.

Closing comment

Thank you again for the opportunity to make a submission on proposed Plan Change 12 for the Mission Special Character Zone. The Regional Council does wish to be heard in support of this submission, but does not wish to present a joint case with other submitters.

OUTCOME 2 – Plan Change 12 be approved, subject to amendments to address matters raised in the submission above.

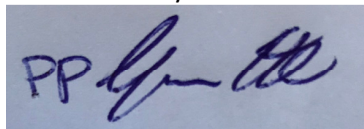
OUTCOME 3 - Regional Council representatives, particularly our stormwater asset managers would welcome further discussion with representatives of Napier City Council and the Mission landholders to continue better alignment of our relative positions on matters raised in our submission above.

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: Gavin Ide
Phone: 06 833 8077
Email: gavin@hbrc.govt.nz

Should you have any queries with regards to the content of this submission please contact Gavin Ide in the first instance, as above.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'PP Skerman', is written over a light blue rectangular background.

TOM SKERMAN
GROUP MANAGER STRATEGIC DEVELOPMENT



**SUBMISSION BY POWERCO LIMITED ON NAPIER CITY COUNCIL PLAN
CHANGE 12 - MISSION SPECIAL CHARACTER ZONE**

To: Team Leader Policy and Planning
Napier City Council
Private Bag 6010
Napier 4142
districtplan@napier.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

Feedback on Plan Change 12 closes on 9th March, 2018

1. This is a submission by Powerco Limited on the Plan Change 12 (Mission Special Character Zone).
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, Powerco is neutral to this plan change but this submission seeks to ensure that an adequate and secure supply of gas can be supplied to any new development.
3. Powerco **does not wish to be heard** in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this 1st day of March 2018

Signature of person authorised to sign on behalf of Powerco Limited:

A handwritten signature in blue ink that reads "Simon Roche".

Simon Roche

ADDRESS FOR SERVICE:

**Powerco: Private Bag 2065
New Plymouth 4340
Attention: Simon Roche
Phone: 64 06 9681779
Email: simon.roche@powerco.co.nz
Ref: SUB/2018/05**

Schedule 1 – Submission by Powerco

SCHEDULE 1

REASON FOR POWERCO'S SUBMISSION

1. INTRODUCTION

- 1.1 This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2 Powerco's gas distribution networks are split into five regions – Manawatu, Taranaki, Wellington, Hutt Valley/ Porirua and Hawkes Bay. Powerco distributes gas to residential and commercial customers in the Napier area. Powerco has no existing assets within the Plan Change 12 area.

2. POWERCO'S SUBMISSION

- 2.1 Napier City Council notified Plan Change 12 to create the Mission Special Character Zone. This proposed zone is to replace existing zones across 288.6ha of land owned by Marist Holdings (Greenmeadows) Limited, on the land known as the Mission Estate property. The proposal will result in four precincts with the 'residential precinct' providing approximately 550 households.
- 2.2 Powerco is neutral to proposed Plan Change 12 but is aware that proposed growth may occur. The existing gas network is expected to become constrained in the next few years and we are planning a pressure increase to provide adequate supply as the growth occurs. Additional reinforcements required to support this growth include replacing trunk mains with larger diameter pipes or new network interconnection(s).
- 2.3 For the potential new sites or increased density that may be created, it is necessary for Powerco to have some forewarning to plan for the laying of new pipes and establishment of locations for utility street furniture/above-ground assets. It is therefore best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having

to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area.

Ensuring adequate supply of gas to new developments

The New Zealand Energy Strategy (NZES) (2011-2021)

2.4 The NZES provides a vision of New Zealand's energy future and has a core focus of moving towards a low emission energy system. The vision is for a reliable and resilient system delivering New Zealand sustainable, low emissions energy services, through:

- Providing clear direction on the future of New Zealand's energy system
- Utilising markets and focused regulation to securely deliver energy services at competitive prices
- Reducing greenhouse gas emissions, including through an emissions trading scheme
- Maximising the contribution of cost-effective energy efficiency and conservation of energy
- Maximising the contribution of cost-effective renewable energy resources while safeguarding our environment
- Promoting early addition of environmentally sustainable energy technologies
- Supporting consumers through the transition.

The New Zealand Energy Strategy 2011-2021 sets out four priority areas:

- Diverse resource development
- Environmental responsibility
- Efficient use of energy; and
- Secure and affordable energy.

Powerco supports the overall vision of the NZES, while recognising that the transition to a more sustainable energy system will involve trade-offs and compromises. The NZES recognises that gas has a significant role to play in this transition as it produces fewer emissions than other fossil fuels and will provide increased diversity and flexibility of supply. Powerco seeks to ensure that Plan Change 12 gives effect to this National Policy Statement.

National Policy Statement on Urban Development Capacity

2.5 I would also refer you to the objectives and policies of the National Policy Statement on Urban Development Capacity, relating to “other infrastructure”, which includes gas:

OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;

Powerco seeks to ensure that Plan Change 12 gives effect to this National Policy Statement.

3. CONCLUDING COMMENT

3.1 Powerco appreciates the opportunity to input on Plan Change 12. As detailed above, the identification of future residential growth areas shows potential future service provision. To enable a more orderly and timely provision of gas supply, Powerco should be contacted to facilitate the provision of services in concert with development on ph: 0508 427 428 or by email: info@thegashub.co.nz. These contact details should also be used should you wish to discuss any proposals for works in close proximity to Powerco’s gas pipelines.

3.2 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779.

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 10:57 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#33]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	Yes
Name: *	Peter Eden
Organisation *	Moteo B2G2 Reserve
Postal Address: *	<input type="checkbox"/> PO Box 7359, Taradale, Napier 4141 48 Moteo Marae Road, Puketapu Napier 4183 New Zealand
Phone (daytime): *	0292006532
Email Address: *	admin@moteomarae.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	Yes
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	There has been no consultation with Moteo Marae local hapu of Ngati Hinepare, Ngati Mahu, Ngai Tawhao regarding the proposed plan change.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	Under Section 6 of the RMA Act, as tangata whenua, Moteo Marae oppose the proposed Mission Special Character Zone from a Maori Cultural perspective. There has been no Maori Cultural Impact Assessment report carried out and we have not had the opportunity to voice our concerns with regard to kaitiakitanga.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	We wish to have a Maori Cultural Impact Assessment report carried out with consultation, where we may be recognised along with our surroundings that may be associated with the proposed plan change 12.
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	No

the effect of trade competition.*

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 11:29 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#35]

Plan Change: *	Plan Change 12
Are you submitting on behalf of an organisation? *	Yes
Name: *	Peter Eden
Organisation *	Moteo Marae
Postal Address: *	<input type="checkbox"/> Moteo Pa Rd Moteo, Taradale Napier New Zealand
Phone (daytime): *	0292006532
Email Address: *	peter.eden001@msd.govt.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	No
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	All matters pertaining to the environs of this proposed development and the impact this has not only on the environment but on the cultural significance of this area and in particular sites of cultural significance, wahi tapu, kumara pits and historical sites.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	Opposed to this plan change until full and comprehensive consultation processes are carried out with local marae, local hapu and Iwi groups.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	That this proposed development does not go ahead until full and proper consultation is carried out with local marae, local hapu and Iwi and members of the community.
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

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 12:01 PM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#37]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	Yes
Name: *	Peter Eden
Organisation *	Taiwhenua
Postal Address: *	<input type="checkbox"/> 2/8 Lee Rd Taradale, Napier 4112 New Zealand
Phone (daytime): *	0292006532
Email Address: *	peter.eden001@msd.govt.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	No
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	The impact of urban development and liaison with tangata whenua. Impact on sites of cultural significance. Impact of landscape and codes of practice regarding lot size and density.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	That this plan change does not go ahead.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	That this plan change does not go ahead until full consultation is carried out with affected parties including the community and local hapu.
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

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Friday, 9 March 2018 11:22 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#34]

Plan Change: *	12
Are you submitting on behalf of an organisation? *	Yes
Name: *	Tania Eden QSM MPM
Organisation *	Te Taiwhenua o Te Whanganui a orotu
Postal Address: *	<input type="checkbox"/> 65 Churchill Drive Taradale, Napier 4112 New Zealand
Phone (daytime): *	0272996999
Email Address: *	taniaeden@xtra.co.nz
I wish to speak at the hearing: *	Yes
If others make a similar submission, would you consider presenting a joint case: *	No
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	All matters pertaining to the environs of this development. From a Maori perspective this area was not segmented nor separated into various portions but was utilised communally by hapu and iwi of this area. This is evidenced by a number of wahi tapu in this area and sights of cultural significance in this area. I am willing to elaborate further if required.
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	That this development does not go ahead and that immediate consultation with the local hapu, local marae including Moteo Marae and other Iwi groups impacted on is instigated.
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	That this plan change is not approved until full consultation with local hapu, marae and Iwi is carried out.
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

From: NCC Website Request - District Plan Submission [REDACTED]
Sent: Thursday, 8 March 2018 9:41 AM
To: [REDACTED]
Subject: Napier City Council - District Plan Submission [#28]

Plan Change: *	Plan Change 12
Are you submitting on behalf of an organisation? *	Yes
Name: *	Mat Mullany
Organisation *	Waiohiki Marae Trustees
Postal Address: *	<input type="checkbox"/> 75 Nairn St Mount Cook Wellington , Wellington 6011 New Zealand
Phone (daytime): *	0275533409
Email Address: *	matthewmullany@hotmail.com
I wish to speak at the hearing: *	No
If others make a similar submission, would you consider presenting a joint case: *	No
The specific provisions of the Plan Change(s) that my submission relates to: (give details) *	Plan Change 12
My submission is: (Include support/opposition to specific parts of the plan change, if you want amendments made, and reasons for your views) *	Tena koe, I am a Waiohiki marae trustee and Ngati Parau hapu member. I am requesting a cultural impact assessment to be undertaken on behalf of Ngati Parau to inform the proposed Plan Change 12: Mission Special Character Zone. Nga mihi, Mat
I seek the following decision from Napier City Council: (Give precise details stating what amendments you wish to see made e.g. retain provision, delete it, modify it in the following way, etc.) *	I am requesting a cultural impact assessment to be undertaken on behalf of Ngati Parau
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)	Yes

**Adversely affects the environment; and b)
Does not relate to trade competition or
the effect of trade competition. ***
