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APPENDIX A1

Proposed Mission Special Character
Zone – Urban Design Statement +
Assessment of Landscape and Visual
Effects

isthmus

PROPOSED MISSION SPECIAL CHARACTER ZONE

URBAN DESIGN STATEMENT + ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS



Client: Marist Holdings (Greenmeadows) Limited
 Project: Proposed Mission Special Character Zone
 Code: 3568
 Report: Urban Design Statement + Assessment of Landscape and Visual Effects
 Status: Final Revised
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No.	Date	Details	Author	QA
1	20/11/16	Draft 1	Gavin Lister	GL
2	24/11/16	Draft 2	Gavin Lister	GL
3	25/11/16	Draft 3	Gavin Lister	GL
4	15/02/17	Draft 4	Gavin Lister	GL
5	24/02/17	Final	Gavin Lister	PM
6	01/02/18	Final Revised	Gavin Lister	PM

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1 INTRODUCTION

1.1 Marist Holdings (Greenmeadows) Limited proposes a private Plan Change to the City of Napier District Plan to create a 'Mission Special Character Zone' for their land of some 300ha at Greenmeadows.

1.2 The Plan Change has two main aspects:

- To maintain the Mission landscape on Church Road.
- To provide for a new suburb on hills accessed from Puketītiri Road.

1.3 The concept includes:

- Re-planting woodland on the backdrop hill behind the Mission.
- Adding boutique visitor accommodation within the Mission.
- Completing missing links in Napier's path network.
- Developing a new suburban area on the hills west of the Mission in a way that echoes the distinctive characteristics of Napier Hill.

1.4 The purpose of this report is to:

- Explain the concept.
- Evaluate it against the relevant urban design policies.
- Assess the landscape and visual effects.

2 ZONE DESCRIPTION

2.1 The Zone Description provides an overview of the proposed Mission Special Character Zone:

The Mission Special Character Zone is proposed for the land occupied by the Mission Estate winery and originally purchased by the Marist Mission in 1897. The 289ha property integrates a number of productive land use activities including, sheep and beef farming, forestry, olive growing and bee keeping in conjunction with viticulture and winemaking. Commercial activities include the winery restaurant, conference and wedding venue facilities, concert venue and farm house accommodation. Historic uses included the Marist brother's seminary and the productive rural activities that supported the seminary.

The Mission Special Character Zone seeks to provide for the sustainable and integrated management of these various land uses as well as enabling the residential potential of the hill area of the property to be realised (which includes land that has been zoned 'Western Hills Residential' but never developed under that zoning) and for its tourism potential to be further developed. Specifically the proposed Special Character Zone is to be divided into Precincts based on land use capabilities and landscape and character protection principles.

The proposed 'Residential Precinct' includes the existing 'Western Hills Residential Zone' and adjoining portions of the existing Rural Residential Zone. The intent of the proposed residential Precinct is to enable the establishment of a new community with a more distinctive character than currently provided for in the Western Hills zoning. It is designed to have a character reflective of the heritage and landscape setting of the Mission Estate and drawing on historical cues from Napier Hill. It is also designed to respond to the natural topography, including a low impact stormwater system and extensive open space network utilising the gullies and valleys. The Precinct will also involve a variety of section sizes and housing types, and have a distinctive street layout in response to topography, resulting in a new place and a community, rather than just a new suburb.

The proposed 'Landscape - Visitor Precinct' includes the existing hub of the Mission Estate in the Grande Maison building and other buildings and facilities, including the concert venue. It also includes the backdrop hills framing the iconic landscape as viewed from Church Road. This Precinct is proposed to accommodate and provide for the hospitality activities of the Mission Estate. In protecting and enhancing the iconic landscape the steep eastern hillside is to be planted as a woodland, including deciduous and evergreen trees. The plantings on the lower slopes may be able to be selectively harvested for timber in time and replanted, however the trees on the upper slopes will be retained permanently to ensure the skyline of the landscape as viewed from Church Road is enhanced by vegetation that also screens any visibility of buildings within the Residential Precinct on the hill tops. Walkways are also proposed to be established in the Landscape – Visitor Precinct connecting with the Napier City

walkway network at either end of the property as well as providing walking access to the Grande Maison and to the hill tops and the walkway and street network proposed within the Residential Precinct. The Landscape – Visitor Precinct also provides opportunity through the resource consent process, for the development of a boutique hotel (via the redevelopment of the accommodation buildings used by the former seminary) and discretely located and designed individual accommodation buildings separately located within or adjacent the proposed woodland at the base of the hill.

The other two Precincts proposed are the ‘Productive Rural’ and ‘Rural Residential’ Precincts which will be reflective of the existing Main Rural and Rural Residential zones respectively, with specific modifications appropriate to their setting within the wider Mission landscape.

In achieving sustainable management the proposed new zone recognises and seeks to protect and enhance the landscape significance of the east facing slopes above the vineyard and winery setting, along with the heritage values of the Mission Estate winery including the La Grande Maison building and identified archaeological sites. The zone also seeks to sustainably manage the versatile soils of the vineyard flats

To adequately provide for the wide range of existing land use activities and potential activities in an integrated manner, the area is proposed to have a separate ‘special character’ zoning in the District Plan via this private plan change request.

3 EXISTING ENVIRONMENT

- 3.1 The site falls into two principal landscapes:
- The 'Mission landscape' facing east to Church Road.
 - The hills and valleys west of the Mission.

The 'Mission landscape'

Topography

- 3.2 The Mission landscape has three main components:
- The flat land occupied by the vineyard, farmland and the meandering Taipo Stream.
 - The 'Grande Maison' and associated buildings on a terrace overlooking the vineyard.
 - The backdrop hills which frame the landscape.

Aesthetics

- 3.3 The Mission is a particularly picturesque landscape. Compositional attributes include:
- A clear foreground, middle-ground and backdrop, and defined boundaries.
 - Distinctive focal landmarks – the Grande Maison and Pukekura/Sugar Loaf.¹
 - Land use patterns which correspond with, and accentuate, the natural topography.
 - A strong figure-ground relationship between the meanders of the Taipō Stream and the straight lines of vines.
 - The memorable avenue of pollard plane trees and entrance from Church Road.

Figure 1²³

Photo depicting the Mission landscape

Figure 2

Photo illustrating context of Mission landscape to coastal plain and Napier hill

Landscape history

- 3.4 The Mission site is at the western edge of Napier's coastal plain. Prior to the 1931 earthquake the site was near the shoreline of the former Ahuriri lagoon a short distance upstream of the mouth of the Taipō Stream. Several archaeological sites on the overlooking spurs and near the toe of the hills indicate occupation of what would previously have been a resource-rich location. The history of the site, including an assessment of archaeological sites, is described in the Archaeological AEE Report, Dianne Harlow, Architage. The Harlow report describes a deep history associated with the Mission landscape, including the spiritual and intellectual history of the Marist Brothers seminary, and the varied agricultural activities undertaken to support the seminary – such as the vineyard, winery and sheep farm. An incidental relic of the intellectual history is

¹ While Sugar Loaf/Pukekura is not part of the Mission land, it is a key focal element of the composition.

² Figures are in Appendix One

the foundations of an astronomical observatory post on the site's main ridge established by Reverend Dr David Kennedy in 1911. As explained in the Harlow report, Father Kennedy's students recorded renowned photos of Halley's Comet a year earlier from the original Marist Brother's site at Meeanee.

Importance to Napier's identity

- 3.5 The Mission is important to Napier's sense of place. It is New Zealand's oldest winery and is a heritage visitor destination. It is the nearest winery to Napier.

The hills and west-facing valleys

Topography

- 3.6 The land to the west of the Mission comprises:
- Four ridges aligned roughly NW-SE.
 - Three west flowing valleys which ultimately discharge to the Tūtaekurī River.
 - A connecting NE-SW ridge immediately behind the Mission.
- 3.7 The underlying geology is mapped as 'Petane Formation' which is sedimentary rock with limestone content. The topography is characterised by relatively flat ridgelines and valley floors with steep hillsides (See Figure 6).

Aesthetics

- 3.8 While the ridge immediately behind the Mission affords views toward Cape Kidnappers and the coastal plain to the south-east, the four main NW-SE ridges, on the other hand, have views to the north-east toward the northern part of Hawke Bay. The ridges step up in elevation in the manner of terraced seating, so that each ridge looks over the one in front. There are also views to the serried hills and ranges of inland Hawke's Bay to the west.
- 3.9 Otherwise the hills are unremarkable in themselves, being typical of the foothills in this part of Hawke's Bay.

Landscape history

- 3.10 While archaeological sites are concentrated on the eastern part of the site overlooking the coast – adjacent to what would have been the convergence of stream, estuary and coastal plain – only scattered sites are identified on the hills further to the west. Refer to the Archaeological AEE Report, Dianne Harlow, Architage. The hills were traditionally run as a sheep and beef farm to support the Marist seminary, with the woolshed being located below Maryknoll near Church Road. Parts of the farm were planted in pine plantation in the last quarter of the twentieth century. An area of plantation remains on the south facing slopes of the 'south hill'. Other areas were recently felled (2012) and have been returned to pasture.

Current zoning

- 3.11 Parts of the site nearest Puketitiri Road fall within the Western Hills Residential Zone which provides for suburban housing – although the land has not been developed under this zoning. The land fringing the Western Hills Residential Zone falls within the Rural Residential Zone – although this likewise has not been subdivided.

Urban Context

- 3.12 With the notable exception of Napier hill, Napier’s residential extent is mainly located on the flat land between Napier and Taradale, with development spreading onto the eastern faces of the Taradale hills.
- 3.13 The Mission is on edge of the urban area roughly midway between the two main centres of Napier and Taradale, and is adjacent to one of the two arterial routes between those centres.
- 3.14 From the Puketitiri Road entrance it is approximately 3.7km to Taradale’s main street, 3.1km to Greenmeadows, and 7.3km to Napier’s city centre.⁴ Most facilities are available within 3km – 4km including supermarkets, shopping centres, schools (primary through secondary) and sports, social and community facilities.
- 3.15 Because it is on the edge of the suburban coastal plain, the hills behind the Mission comprise part of the backdrop to Taradale and Greenmeadows. Conversely, from even slightly elevated locations within the Mission, such as from the ‘Grande Maison’, there are views across the suburban landscape to the former islands of Napier hill and Park Island.
- 3.16 The Taipō Stream partly traverses the Mission land. The stream is substantially modified for its entire course which flows through suburban areas along the toe of the Taradale hills.

Figure 3

Relationship of Mission Special Character Zone to Napier’s urban form

⁴ To Clive Square

4 URBAN DESIGN STATEMENT

- 4.1 The concept for the Mission Special Character Zone comprises two over-arching ideas – the maintenance of the Mission landscape, and the creation of a new residential community on the hills west of the Mission.
- 4.2 The Mission landscape is to be maintained as a visitor destination. The hospitality and visitor activities are to continue, with provision to enhance these with boutique visitor accommodation. The east facing hills are to be replanted with woodland so as to provide a natural skyline in views from Church Road, and a public path constructed across the site to complete a ‘missing link’ in Napier’s network of paths.
- 4.3 The residential development on the hills west of the Mission is to replace the existing ‘Western Hills Residential Zone’. In contrast to the existing zoning, the proposed development is to have a distinctive character, drawing on cues from Napier Hill. The design is to respond to the natural topography, have a distinctive street layout, and incorporate a variety of section sizes and houses. It is envisaged as a community with a strong sense of place.

Figure 4

Photo study illustrating Napier hill’s distinctive streetscapes

- 4.4 The plan for the Mission Special Character Zone is described as a layering of elements:
- Topography
 - Green network
 - Path network
 - Street network
 - Blocks
 - Lots

Figure 5

Diagram depicting concept layers

Topography

- 4.5 The existing topography, which underpins the design, comprises:
- The steep eastern hillside as the backdrop to the Mission.
 - The NW-SE ridges and west flowing valleys.
 - Relatively flat ridges and valley floors, and steep hillsides.

Figure 6

Topography

Green network

- 4.6 The green network has been designed in response to the topography:
- The steep east-facing hillside is to be re-planted as a woodland backdrop to the Mission and to screen housing from the skyline.
 - The west-facing valleys are to form the open space network for the Residential Precinct.
 - The east-facing hillside and west-facing valleys are to be linked at saddles to form a network, and help define neighbourhoods – ‘north hill’, ‘central hill’, ‘south hill’ – echoing the way Napier hill falls into such neighbourhoods.
- 4.7 The woodland on the eastern hill face will replace the pine plantation that recently clothed the backdrop to the Mission. Rather than a pine monoculture, however, the woodland is to contain a mix of exotic species, including deciduous and evergreen trees. It may include species that can be harvested on a selective logging regime. However, the woodland character is to be maintained, and such harvesting would not be permitted for the skyline.
- 4.8 The west-facing valleys, on the other hand, are to have a parkland character, with grassland, groups of trees, and revegetation on steeper slopes. While the valley floors will be reasonably open, the south facing slopes in particular are to be revegetated in indigenous species. The parkland will contain the stormwater wetlands.

Figure 7

Green network

Path network

- 4.9 The path network comprises a series of loops connecting different destinations – farmland, woodland, valleys, and hill-tops. The intent is that residents can enjoy access to the network within a short distance of each house, with a variety of potential walks of different length. Specifically, the path network will link the ‘Residential Precinct’ with the Mission and Church Road – it is envisaged that the Mission will form part of the amenity and identity of the suburb.
- 4.10 The walkways will fill in a gap in Napier City’s walkways. The main path will follow an existing benched farm track from the southern end onto the main ridge behind the Mission. At the northern boundary of the Mission land the path will connect with the existing network near the intersection of Church Road and Prebensen Drive. A separate ‘zig zag’ track will also give direct access to the lookout reserve (and thence to the main path) from adjacent to the intersection. At the southern end the preferred alignment meets the boundary of Marist Holdings land opposite the ‘Church Road Walkway’ (and also the access road to Napier City’s reservoir). This provides the best connection to Tironui Drive, Sugar Loaf/Pukekura (Annie’s Road), and from there to the paths connecting with Kent Terrace. However, such a connection would be at the grace of the owners of the ‘Church Road Walkway’. Discussions are continuing with a view to formalising such a

connection. The fall-back is an alternative route beside the south bank of the Taipo Stream to Church Road and thence to Tironui Drive.

- 4.11 An extension is also to be provided as a bridle path around the northern boundary of the site with Puketitiri Road.

Figure 8

Path network

Landscape and Visitor Precinct

- 4.12 The purpose of the 'Landscape and Visitor Precinct' is to maintain the backdrop landscape to Greenmeadows, and to enable the ongoing enhancement of the visitor activities associated with the Mission.
- 4.13 As described above, the east-facing hillside is to be replanted with woodland species. The intent is that there is a treed skyline from Church Road – the trees screening any houses that might otherwise have been visible.
- 4.14 Three types of accommodation are envisaged.
- Continued use of existing accommodation at Maryknoll and the 'Farmhouse'.
 - A boutique hotel on the terrace adjacent to the Grande Maison. The location envisaged is the existing unused accommodation buildings from the former seminary which could be re-furbished or re-built (see Figure 1). There would be a synergy between such accommodation and existing activities such as the restaurant and catering, conference facilities, and use of the Mission for weddings.
 - Smaller 'art cabins' offering unique experience of different settings. An archetype is the Treehotel in Sweden. They are envisaged as an adjunct to the boutique hotel – for instance guests would walk to the 'art cabins' and make use of the restaurant. Each would be in a separate setting, and designed to engage with the setting. Likely settings are within the woodland or at the edge of the vineyard. The zone in which they would be permitted is limited to the lower slopes of the eastern hills and the western edge of the vineyard.

Figure 9

Visitor accommodation locations

Figure 10

Photo study depicting idea of 'art cabins'

Productive Rural Precinct

- 4.15 The Productive Rural Precinct occupies the flat land adjacent to Church Road which is occupied mainly by vineyard and open grassland. The purpose of the precinct is two-fold:
- Providing for on-going use of the land for productive activities.

- Maintaining the open character of one of the three key components of the 'Mission Landscape' (the other two components, namely (i) the Grand Maison and (ii) the backdrop hills fall within the Landscape and Visitor Precinct discussed above).

Rural Residential Precinct

- 4.16 The Rural Residential Precinct occupies two relatively small areas at the southern end of the site. It already has such zoning under the District Plan. The purpose of maintaining the status quo is to maintain the amenity of adjoining rural residential properties to the south.
- 4.17 Much of the land in this precinct is a south-facing hillslope currently in pine plantation. The trees near the top of the slope would need to be removed to enable earthworks to form the adjacent residential precinct. It is recommended a buffer of native vegetation be planted between the residential area and plantation to provide permanent shelter, and an amenity buffer between forestry operations and future houses.

Residential Precinct – Street network

- 4.18 The street network is to respond to the topography in a similar manner to streets on Napier Hill, mostly following ridges and contours. The streets are a key element of the special character envisaged for the Residential Precinct, picking up on such idiosyncrasies of Napier hill as:
- Distinctive intersections.
 - Non-standard cross sections (footpaths on one side, irregular parking bays fitted to the topography).
 - Retaining walls faced in limestone.
 - Narrow carriageways (especially away from the principal streets).
 - Garaging close to the street in those instances where it can contribute to streetscape
 - Avoidance of standard nature strips and footpaths – instead relying on sloping berms, informal street trees, and trees on adjacent properties and reserves.

Figure 11

Indicative street network

Figure 12

Diagram comparing street network with Napier hill at same scale

Residential Precinct – Blocks and lots

- 4.19 The principal pattern envisaged is of relatively deep blocks between streets following ridges or contours. Such a pattern fits the topography and is also a characteristic of much of Napier hill. A likely outcome of deep lots on steep slopes is bands of vegetation between houses (see Figure 13).

- 4.20 Lot width (and therefore size) is to be varied to accommodate different house types – for instance family homes and narrow town-houses within the same street. Larger lots would be on prime sites and prominent locations (to set the tone for the development). Smaller lots would be scattered to increase density but avoid homogeneity.
- 4.21 Variety is essential to capture a character similar to Napier Hill and avoid a monotonous suburban appearance. In addition to a few very large lots, and a mix of medium and narrower lots, provision is also included for apartments near the neighbourhood centre – for instance as New York loft style apartments. Benefits of variety include:
- More choice of housing type (e.g. different life stages or lifestyle choice).
 - More mixed community – different price points.
 - More characterful streetscape.

Figure 13

Conceptual layout of residential blocks

Figure 14

Diagram depicting flexibility to subdivide blocks to a variety of lot widths

Figure 15

Diagram depicting typical long section through lots

Residential Precinct – Neighbourhood centre

- 4.22 Provision is made for a neighbourhood centre at the intersection of the spine roads near the entrance to the community (See Figure 11). Such a location is central to the street network and will be passed by all residents as they enter or leave. The provisions allow for local convenience shopping (e.g. dairy), food and beverage (e.g. café / bar), personal services (e.g. hair dresser), and small offices – as may typically be found in local shopping areas.
- 4.23 It is also a suitable location for a cluster of higher density housing, such as ‘loft apartments’, to reinforce the variety of the Residential Precinct and help support the neighbourhood centre.
- 4.24 The entrance street between Puketitiri Road and the neighbourhood centre is to be lined with an avenue of plane trees to echo those of the Mission.

Residential Precinct – Design Manual

- 4.25 It is proposed that a Design Manual be prepared as part of subdivision consents for the Residential Precinct. The purpose of the Design Manual is to promote development that creates characterful streetscapes, high amenity landscapes, and sustainable development. It will refer to historical precedents on Napier Hill, as well as recent precedents from other places.

- 4.26 The Design Manual will address development of individual lots including:
- Relationship of house to street (i.e. including such matters as setbacks, orientation of entrance to the street, provision of windows overlooking street).
 - House design and appearance (e.g. the Design Manual is to set out themes characteristic of Napier houses; design principles such as variety, use of materials characteristic of the area, and modelling of façade and roof forms to create interest to streetscape).
 - Garaging (including avoidance of visual dominance of garage doors, maximum garage door width as proportion of house width, setbacks from the street, – but also including instances where garages may be appropriate close to street boundary as part of the distinctive character of the precinct).
 - Landscape design (including street fencing, contribution of trees in front yards to streetscape, suitable species for conditions and character).
 - Liveability (including design for winter sun and summer shade, passive heating and cooling, privacy, outdoor connection, energy and water conservation)

Residential Precinct – Relationship to Napier’s urban form

- 4.27 The Residential Precinct will be contiguous with the existing urban area except for the ring-fencing of the special Mission landscape on Church Road. It will, however, provide an alternative to the coastal plain where most of Napier’s suburban development has occurred since the 1931 earthquake. It will not occupy versatile soils, and will avoid areas at risk of natural hazards such as flooding, inundation and liquefaction.
- 4.28 The Residential Precinct is well connected to existing transport infrastructure:
- It is roughly mid-way between Napier and Taradale, with access to one of the two main arterial routes between the two centres. It is within the vicinity of a wide range of commercial and community facilities including schools, supermarkets, shopping areas, sports and social activities (See Figure 3).
 - It will fill a missing link, and have direct access to, Napier City’s path network.
 - There will be good cycle access, for instance, to central Napier by way of the cycle path along Prebensen Drive, and to Taradale by the on-road cycle path along Church Road.
 - It will, however, not be well served by the existing bus network, being typically in the order of 1.3km – 2km from route 13 on Church Road/Wharerangi Road. Routes might evolve following development. A route along Church Road and Prebensen Drive, for instance, would be a more reasonable 800m walk from the Residential Precinct’s neighbourhood centre. The two entrances to Puketitiri Road would also enable a circular bus route connecting through the Residential Precinct.
- 4.29 The development areas within the Residential Precinct will provide for a variety of lot sizes and housing types, and include provisions for higher density housing – the intent is for such density to be distributed in a way that creates variety. The variety in lot sizes will help ensure a compact urban form, given the context. It will provide a contemporary complement to the historical development on Napier Hill.

Structure Plan

4.30 Key elements of the concept are depicted in a proposed Structure Plan to be incorporated in the District Plan. The Structure Plan is in accordance with the requirements of Policy UD10.3 of the RPS. It depicts:

- The whole Plan Change area.
- The indicative land uses.
- Principal roads and connections.
- Infrastructure and service connections.
- Land for stormwater treatment, retention and flow paths.
- The area for business activities (neighbourhood centre).
- Areas for passive recreation (the green network) and environmental protection and enhancement (the hill backdrop in the Landscape and Visitor Precinct).
- Public transport routes.
- Significant features (Mission landscape, identified archaeological sites).
- Strategic infrastructure (Unison networks 33kV transmission line).

Figure 16

Overall concept

Figure 17

Proposed Structure Plan

4.31 The design of the Residential Precinct is consistent with Section 3.1B of the Regional Policy Statement, which states objectives and policies for urban development, and specifically the design matters set out in Policy UD12. It is also consistent with the relevant objectives in the City of Napier District Plan Code of Practice for Subdivision and Land Development. An appraisal against the provisions is set out below in Appendix One of this report.

5 LANDSCAPE AND VISUAL EFFECTS

5.1 Relevant matters include:

- Maintenance of the amenity values of the Mission landscape.
- Maintenance of visual amenity from surrounding areas.
- Quality and amenity of the urban environment within the Residential Precinct.

Maintenance of the Mission landscape's amenity values

5.2 The Plan Change would maintain and enhance the three key characteristics of the Mission landscape:

- The vines and open farmland on the flat land.
- The cluster of activities around the 'Grande Maison' on the terrace.
- The backdrop woodland hillside.

Woodland backdrop

5.3 The principle is that houses will not be visible on the skyline in views from Church Road. Such houses are to be screened by topography or the woodland. This is demonstrated by cross section analysis and illustrated by before and after photomontages from representative viewpoints on Church Road and Prebensen Drive. The principle would be given effect to by precise location of houses as part of subdivision consent.

Figure 18

Viewpoint and cross-section analysis location plan

Figure 19

Before and after photomontage from Church Road viewpoint A

Figure 20

Cross sections from viewpoint A

Figure 21

Before and after photomontage from Church Road viewpoint B

Figure 22

Cross sections from viewpoint B

Figure 23

Before and after photomontage from Church Road viewpoint C

Figure 24

Cross sections from viewpoint C

Figure 25

Before and after photomontage from Prebensen Drive viewpoint D

Figure 26

Cross sections from viewpoint D

- 5.4 An incidental benefit of the woodland backdrop is that it would accentuate Pukekura/Sugar Loaf to a greater extent (see Figure 21).

Taipō Stream

- 5.5 While it is common to require an esplanade reserve/strip alongside streams when land is subdivided, it is preferable in this instance to maintain the existing juxtaposition between vines and the Taipō Stream as an important landscape detail. Other reasons such an esplanade reserve or strip it is not warranted in this instance include:
- The Mission landscape itself will not be subdivided – the esplanade reserve provisions arise only because the Residential Precinct land behind the Mission is on the same title.
 - There are operational and health-and-safety reasons why it is not desirable for a path to be adjacent to the winery and across the working vineyard.
 - A surfeit of paths is to be provided elsewhere across the site, including around the perimeter of the vineyard – public access along this part of the stream is therefore unnecessary.
 - Likewise, the proposed reserve land elsewhere on the site will more than meet the reserve requirements.

Visitor accommodation

- 5.6 Both the boutique hotel, and the smaller ‘art cabins’, would require resource consent that would consider details of design and location. Subject to proper control of such details, one can have confidence that the visitor accommodation would not detract from the Mission landscape for the following reasons:
- The area identified for boutique hotel accommodation is behind the Grande Maison – therefore it will not challenge the primacy of that landmark building. This is demonstrated by the fact that the existing accommodation building sits unobtrusively alongside the Grande Maison. That building could be re-furbished or rebuilt to similar dimensions without disrupting the Mission landscape.
 - The ‘art cabin’ relies on the idea of engagement with the setting. They are to be located in individual settings (i.e. they are located apart from each other), and they typically avoid any sort of domestic curtilage (i.e. they are not intended to have gardens, fences, car parking). They are therefore typically small incidents in the landscape. The area identified for such cabins is at the back of the site (set back from Church Road) and restricted to the lower slopes of the hill.
- 5.7 On the other hand, there would be a natural fit between such accommodation and the Mission. There would be synergy between the existing activities (restaurant, conferences, weddings) and such accommodation. The accommodation, both boutique hotel and ‘art

cabins', would provide a distinctive experience based around the character of the Mission landscape. The benefits are confirmed in the Economic Benefit Assessment.⁵

Maintenance of visual amenity from surrounding areas

From the east (Greenmeadows and Tamatea)

- 5.8 For properties nearest the Mission, such as those on the opposite side of Church Road and nearby streets, the visual amenity will be maintained and enhanced as described in the preceding section of the report – namely, the maintenance of the Mission landscape and screening of houses on the hills.
- 5.9 The woodland hillside will also provide a backdrop to the wider suburban area, including Greenmeadows and Tamatea, and distant views from places such as the SH50A Expressway. The principle of screening houses from Church Road will also minimise visibility and ensure an attractive backdrop from such places for the following reasons:
- Any theoretical increase in visibility would go hand-in-hand with increasing distance from the site.
 - Houses are prominent when contrasted against an open skyline. In this instance they would be behind an irregular wooded skyline, with less contrast in texture between such houses and the woodland.

Figure 27

Before and after photomontage from Westminster Avenue

Figure 28

Cross sections from Westminster Avenue

Figure 29

Before and after photomontage from Expressway at Meeanee Road

Figure 30

Cross sections from Expressway at Meeanee Road

From Poraiti

- 5.10 Potential visual amenity effects from the Poraiti area will be mainly limited to adjacent properties on the opposite side of Puketitiri Road, and to views from Puketitiri Road as people pass the site. Properties in Poraiti are typically oriented to the north and east toward the views and sun, so that the site is 'behind' Poraiti. It is also largely screened by the topography and vegetation on the north side of Puketitiri Road.
- 5.11 Amenity values from Puketitiri Road will be maintained by the reserve strip and path proposed along the boundary. The strip is to provide for a path that links to the wider path network, and which may be used as a bridle path in recognition of existing riding of

⁵ Economic Benefit Assessment, Sean Bevin, Economic Solutions Ltd.

horses in the area. It will provide a buffer between the road and housing in the Residential Precinct. The buffer is illustrated by indicative cross sections – noting that the precise cross sections will depend on the bulk earthworks within the Residential Precinct.

Figure 31

Plan depicting interface with Puketitiri Road

Figure 32

Indicative cross sections depicting interface with Puketitiri Road

- 5.12 Any visual effects might also be measured against the existing ‘Western Hills Residential Zone’ which generally provides for a conventional suburban development on the land adjacent to Puketitiri Road – albeit with larger lots around the perimeter. By comparison, the ‘Mission Special Character zone’ provides for a more definite green buffer.

From the north-east and north (Napier hill, Ahuriri, Westshore, airport, Bayview)

- 5.13 The Residential Precinct will be most visible in longer views from the north-east, particularly from the airport, Bayview, Westshore, Ahuriri and parts of Napier Hill. From such locations the ridges within the Residential Precinct are tiered one above the other, so that the urban development will be quite evident, comparable in appearance, for instance, to existing development on the Taradale hills.
- 5.14 Such visibility will not have adverse effects on amenity values, though, for the following reasons:
- Views of urban development are not in themselves an adverse effect. For example, views of Napier hill, by day or night, are generally considered positive.
 - From such direction the site is in the background behind Poraiti. It would be visually attached rather than spreading to a new part of the hill panorama.
 - All but the southern ridge of the Residential Precinct will have a land backdrop. Houses on the southern ridge could potentially be on the skyline once the pine plantation backdrop is felled, however this could be remedied by establishing new trees to the south of such houses – such planting might be anticipated in any event to provide shelter from the wind .
 - At the distances involved, the development would appear similar to that which is provided for by the existing Western Hills Residential Zone.

Quality and amenity of the Residential Precinct

- 5.15 The following section of the report addresses the quality of the urban environment and amenity values within the Residential Precinct. While this includes matters that are also covered in the urban design statement, they are summarised here for completeness.

Fit with natural features

- 5.16 As with any urban area, the hills in the Residential Precinct will require bulk earthworks to form streets and building sites. However, the concept depicted by the Structure Plan

aligns the streets and development blocks with the topography. Likewise, the green network is aligned to the valleys and saddles. This alignment with the natural topography will help to reduce the volumes of earthworks required.

- 5.17 Stormwater will be managed as a 'low impact system' within the green network, where there is ample space for regulating flow and treating water quality. The Engineering Assessment highlights that the area downstream of the site is a depression that would formerly have been a natural wetland but which is now pumped to enable arable farming. The feasible option therefore is to manage stormwater on site by wetlands that would echo those that formerly existed. The wetlands depicted on the plan are designed to accommodate a 100-year 2-hour duration storm. They will "restore the natural habitat...act as a sponge to absorb stormwater volumes, control peak runoff to the predevelopment flow and treat the stormwater quality."⁶
- 5.18 There are only ephemeral water courses within the site, and they fall within the green network. There is no natural vegetation of any significance – rather, the revegetation proposed within the green network will provide some ecological benefit.

Circulation

- 5.19 The 'Residential Precinct' has good access to Napier's arterial network by way of Church Road and Prebensen Drive. The section of Puketitiri Road between the site and the Church Road/Prebensen Drive roundabout was realigned and widened by Napier City Council in 2003 to accommodate the Western Hills Residential Zone. The design made provision for the entrance into the site which is at the obvious location with regards to topography and sight-lines.
- 5.20 A second entrance from Puketitiri Road is located some 100m to the west of the intersection with Poraiti Road in order to maximise connectivity while ensuring intersection safety. These matters are addressed in the 'Traffic Engineering Report' by Andrew Prosser, Traffic Design Group.
- 5.21 The indicative street network depicted on the Structure Plan follows the topography, and is intended to echo some of the organic qualities found in places such as Napier hill. The internal circulation is a stem and branch pattern which is in keeping with the topography. It means all circulation converges on the location of the neighbourhood centre. While the street network will not be permeable because of the need to fit with topography, it is intended that the path network will provide permeable pedestrian circulation, again as found on Napier hill with its network of paths and steps.
- 5.22 The path network depicted in the concept plans will:
- Provide loop walks within close reach of all residents.
 - Link the varied landscape features.
 - Link the Residential Precinct with the Mission and Church Road.

⁶ Engineering Report, November 2016, Russell Nettlingham, Strata Group Consulting Engineers

- Connect to Napier’s city-wide path network, completing a gap in the route along the Taradale hills.

Character and Activities

- 5.23 The Residential Precinct will have a distinctive character as a collective outcome of the proposed elements:
- The topography expressed in the urban form.
 - Street network and streetscape details.
 - Variety of lot size and house type.
 - Neighbourhood centre – with provision for ‘loft-style’ apartments.
 - The extent of the green network and paths.
 - Incidental elements such as the avenue of planes which echoes that at the Mission.
- 5.24 The Residential Precinct will provide for different choices in new housing than currently provided for in Napier. It is envisaged the majority will be single houses, but provisions will allow for stand-alone townhouses and attached units. Provision is also made for apartments in the vicinity of the neighbourhood centre. The variety in lot size and housing type will promote visual character and a mixed community.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Mission Special Character Zone will provide for two key outcomes:
- Maintenance of the special character Mission landscape; and
 - Creation of a hill suburb with distinctive characteristics echoing those of Napier hill.
- 6.2 The provisions of the 'Landscape – Visitor Precinct' and 'Productive Rural Precinct' are designed to maintain the key elements of the Mission landscape – namely the vineyard on the flat land, the Grande Maison on the terrace overlooking the vineyard, and the backdrop hill replanted in woodland. The provisions will help ensure the Mission continues as a special character landscape within the city, and as a visitor attraction that is part of Napier's identity. The provisions will also enable further accommodation to complement the existing visitor activities, including a boutique hotel and 'art cabins' that engage with the landscape setting.
- 6.3 The provisions of the 'Residential Precinct' will replace the existing 'Western Hills Residential Zone'. The Precinct will enable a hill suburb that responds more fully to the setting than the current provisions. The street layout, block pattern and reserve network are based around the topography. The provisions promote variety in lot size and house types, and provide for a neighbourhood centre. The overall goal is to create a community rather than a subdivision.
- 6.4 The paths provided for as part of the Mission Special Character Zone will also complete the path network along the Taradale Hills, and give Napier residents access to a network of paths within both the Mission landscape and the Residential Precinct.
- 6.5 The Mission Special Character Zone is consistent with the urban design matters set out in section 3.1B of the Regional Policy Statement, specifically the matters in Policy UD12. It will give effect to Part II of the RMA with regards urban design and landscape matters – namely it create a quality environment with good amenity values, and will avoid, remedy and mitigate adverse effects in a thorough manner.

Gavin Lister

Isthmus

1 February 2018

7 APPENDIX ONE: RELEVANT STATUTORY PROVISIONS

7.1 The appendix provides a landscape and urban design response to the statutory provisions most relevant to those disciplines. This is intended to help inform the overall planning assessment attached with the application. It repeats matters discussed in the report but is included here for completeness.

Resource Management Act Part II

7.2 Overall, it is considered the proposal meets the purpose of sustainable management as set out in section 5 of the RMA, with regards to landscape and urban design matters. It will provide for Napier's on-going residential growth in a way that fits the natural landscape features, maintains amenity, and creates a good quality urban environment. Potential adverse effects will be largely avoided, and otherwise will be remedied and mitigated.

7.3 There are no section 6 matters relevant to landscape matters:

- No change is proposed to the natural character of the Taipō Stream - the only feature that would warrant consideration in terms of section 6(a).
- The site is not an 'outstanding natural landscape' and does not contain any 'outstanding natural features' in terms of section 6(b).
- The site contains no areas of significant indigenous vegetation or habitat in terms of section 6(c).

7.4 Section 7 matters are given effect to with regards landscape, visual and urban design matters:

- The amenity values of the Mission landscape will be maintained and enhanced;
- The extent to which the hills contribute to the visual amenity of the wider suburban areas will be maintained.
- The proposed Residential Precinct will provide for a quality urban environment with strong amenity values. The design responds to the natural features of the site, and to distinctive amenity characteristics of Napier hill.

Hawkes Bay Regional Resource Management Plan

7.5 **Section 3.1B, 'Managing the Built Environment' of the Hawkes Bay Regional Resource Management Plan** contains provisions relating to urban development.

7.6 **Objective UD1** is to establish compact, and strongly connected urban form that achieves quality built environments that:

- provide for a range of housing choices and affordability,
- have a sense of character and identity,
- retain heritage values and values important to tangata whenua,
- are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient, and

- demonstrates consideration of the principles of urban design.

UD1 goes on to state objectives to avoid, remedy or mitigate adverse effects, avoid reverse sensitivity on strategic infrastructure, avoid versatile soils, and avoid natural hazards. The Mission Special Character Zone will achieve these objectives. It was designed from urban design and landscape principles to create a community rather than merely a subdivision. The Zone provides for the maintenance of the heritage Mission landscape, a variety of housing, and a distinctive character based on the heritage landscapes of Napier hill. The development is designed around green principles. It is not on versatile soils, and is not prone to natural hazards. It is contiguous with the existing urban area – but for the Mission landscape which is to be retained as open space in the urban form – and roughly mid-way between Napier and Taradale.

- 7.7 **Policy UD1** is to provide for urban development that avoids versatile land and makes efficient use of infrastructure. The Residential Precinct is consistent with this. The land has low versatility, but is contiguous with the existing urban area and connected with existing transport and service infrastructure.
- 7.8 **Policy UD4.2** sets out criteria for considering new greenfields urban areas that are not already identified by Policy 4.3. In this case, the site is identified by Policy 4.3, and part is also already zoned as the Western Hills Residential zone. Nevertheless the criteria serve to demonstrate the appropriateness of the site:
- It is contiguous with urban area.
 - The land has low versatility for primary production.
 - It has clear topographic boundaries.
 - It supports compact urban form.
 - It is able to be serviced by existing transport and reticulated service.
 - It will contribute to social infrastructure by way of the Mission Landscape, the path network, and public open space – and otherwise will support existing facilities including education, sport and community facilities.
 - It avoids areas prone to natural hazards such as flooding, coastal inundation, or liquefaction.
- 7.9 **Policy UD4.3** identifies the ‘Taradale Hills’ as an appropriate area for greenfields residential growth, subject to further assessment in respect of policies UD10.1, UD10.3 UD10.4 and UD12.
- 7.10 **Policy UD8** is to achieve an average density of 15 lots per ha in greenfield development areas. While the Mission Special Character Zone contains open space areas to achieve other outcomes such as the maintenance of a special character landscape, the Residential Precinct provides for higher densities within the development footprint so as to use the land suitable for residential activities in an efficient manner.
- 7.11 **Policy UD10.1** requires that any development shall occur in accordance with a ‘comprehensive structure plan’ and **Policy UD10.3** lists the requirements of such a structure plan. The structure plan included with the Plan Change satisfies these requirements:

- It is a single plan for the whole Mission area;
- It was prepared in accordance with matters set out in Policy UD12 (see below);
- It depicts the principal roads and connections, the land required for stormwater, the reserve land, and the proposed paths;
- The plan identifies and responds appropriately to the significant natural and human features; and
- The existing infrastructure (Unison Networks 33kV line) is mapped.

7.12 **Policy UD10.4** sets out matters to be addressed in documentation in support of a structure plan. The matters relate to infrastructure, transport, natural hazards, and significant natural, cultural and historic or heritage features and values. These are addressed in the preceding sections of this report, and in the following commentary on Policy UD12.

7.13 **Policy UD12** sets out matters that decision makers shall have regard to in assessing a structure plan as follows:

- a) *The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005);*

7.14 The Urban Design Protocol lists what are referred to as the '7 Cs' (Context, Character, Choice, Connections, Creativity, Custodianship, Collaboration) which are high level 'qualities' of good urban design and are based on (unspecified) urban design principles. The proposed 'Residential Precinct' satisfies the '7 Cs' as follows:

- **Context** and **Character**: The Structure Plan is designed to create a distinctive character in response to its context, specifically by taking its form from the site's natural landscape and from reinterpreting heritage urban characteristics of Napier Hill.
- **Choice**: The development will provide choice different from that of the flat land suburban development typical of Napier. It will also provide for choice of housing type within the development.
- **Connections**: The Structure Plan provides for connections (visual and physical) with the surrounding landscape, with the Mission, with Napier's cycle and walking path network, and with facilities of Napier and Taradale.
- **Creativity**: The Structure Plan reflects a creative approach to urban design.
- **Custodianship**: The maintenance and enhancement of the Mission landscape as an integral component of the Plan Change, and its connection with the Structure Plan area, exhibits custodianship of the natural and human landscape.
- **Collaboration**: The proposed Mission Special Character Zone was developed in collaboration with Napier City Council around principles of maintaining the Mission landscape as a visitor destination and backdrop, linking up the city's path network, and revising the Western Hills Residential Zone in a way that is more responsive to the setting and opportunities provided by the site.

b) New Zealand Standard NZ4404: 2010 Land Development and Subdivision Infrastructure, and subsequent revisions.

7.15 The New Zealand Standard provides for a design led and low impact development. It offers greater flexibility than the Napier Code of Practice, and is more suitable for this hill setting compared to the coastal plains where much of the development in Napier has occurred since the 1931 earthquake.

c) Good, safe connectivity within the area, and to the surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport

7.16 The two entrances to Puketitiri Road would ensure safe and resilient connections to the road network. The roundabout at Church Road and Prebensen Drive is on one of the two arterial routes between the main centres of Napier and Taradale. There is access to most facilities within a 3km radius (supermarket, shopping, commercial, education, sports, community). The extensive path network is connected with, and completes missing links in, Napier City's pedestrian and cycle path network. While the site is currently some distance from the nearest bus route, a new route along Church Road and Prebensen Drive would be within 800m of the proposed neighbourhood centre. The two entrances to Puketitiri Road also provide for a potential circular bus route through the Residential Precinct.

d) Location within walkable distance to community, social and commercial facilities

7.17 The structure plan includes a network of circular loop paths within a short distance of all properties, which connect to the recreational open space, the neighbourhood centre, and the Mission. The neighbourhood centre is located at the key intersection (i.e. the intersection that all residents will pass through). While this is not within easy walking distance of the furthest part of the structure plan area, it is the centre of gravity for the area and the most sustainable location for such a centre.

e) Provision for a range of residential densities and lots sizes, with higher residential densities located within walking distance of commercial centres;

7.18 The Plan Change provides for a variety of lot sizes to create a mixed and distinctive urban character. Higher intensity is provided for around the neighbourhood centre.

f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;

7.19 The Mission landscape is to be maintained in a rural form, including the Taipō Stream which is the only waterbody of note.

- 7.20 The Engineering Assessment highlights that the stormwater from the Residential Precinct will be managed on site by replicating the former natural wetlands. The wetlands depicted on the plan are designed to accommodate a 100-year 2-hour duration storm, which will control peak runoff to the predevelopment flow. The wetlands will also treat stormwater quality, which is likely to improve compared to the existing uncontrolled flow from the agricultural activities.⁷
- 7.21 See criterion k) below which relates to low impact stormwater design.
- g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with high levels of public open space for areas of higher residential density;*
- 7.22 The structure plan provides a rich network of open space and recreation opportunities:
- The valley reserves dovetail with the housing pattern so that most properties will overlook reserves (with CPTED benefits for the reserves).
 - The suburb is connected to the Mission, with its distinctive amenities.
 - Properties will have nearby access to a network of paths which enable permutations of circular routes, and connections to the city-wide network of paths.
- h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features.*
- 7.23 The design protects and enhances the following features:
- The distinctive historical Mission landscape on Church Road, including its hill backdrop.
 - Archaeological sites – the property has been investigated and identified sites mapped so that they will be avoided in the detailed subdivision design.
 - The west-flowing ephemeral watercourses are to be incorporated within reserves.
- i) Provision for a high standard of visual interest and amenity.*
- 7.24 The Structure Plan is designed to create a distinctive character that responds to the site's natural topography, retains and enhances the Mission landscape, and creates a distinctive urban amenity echoing aspects of Napier Hill.
- j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;*
- 7.25 The proposed Design Manual would seek a high standard of 'green design' including the following:
- Passive heating through orientation to the sun and use of interior heat sinks;
 - Use of eaves and such-like to provide winter sun and summer shade;
 - Passive cooling by through-flow ventilation;
 - High levels of insulation and double-glazing; and

⁷ Engineering Report, November 2016, Russell Nettlingham, Strata Group Consulting Engineers, page x

- Provision of solar water heating;
- k) Provision for low impact stormwater treatment and amenity;*
- 7.26 The low impact stormwater treatment incorporated in the design will provide both environmental and amenity benefits as follows:
- Large wetlands regulating discharges
 - Planting of slopes to increase infiltration
 - Use of parkland valleys for overland flow
 - Incorporating wetlands within the parkland for amenity and habitat value
- l) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;*
- 7.27 The Residential Precinct will be separated by a woodland hill from the Mission vineyard. No other potential reverse sensitivity effects have been identified.
- m) Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;*
- 7.28 The only physical infrastructure on the site is the Unison Networks 33kV overhead transmission line. The security of this line will be maintained by abiding by the NES for Electricity Transmission Activities.
- n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development:*
- 7.29 Puketitiri Road was already upgraded in anticipation of the Western Hills Residential Zone, which provides direct access to the Church Road and Prebensen Drive arterial route. There is an existing water supply reservoir with ample capacity (also built to supply the Western Hills Residential Zone) that will supply the Residential Precinct by gravity. There is a feasible connection to the existing waste-water network at a rising main adjacent to the Pinotage Pump Station below the site. Power and telecom providers are able to provide connections.⁸
- o) Location and operational constraints of existing and planned strategic infrastructure.*
- 7.30 Operational constraints were taken into account in researching infrastructure connections as described in the Engineering Report.

⁸ Engineering Report, Russell Nettlingham, Strata Group Consulting Engineers.

p) Appropriate relationships in terms of scale and style with the surrounding neighbourhood;

7.31 The Residential Precinct is a distinct area and will have buffers on all sides. It will have its own distinct character, which is a positive attribute.

q) Provision of social infrastructure;

7.32 The elements of the social infrastructure include:

- The neighbourhood centre
- The reserve network and the related paths
- Connections to the Mission
- Proximity to existing social infrastructure of Taradale, Greenmeadows and Napier

City of Napier District Plan

7.33 The provisions most relevant to the Proposed Plan Change are the objectives and policies in the Code of Practice for Subdivision and Land Development (Part A). Of these the most pertinent to urban design and landscape matters are Objectives 2, 9 and 10.

Objective 2

The amenity values comprising the character of Napier's diverse localities are maintained or enhanced.

Objective 3

The provision of a range of reserves and open spaces located in appropriate sites to provide for the recreational, amenity, tourist and intrinsic values of Napier

Objective 9

The maintenance and enhancement of Napier's outstanding natural features and significant landscapes, and the natural character of the coastal environment.

Objective 10

The maintenance and enhancement of Napier's significant places, features and items of heritage value.

7.34 The Mission Special Character Zone achieves these objectives by:

- Providing for a distinctive Napier character in the Residential Precinct.
- Adding diversity to the suburbs on the coastal plain.
- Enhancing the visitor experience by maintaining the Mission landscape and providing for accommodation that celebrates the setting.

- Providing varied open space including the Mission landscape and the reserve network within the Residential Precinct, and an extensive path network that adds to Napier City's network of paths.
- Maintaining the Mission landscape, including its heritage attributes (the Mission was identified as a 'special amenity landscape' in the Napier Landscape Study).

APPENDIX TWO: LIST OF FIGURES

The figures are in a separate A3 document to be read in conjunction with this report.

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Photo depicting the Mission landscape

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Photo illustrating context of Mission landscape to coastal plain and Napier hill

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Photo study illustrating Napier hill's distinctive streetscapes

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Before and after photomontage from Church Road viewpoint B

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Cross sections from viewpoint B

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Before and after photomontage from Church Road viewpoint C

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Cross sections from viewpoint C

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Before and after photomontage from Prebensen Drive viewpoint D

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Cross sections from viewpoint D

Figure 27

Before and after photomontage from Westminster Avenue

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Cross sections from Westminster Avenue

Figure 29

Before and after photomontage from Expressway at Meeanee Road

Figure 30

Cross sections from Expressway at Meeanee Road

Figure 31

Plan depicting interface with Puketitiri Road

Figure 32

Indicative cross sections depicting interface with Puketitiri Road



Mission Special Character Zone

Proposed Plan Change

Urban Design Statement
Assessment of Landscape and Visual Effect

Appendix Two: Figures

Rev C - 02.02.18

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No.	Issue	Date
Rev A	Draft- 75% Complete	25.11.2016
Rev B	Final Draft	24.02.2017
Rev C	Pathway Amendments	02.02.2018

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FIGURE 1.

Photo depicting the Mission landscape



Figure 2.
Photo illustrating context of Mission landscape to coastal plain and Napier hill

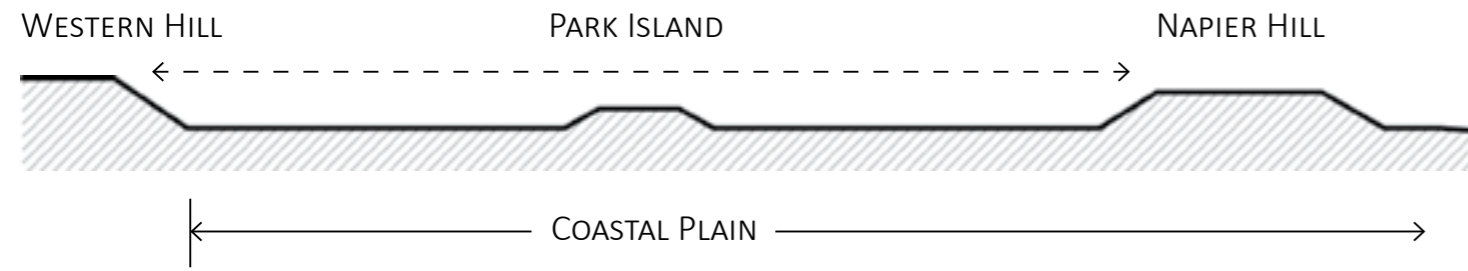


Figure 3.
Relationship of Mission Special Character Zone to Napier's urban form

Context plan illustrating site in context of Napier urban form. Distances from entrance on Puketitiri Road.



Figure 4.
Photo study illustrating Napier hill's distinctive streetscapes

Natural Topography



Distinctive Street Layout



FIGURE 5.
Diagram depicting concept layers

TOPOGRAPHY

GREEN NETWORK

PATH NETWORK

STREET NETWORK

RESIDENTIAL BLOCKS

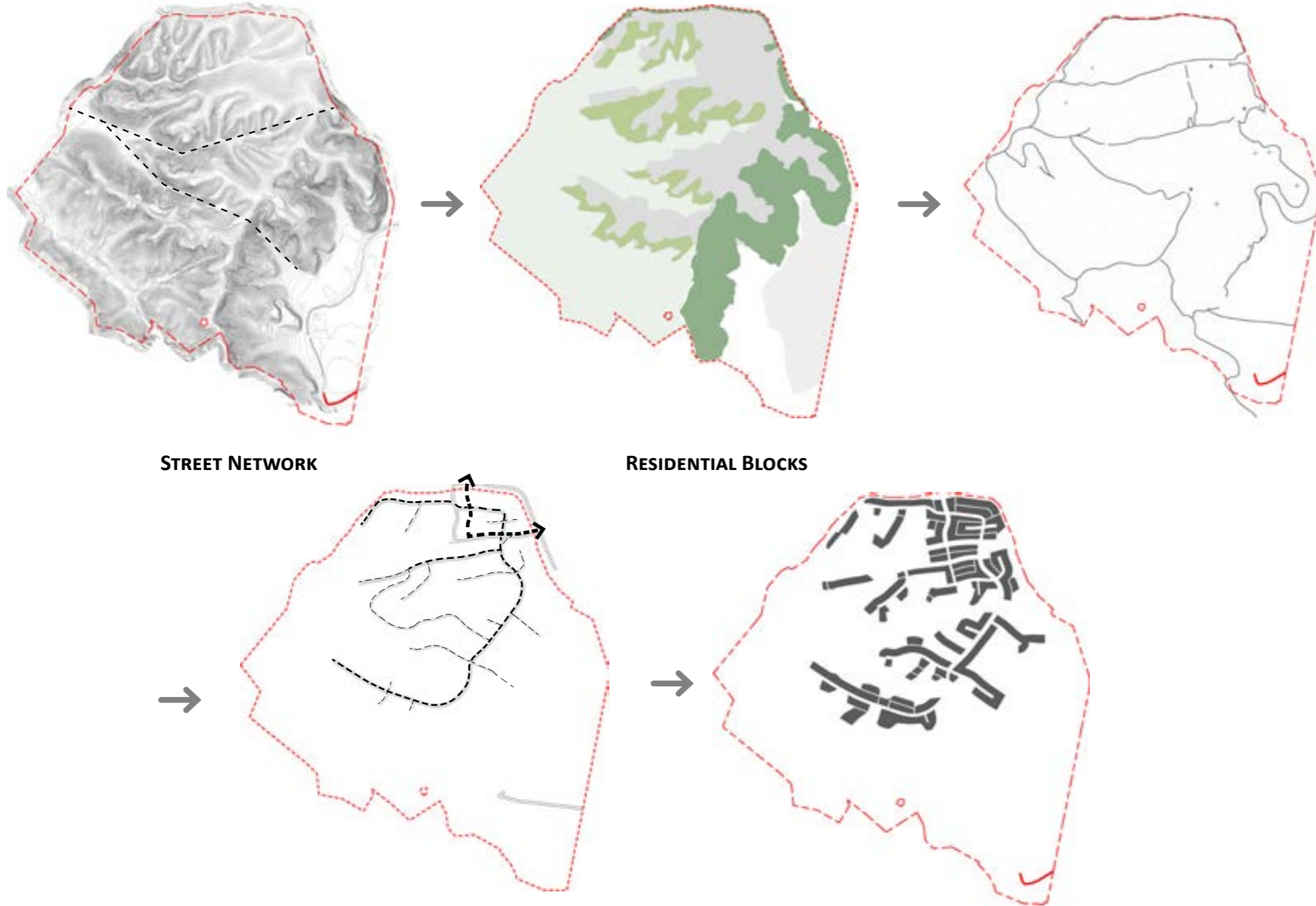


Figure 6.
Topography

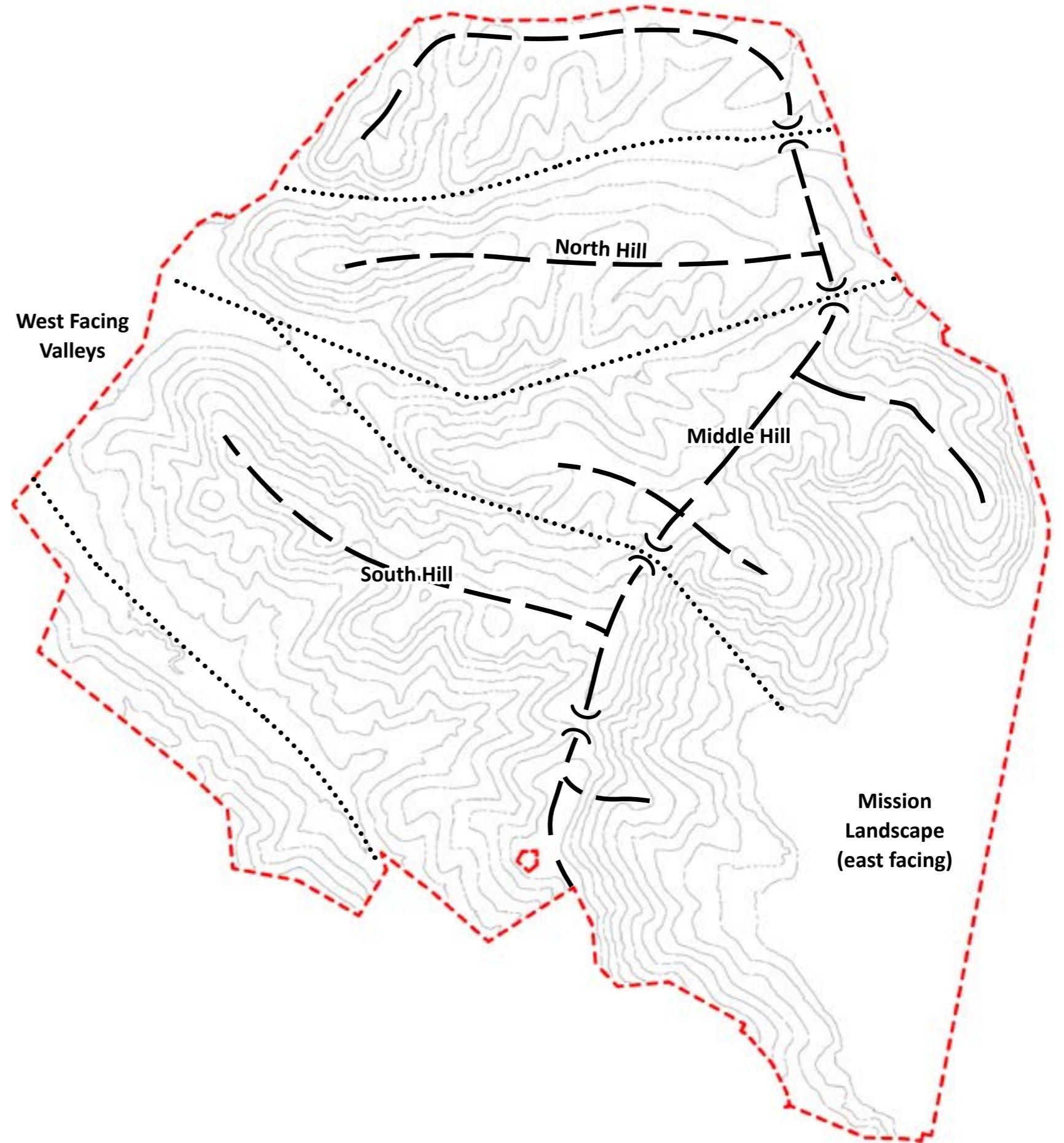


Figure 7.
Green Network

- Legend:**
- Exotic Woodland
 - Indigenous Revegetation
 - Farmland
 - Vineyard
 - Extend of Works

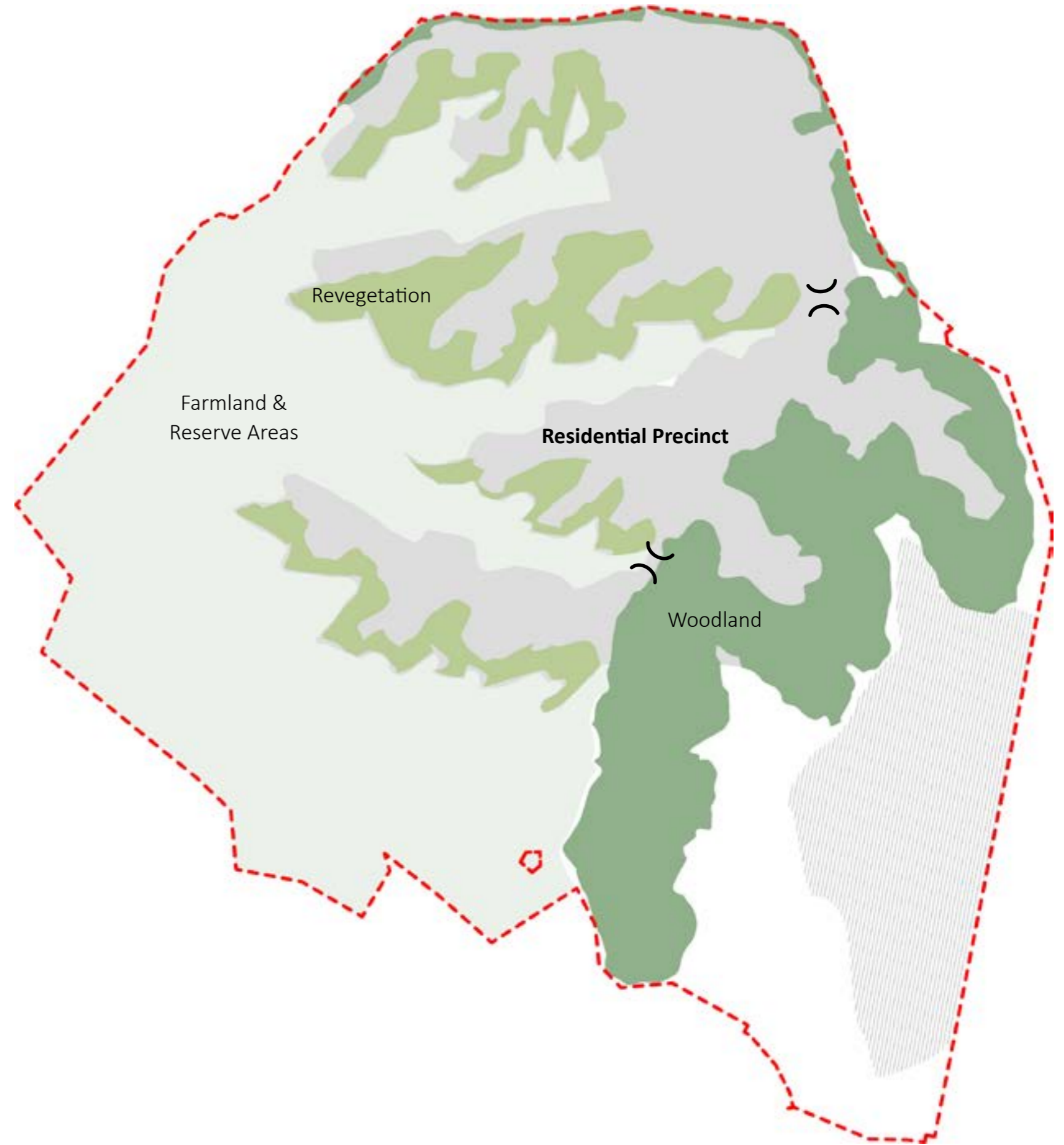


Figure 8.
Path Network

- Legend:
- Village Centre
 - Walkway
 - ⋯ Walkway- Alternative Alignment

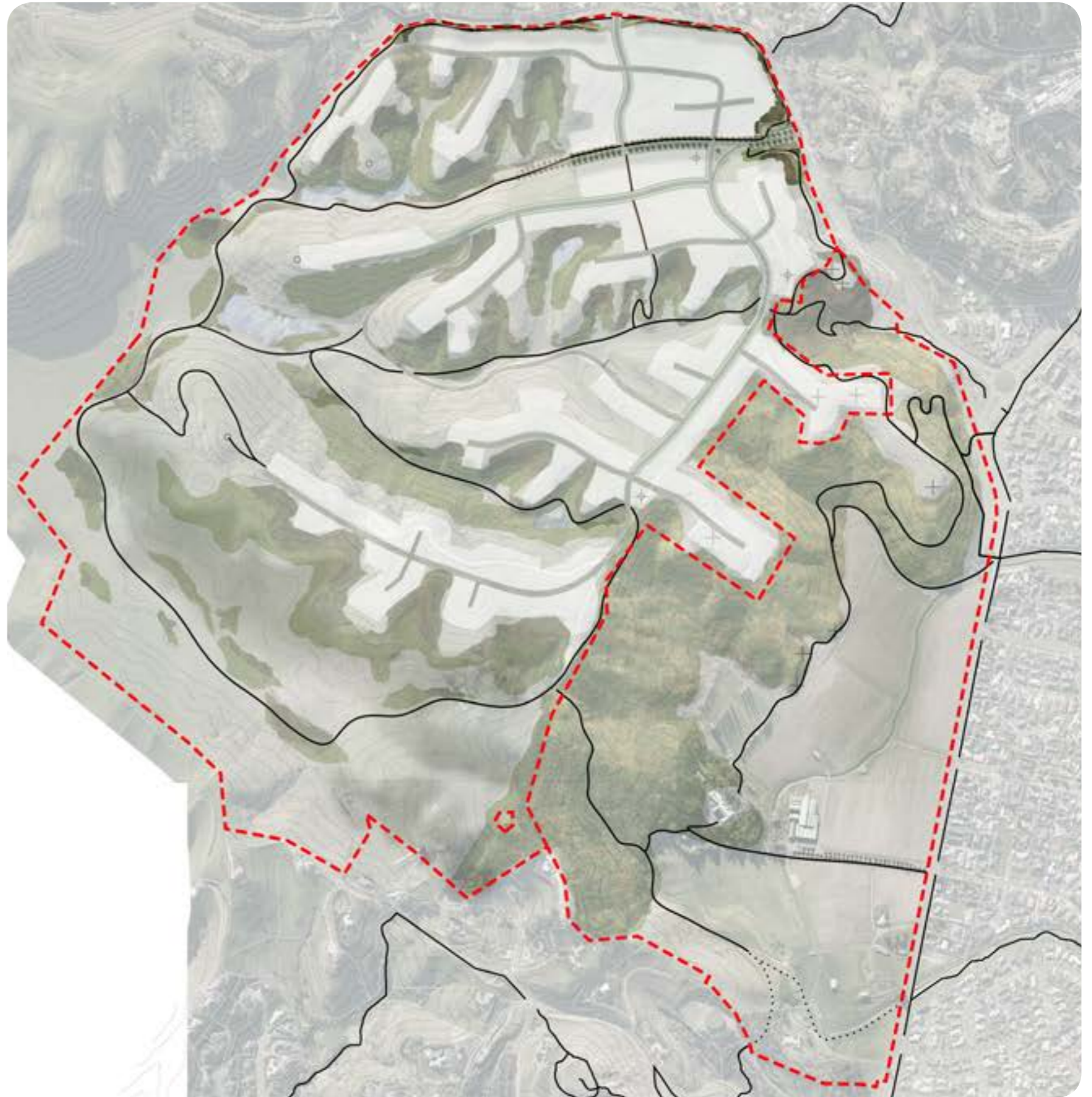


Figure 9.
Visitor accommodation locations



Legend:
Area for 'art cabins'
Boutique Hotel



Figure 10.
Photo study depicting idea of 'art cabins'





Figure 11.
Indicative street network to topography



Legend:
— Main Access
- - - Spur Road

Figure 12.

Diagram comparing street network with Napier hill at same scale

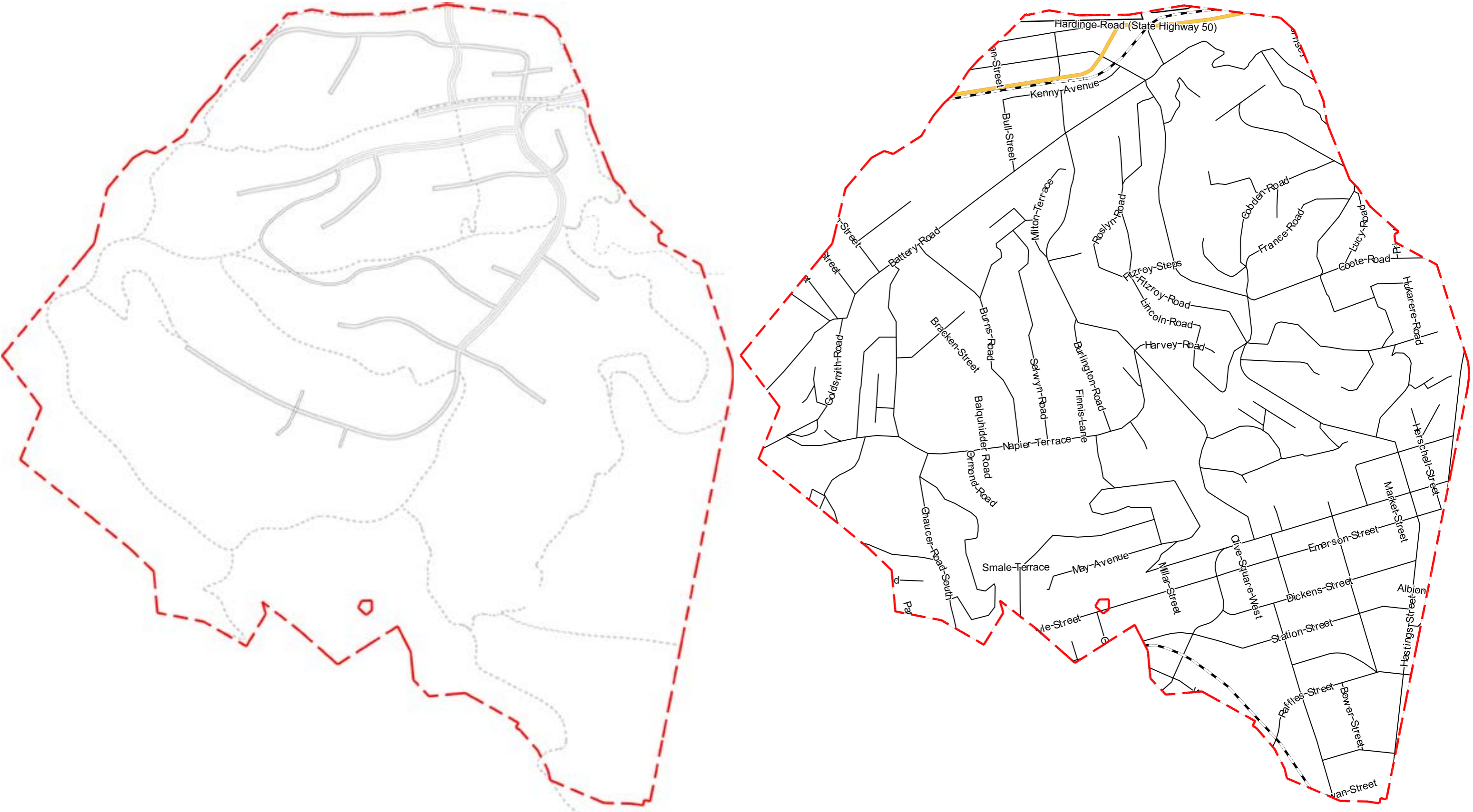
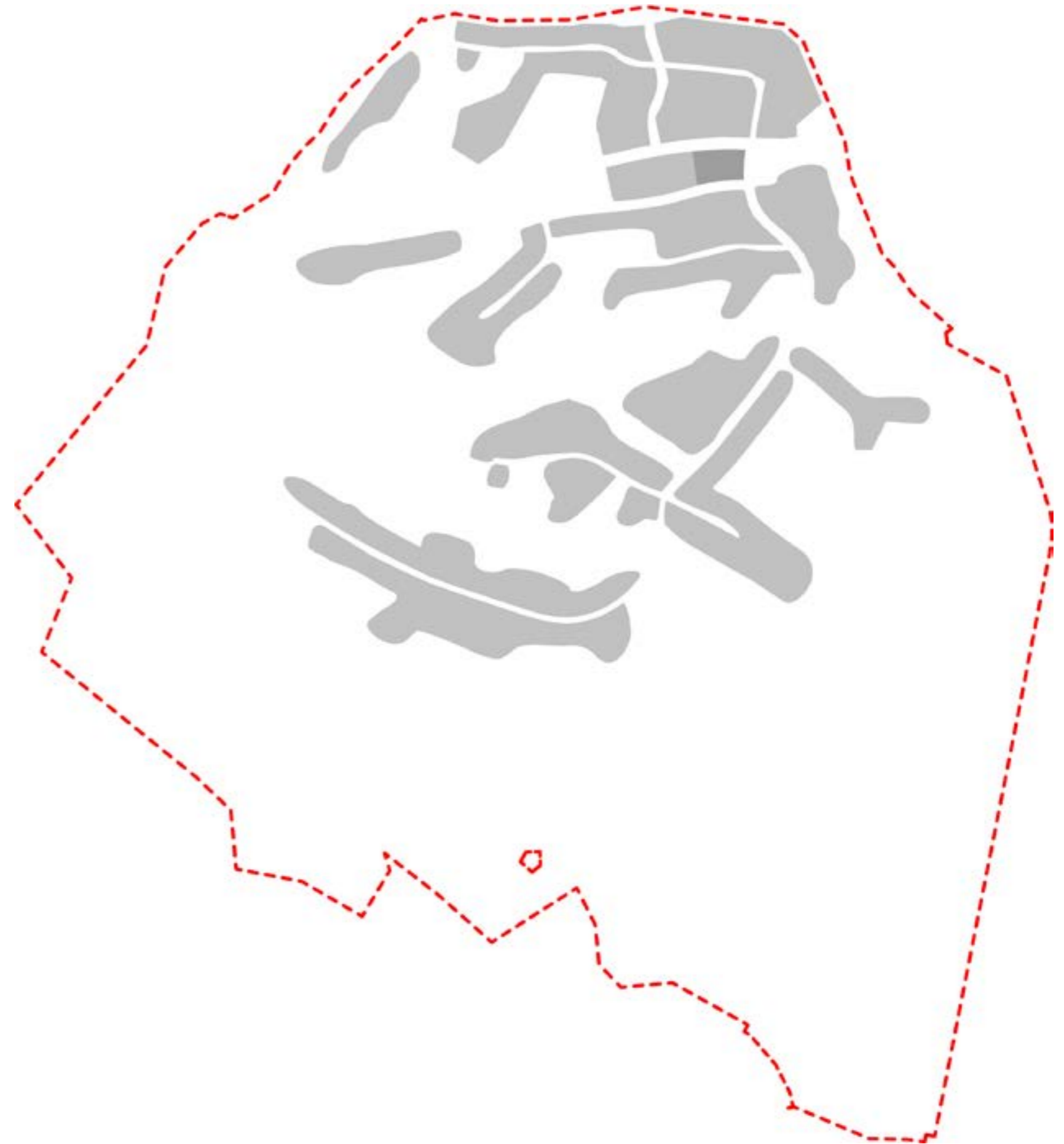


Figure 13.
Conceptual layout of residential blocks



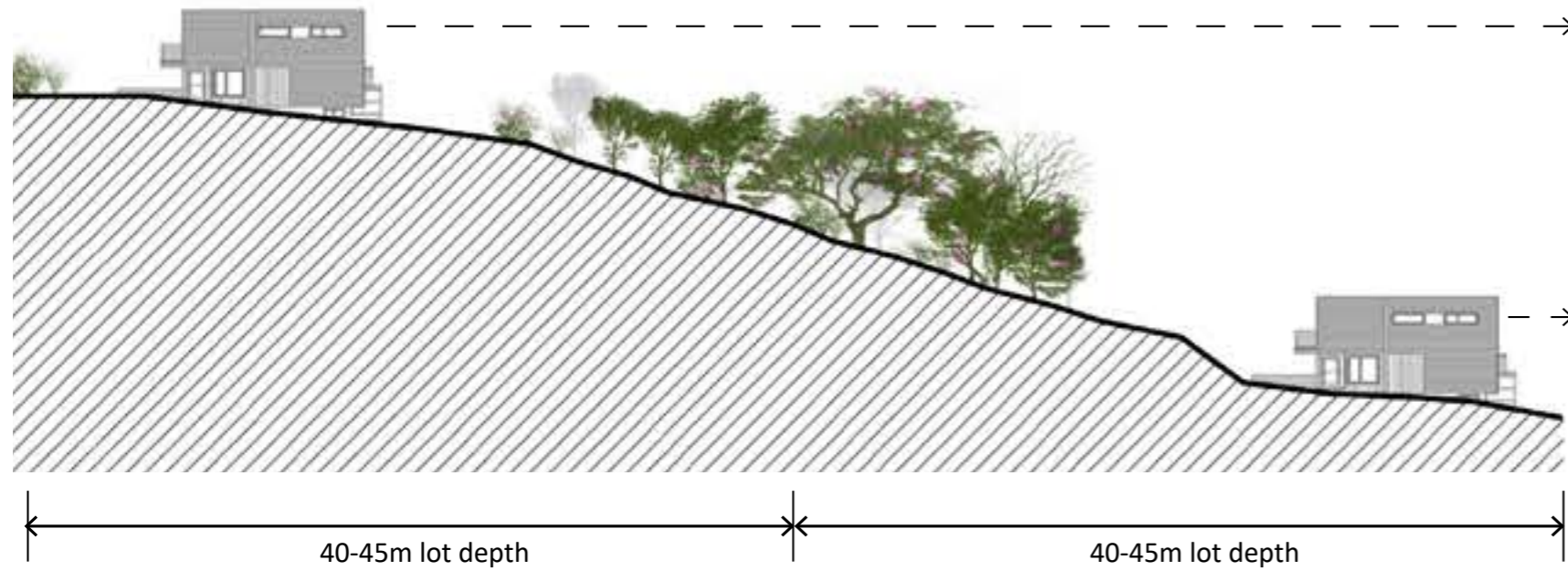
Legend:
Indicative Developable Area
Indicative Neighbourhood Center

Figure 14.
Diagram depicting flexibility to subdivide blocks to a variety of lot widths



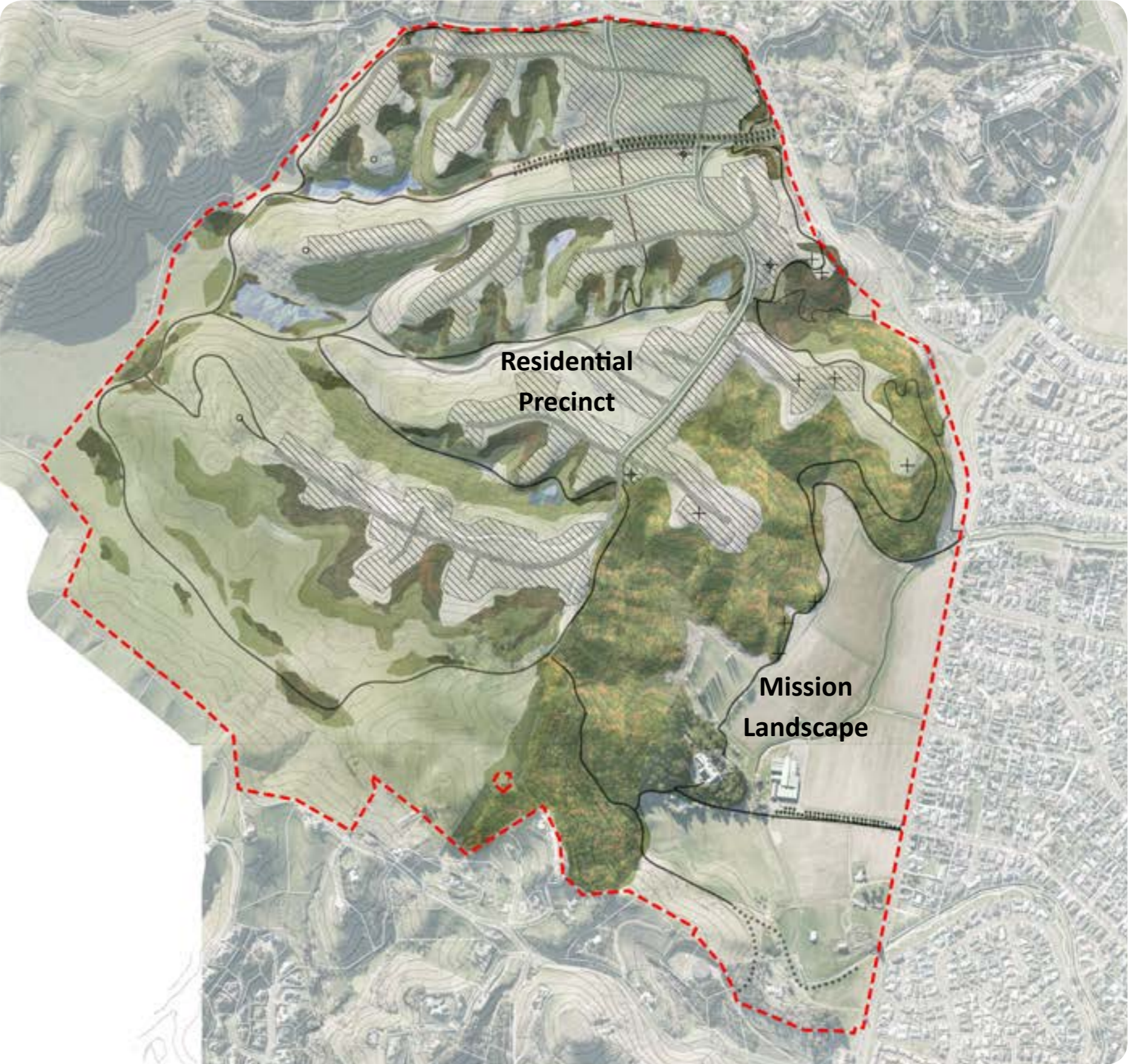
Examples of varying lot sizes Napier Hill

Figure 15.
Diagram depicting typical long section through lots



Examples of matrix of trees on steep slopes Napier Hill

Figure 16.
Overall concept



--- Extent of works

Figure 17.
Proposed Structure Plan

Legend:

- Neighbourhood Centre
 - Indicative Urban Residential Development Extent
 - Eastern Hill Face Woodland
 - Revegetation
 - Indicative Open Space including Reserve Areas
 - Vineyard
 - Grande Maison
 - Concert Venue
 - Indicative Internal Road
 - Residential Collector Road
 - Prominent Visual Development Area
 - Existing Building
 - Art Cabin Area
 - Mission Estate Commercial Activity Area
 - Public Paths
 - Puketitiri Road Buffer Strip (Bridle Path)
 - Bus Route - Existing
 - Bus Route - Potential
 - Identified Archaeological site
 - Unison 33kV Transmission Line
 - Stormwater Management Wetlands
 - Extent of Zone & Precinct Boundaries
1. Main Puketitiri Road Entrance
 2. Secondary Puketitiri Road Entrance
 3. Indicative Neighbourhood Reserve
 4. Indicative Neighbourhood Centre
 5. Maryknoll
 6. Farmhouse
 7. Woolshed
 8. Winery Buildings
 9. Concert Stage
 10. Concert Venue
 11. Grande Maison
 12. Lookout Reserve

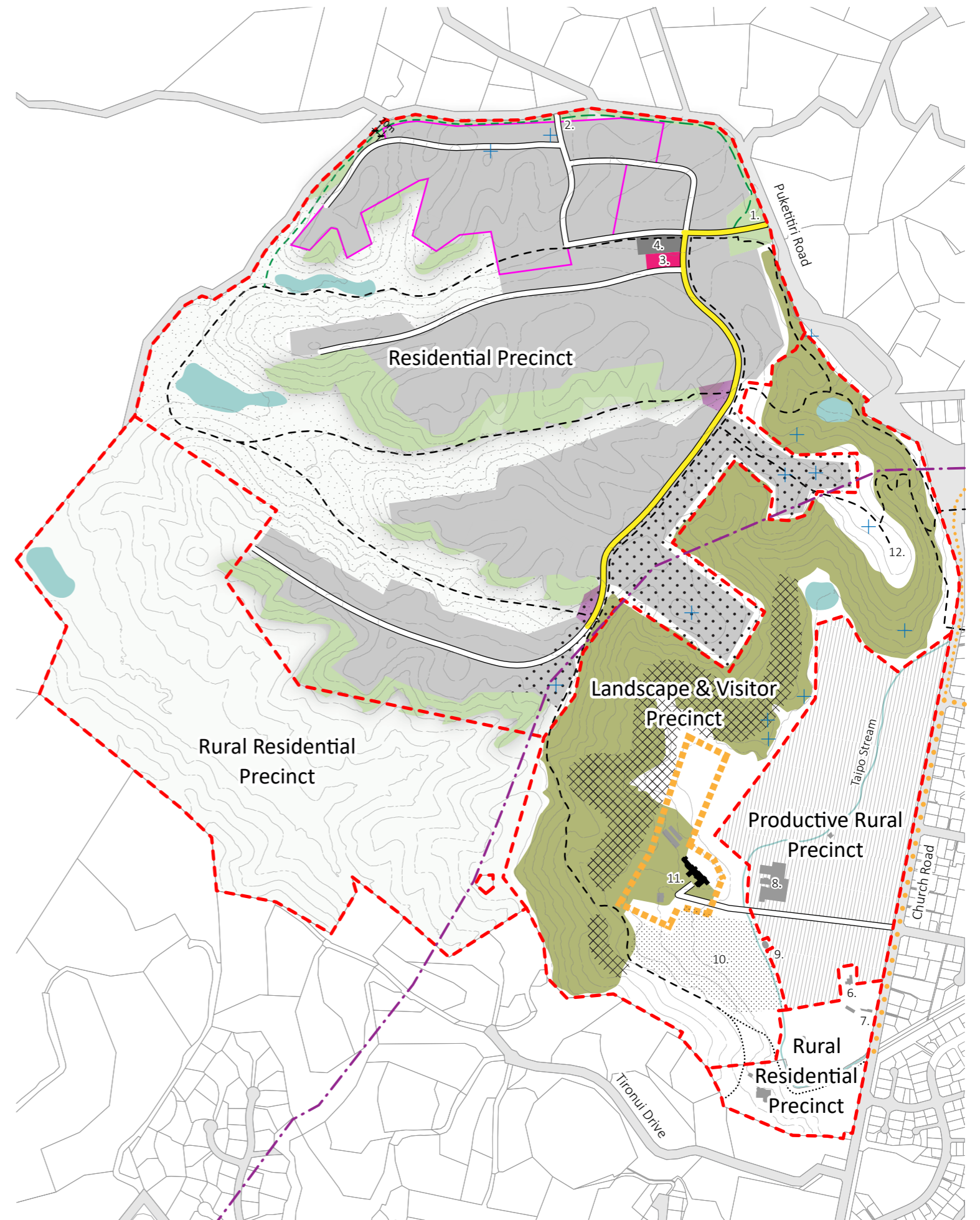


Figure 18.
Viewpoint and cross-section locations

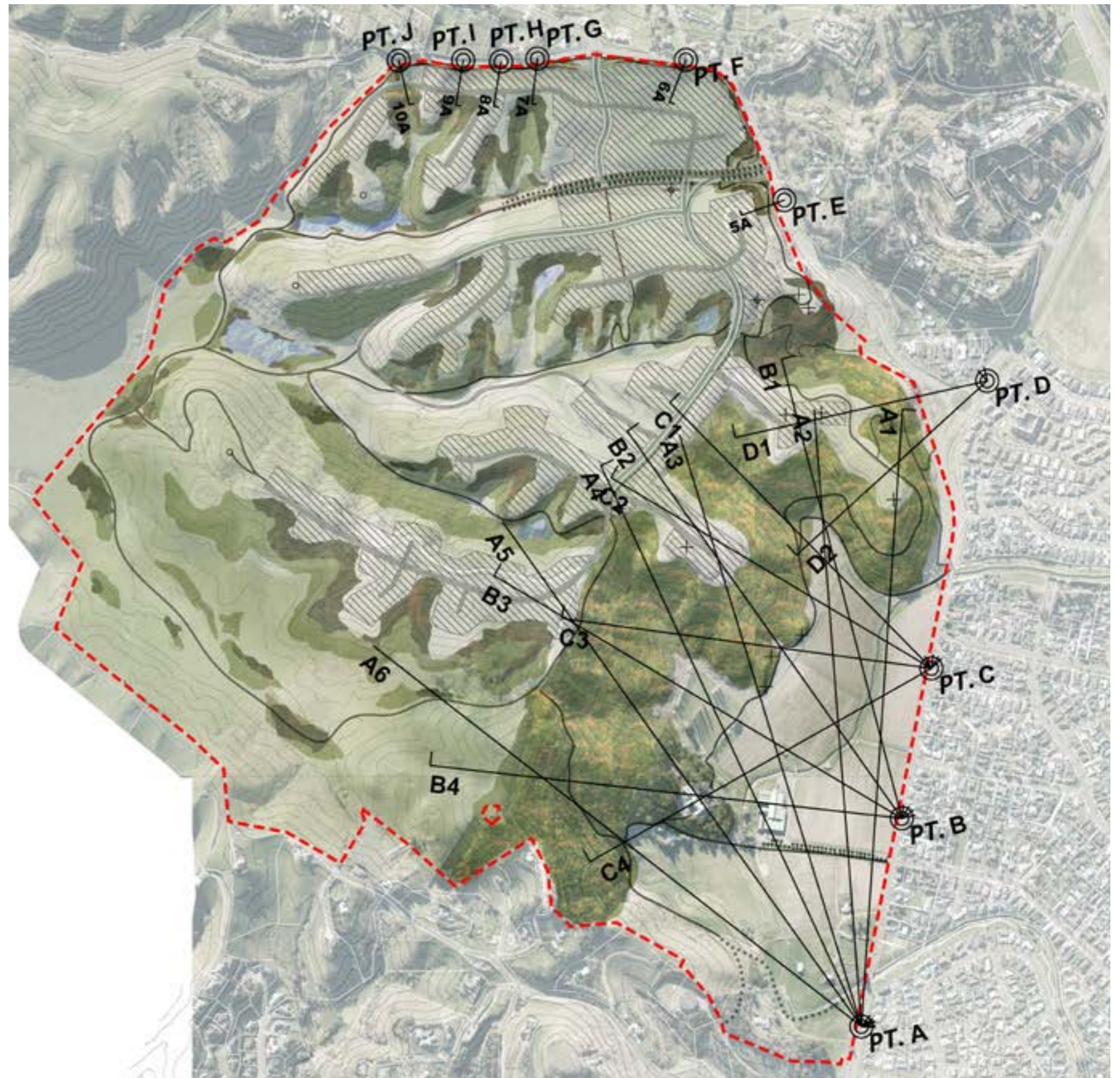




Figure 19. Before and after photomontage from Church Road viewpoint A (before)
View from Church Road looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.17am 11 JUNE 2016 | N 5618167 E 1930716 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 15m
Photomontages should be used as a guide to field observations.



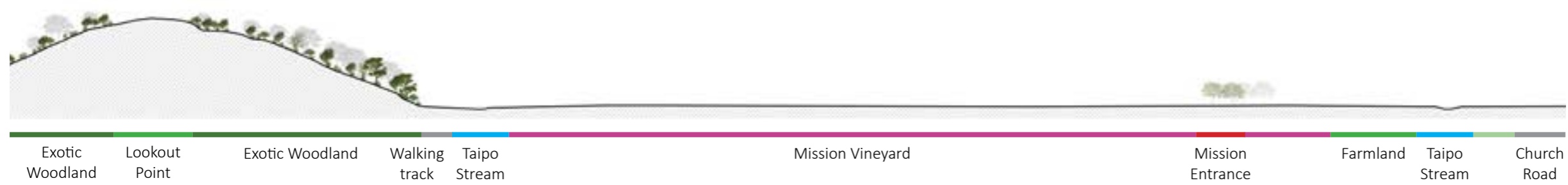
Figure 19. Before and after photomontage from Church Road viewpoint A (after)
View from Church Road looking towards the Mission Landscape



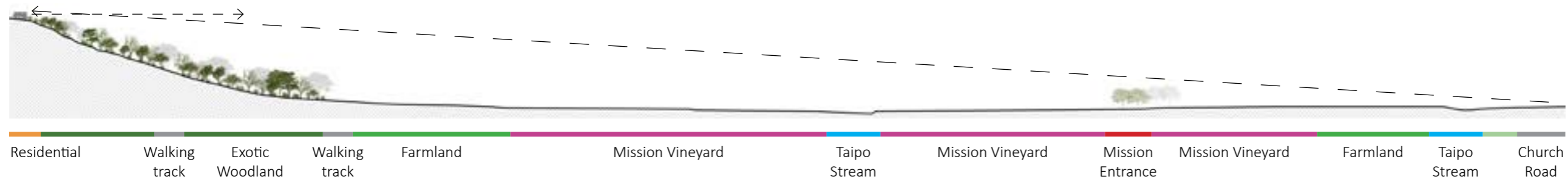
Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.17am 11 JUNE 2016 | N 5618167 E 1930716 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 15m
Photomontages should be used as a guide to field observations.

Figure 20.
Cross sections from viewpoint A

Section A1



Section A2



Section A3

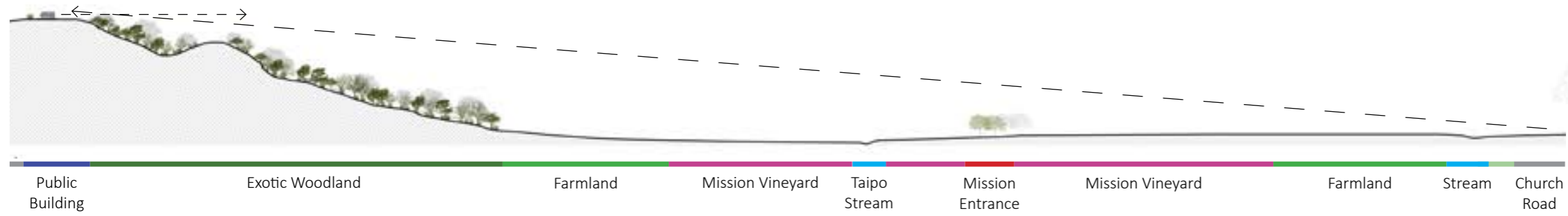


Scale - 1:2000

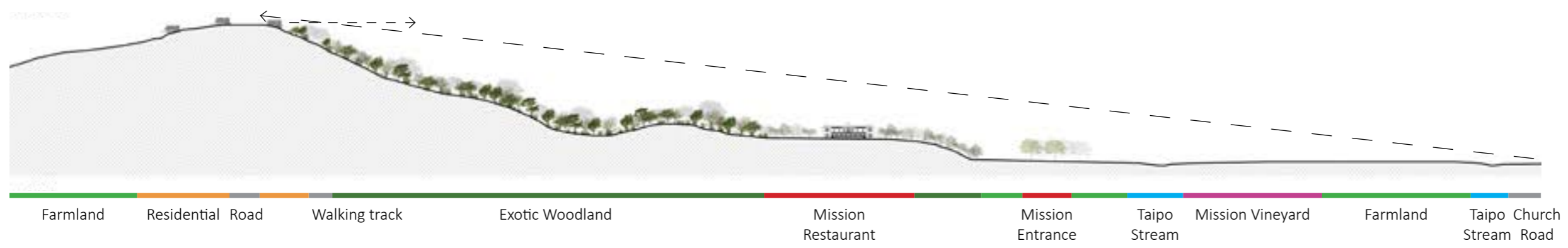
Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



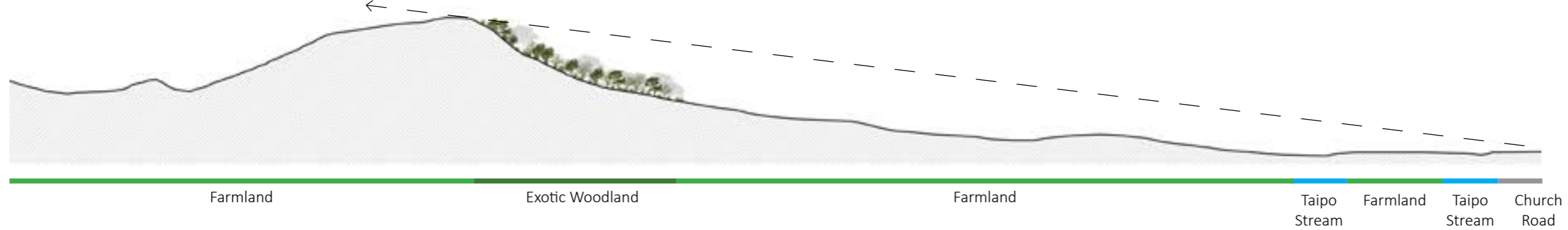
Section A4



Section A5



Section A6

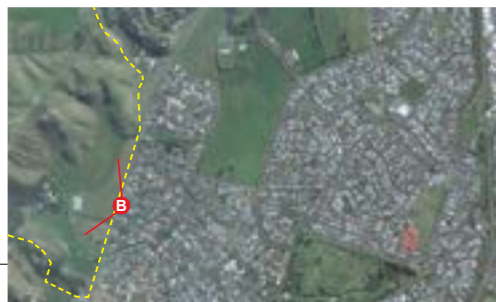


Scale - 1:2000

Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



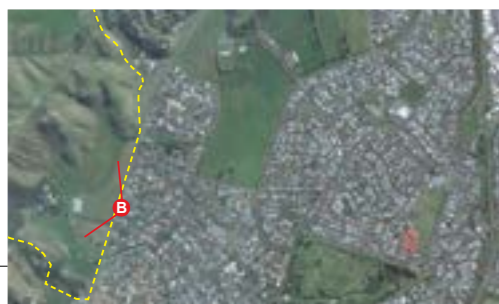
Figure 21. Before and after photomontage from Church Road viewpoint B (before)
View from Church Road looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.07am 11 JUNE 2016 | N 5618582 E 1930810 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.



Figure 21. Before and after photomontage from Church Road viewpoint B (after)
View from Church Road looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.07am 11 JUNE 2016 | N 5618582 E 1930810 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.

Figure 22.
Cross sections from viewpoint B

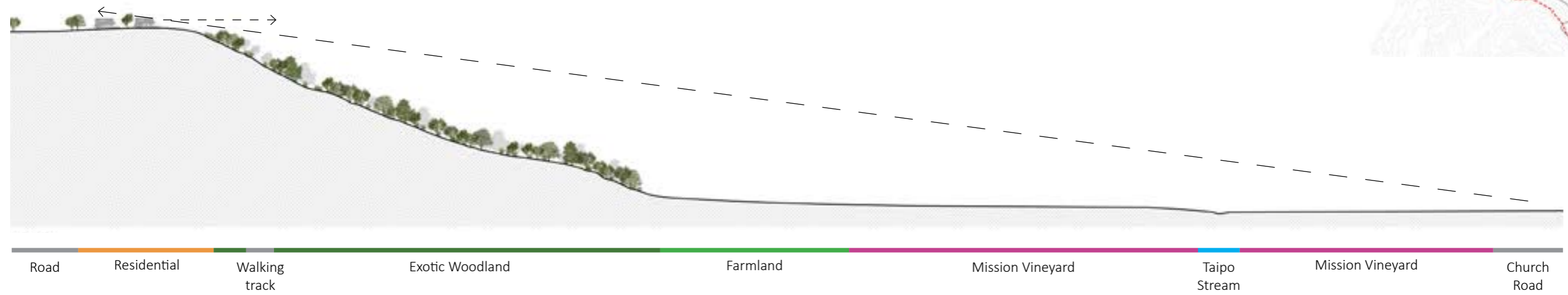


Scale - 1:3000

Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



Section B3



Section B4



Scale - 1:3000

Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.

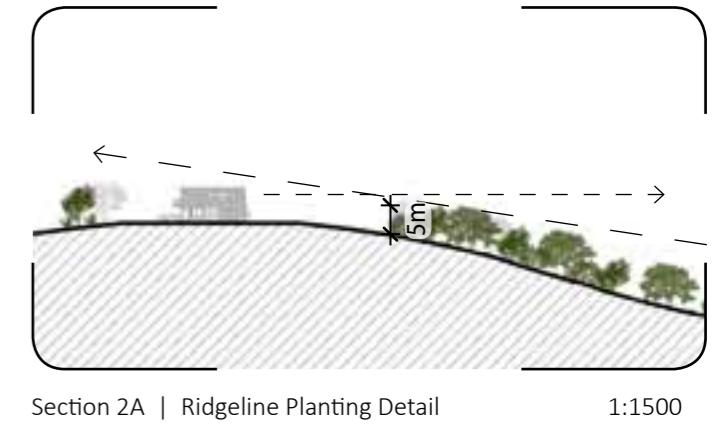
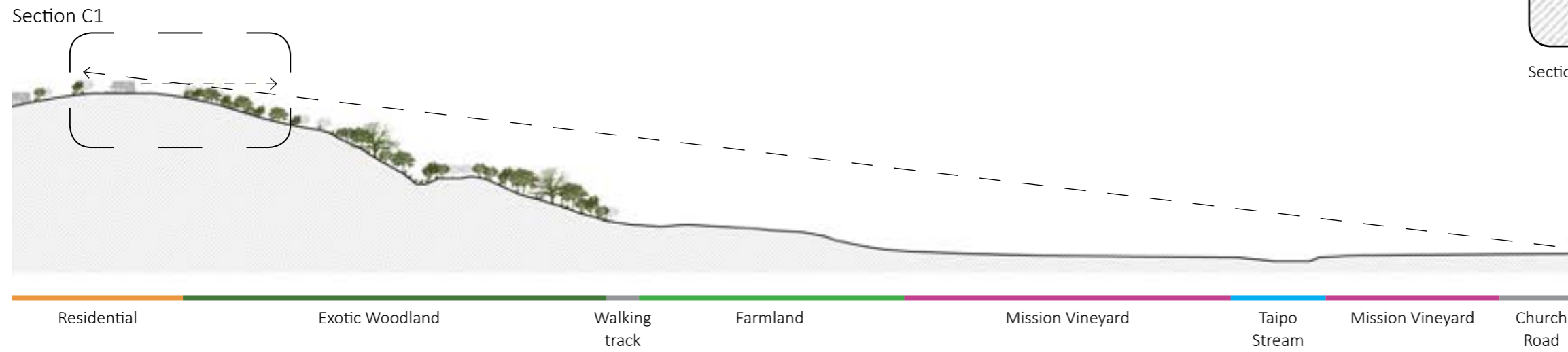


Figure 23. Before and after photomontage from Church Road viewpoint C (before)
View from Church Road looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.07am 11 JUNE 2016 | N 5618582 E 1930810 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.

Figure 24.
Cross sections from viewpoint C

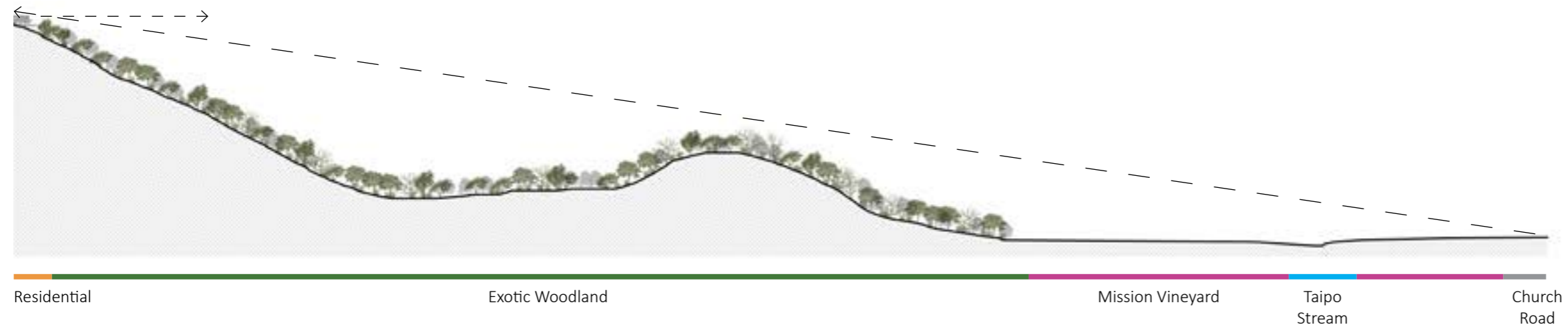


Scale - 1:3000

Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



Section C3



Section C4



Scale - 1:3000

Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



Figure 25. Before and after photomontage from Prebensen Drive viewpoint D (before)

View from Prebensen Drive looking towards the Eastern hill at the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.24am 11 JUNE 2016 | N 5619584 E 1931071 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 18m
Photomontages should be used as a guide to field observations.

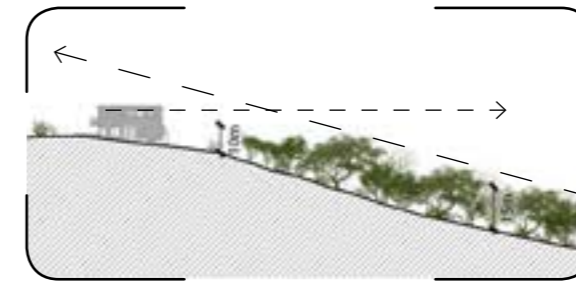
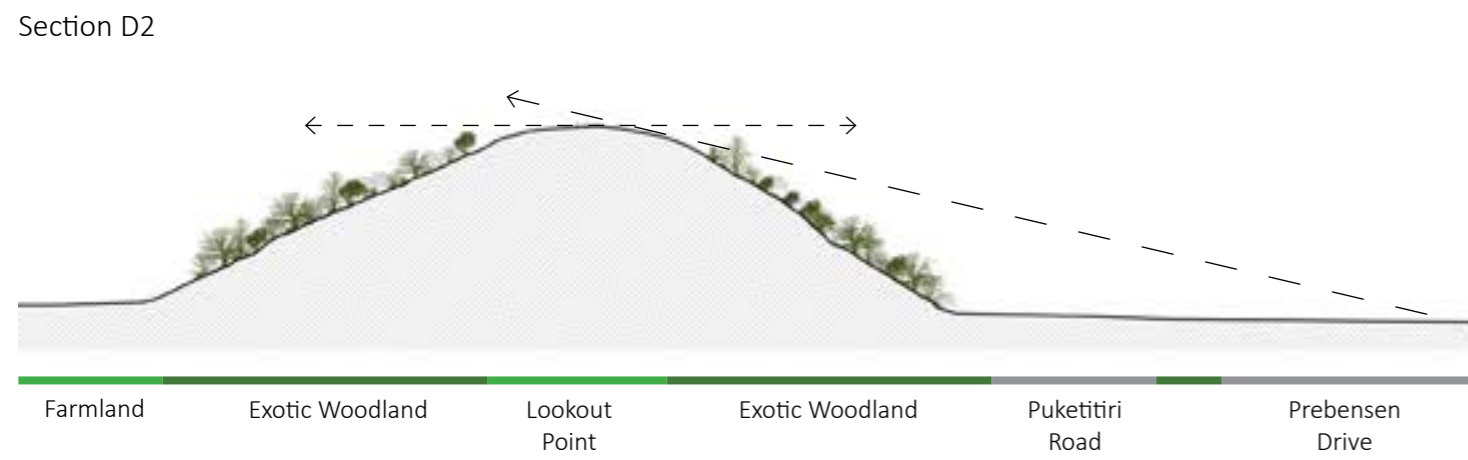
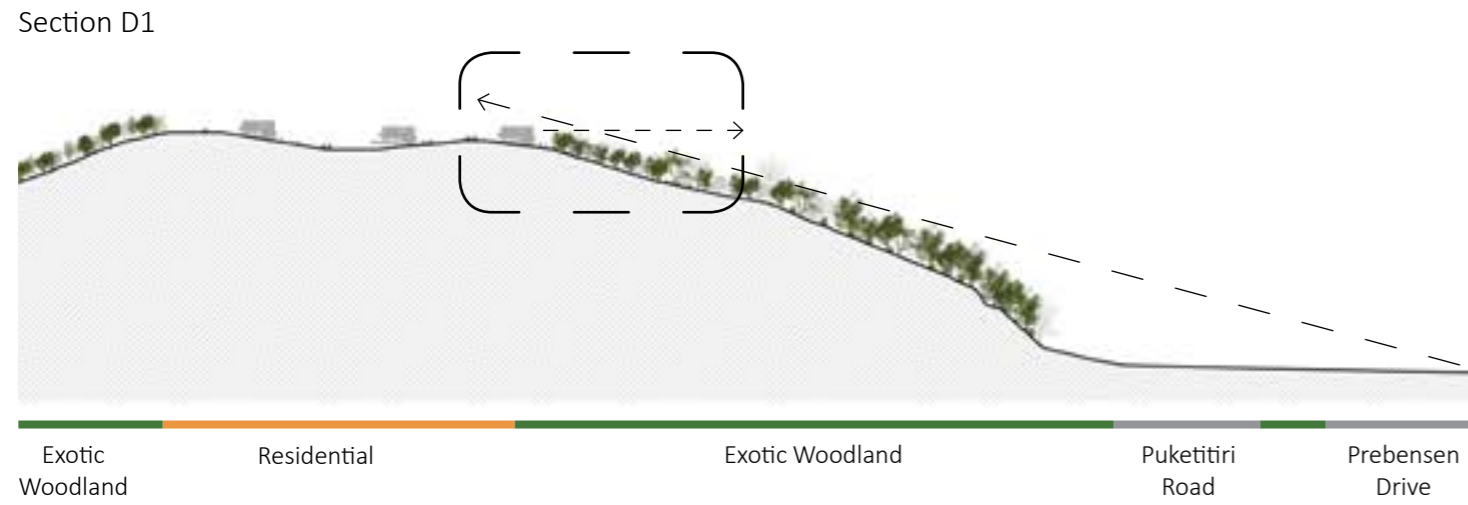


Figure 25. Before and after photomontage from Prebensen Drive viewpoint D (after)
View from Prebensen Drive looking towards the Eastern most point of the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.24am 11 JUNE 2016 | N 5619584 E 1931071 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 18m
Photomontages should be used as a guide to field observations.

Figure 26.
Cross sections from viewpoint D



Section 1A | Ridgeline Planting Detail 1:1500



Scale - 1:3000 Note: Each section is based on existing contour information as the extent of cut and fill is yet to be determined.



Figure 27. Before and after photomontage from Westminster Avenue viewpoint K (before)

View from Westminster Avenue looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.28am 11 JUNE 2016 | N 5618880 E 1931782 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.

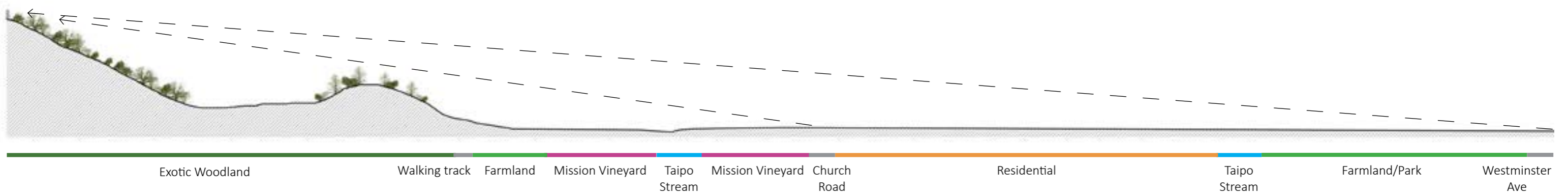


Figure 27. Before and after photomontage from Westminster Avenue viewpoint K (after)
View from Westminster Avenue looking towards the Mission Landscape



Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.28am 11 JUNE 2016 | N 5618880 E 1931782 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.

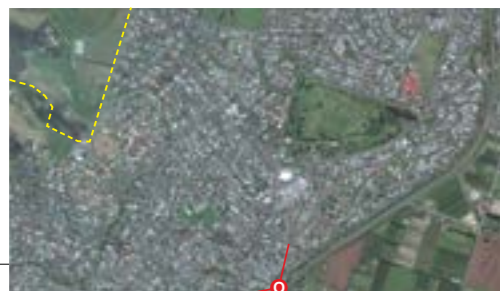
Figure 28.
Cross sections from Westminster Avenue



Section K1

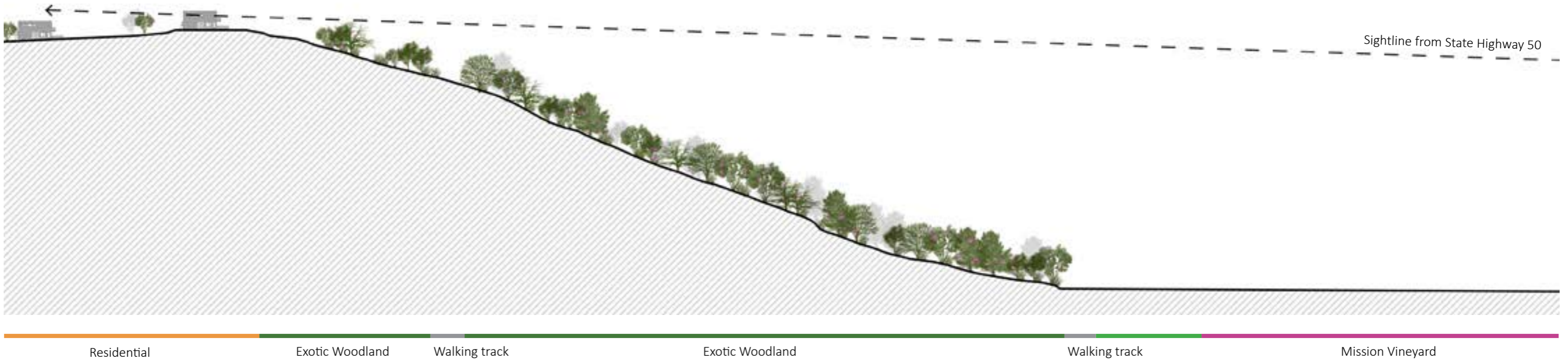
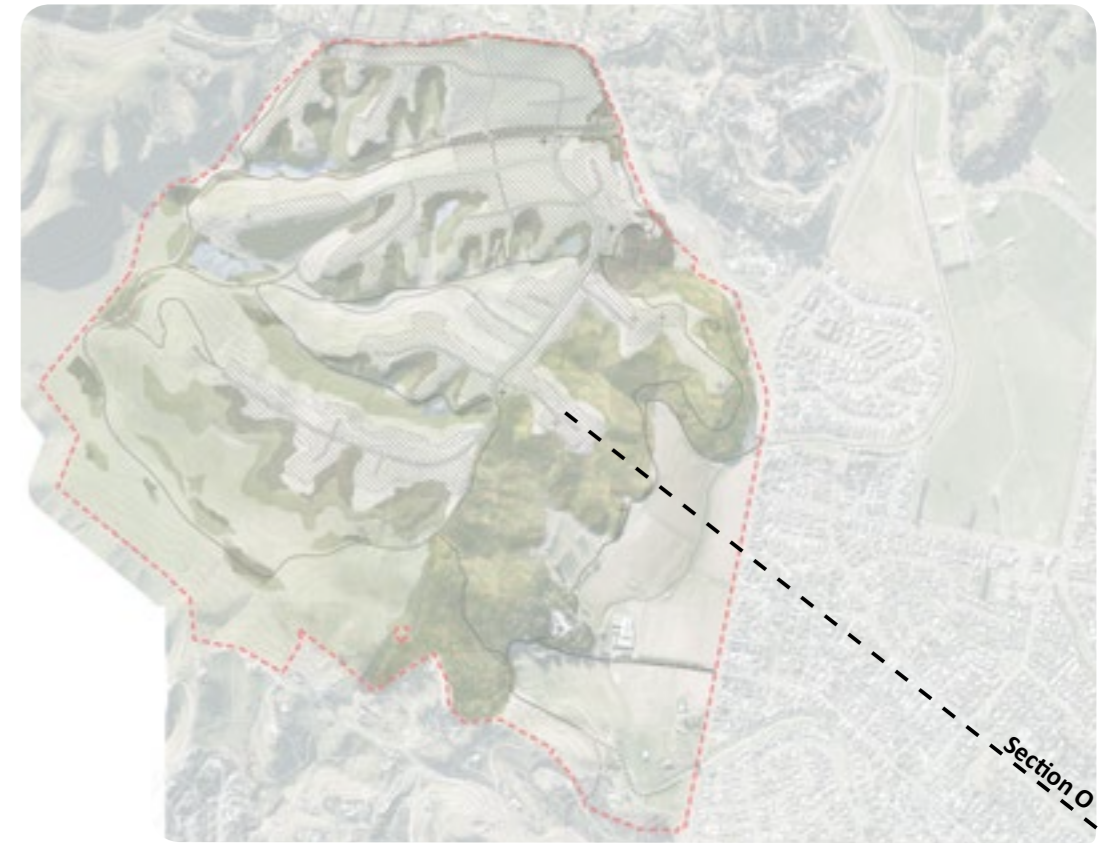


Figure 29. Before and after photomontage from Expressway at Meeanee Road viewpoint O (before)
View from State Highway 50 looking towards the Mission Landscape



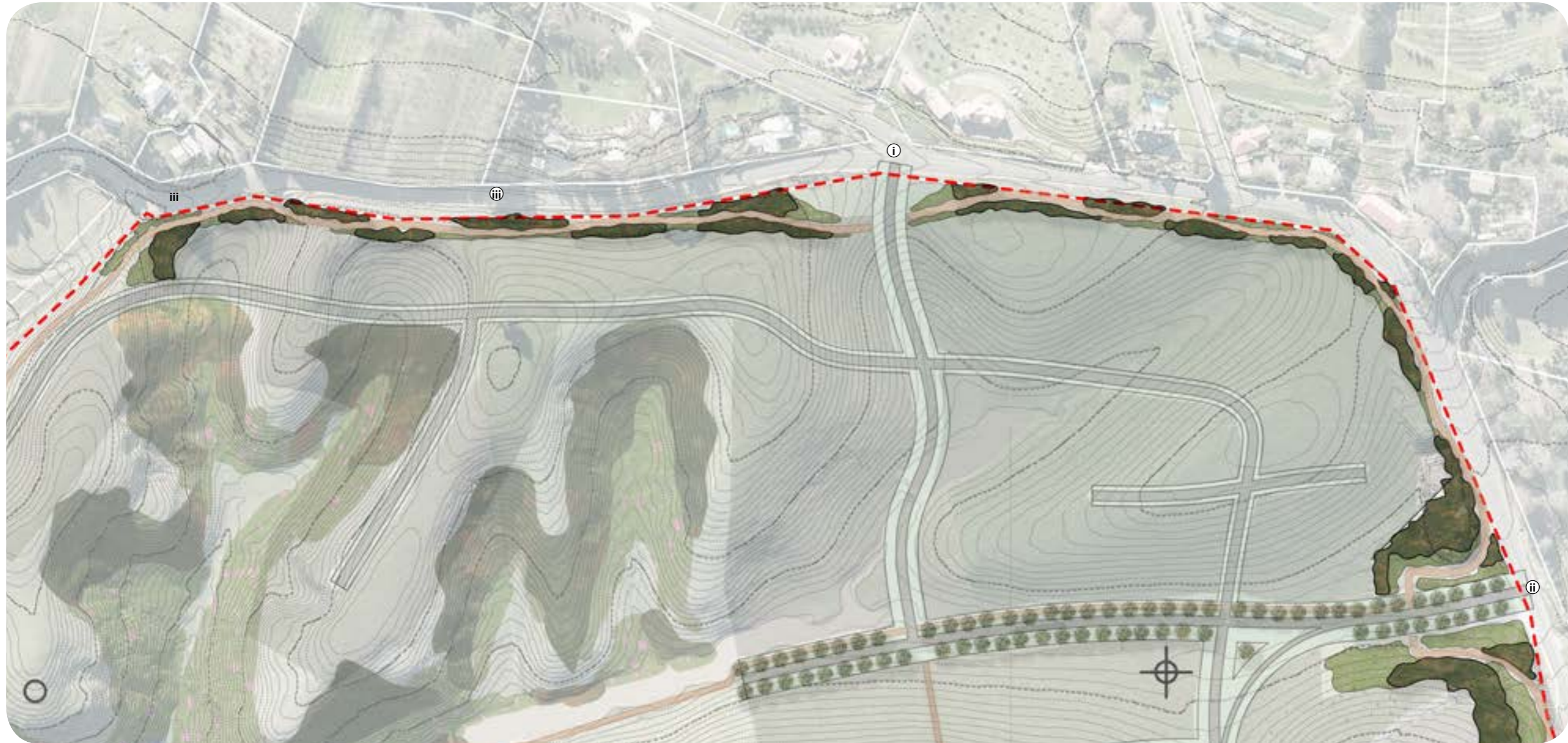
Original Photo Alan England | 50mm | DSLR Nikon D800 | 09.28am 11 JUNE 2016 | N 5618880 E 1931782 (NZTM)
Reading distance for correct scale: 400mm | Viewpoint Elevation: 16m
Photomontages should be used as a guide to field observations.

Figure 30.
Cross sections from Expressway at Meeanee Road



Section O

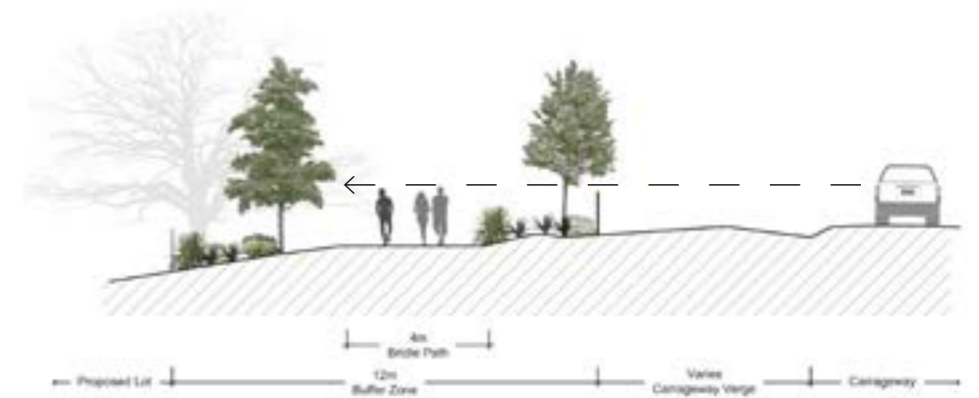
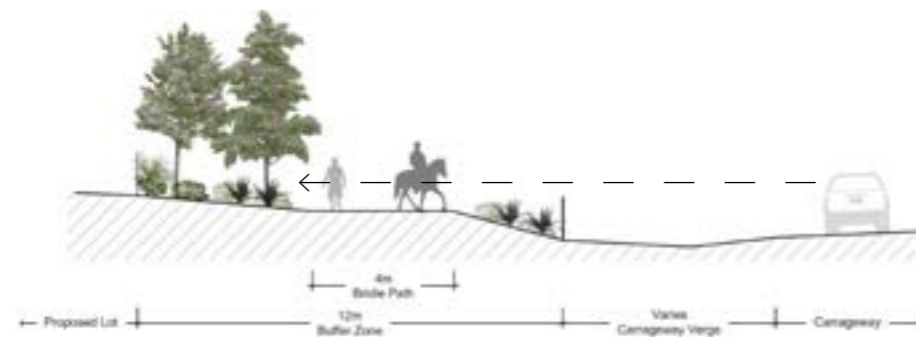
Figure 31.
Plan depicting interface with Puketitiri Road



Scale - 1:3000

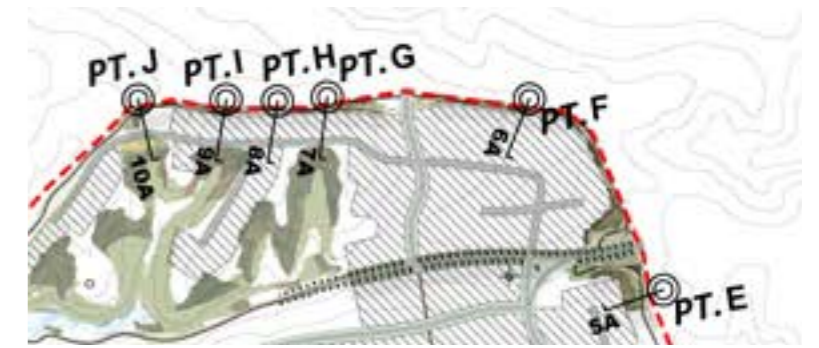
The memorable 'nodes' on Puketitiri Road are:

- (i) The intersection with Puketitiri Road
- (ii) The main entrance to the site
- (iii) The viewshaft climbing the hill toward the north-west corner of the site
- (iv) Opposite the intersection with Prebensen Drive. The bridle path woodland has greater depth at each of these locations



Standard Bridle Path Sections - NTS

Figure 32.
Indicative cross sections depicting interface with Puketitiri Road



Section Viewpoint E



Section 5A illustrates that the hillside rises above the road on the lower stretches of Puketitiri Road (south of the main entrance). The planted hillsides (which is wider in this area) will help screen and filter views to houses above.

Section Viewpoint F



Section 6A illustrates that the land rises slightly above Puketitiri Road east of the intersection with Poraiti Road, before dropping away. Houses will be lower than the road, but screened by the topography. The bridle path woodland will be slightly higher than the road and will intercept views.

Section Viewpoint G



Section 7A illustrates that the land rises slightly above Puketitiri Road just west of the intersection with Poraiti Road, before dropping away. Houses will be higher than the road, but the bridle path woodland will also be slightly higher than the road and will filter views.

Section Viewpoint H



Section 8A illustrates a location where the land rises above Puketitiri Road on a knoll west of the intersection with Poraiti Road. This knoll will be visible in oblique views from the road. However, the bridle path woodland will filter views.

Section Viewpoint I



Section 9A illustrates a location where the land rises from Puketitiri Road before dropping away. Houses will generally be lower than the road. The bridle path woodland will intercept and filter views to the properties.

Section Viewpoint J



Section 10A illustrates a view from Puketitiri Road to the knoll at the north-west corner of the site. Houses will be lower than the road. The bridle path woodland will filter views to the properties.

Scale - 1:200

Note: Each section is based on existing contour information with indicative cut and fill.

“A new community- a place that echoes the distinctive character of Napier Hill”





A2



APPENDIX A2

Proposed Mission Special Character
Zone – Recreation and Open Space
Assessment

isthmus

PROPOSED MISSION SPECIAL CHARACTER ZONE

RECREATION AND OPEN SPACE ASSESSMENT



Client: Marist Holdings (Greenmeadows) Limited
Project: Proposed Mission Special Character Zone
Code: 3568
Report: Recreation and Opens Space Assessment
Status: Final
Date: 30 May 2017
Author: Gavin Lister
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No.	Date	Details	Author	QA
1	30/0517	Final	Gavin Lister	GL

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	Eastern hill face woodland	9
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1 INTRODUCTION

- 1.1 Marist Holdings (Greenmeadows) Limited lodged a private Plan Change to the **City of Napier District Plan** to create a ‘Mission Special Character Zone’ for their land of some 300ha at Greenmeadows. The Plan Change has two main aspects; to maintain the Mission landscape on Church Road, and to provide for a new suburb on hills accessed from Puketitiri Road that echoes some of the distinctive characteristics of Napier Hill. The Structure Plan also provides (amongst other things) for re-planting woodland on the backdrop hill behind the Mission, completing additional links in the Napier’s path network, and adding boutique visitor accommodation within the Mission Estate.
- 1.2 This report responds to requests from Napier City Council (NCC) for further information with respect of the following matters:
- The size, location and purpose of the reserves to be vested
 - Matters relating to the paths including their connectivity
 - Staging of certain aspects such as the reserves, paths and planting of the eastern hill face
 - Matters to do with effects of the art cabins and visitor accommodation.

2 RESERVES

- 2.1 NCC sought further information on the size and locations of the proposed reserves, comparison against the reserve requirement for the existing Western Hills Residential Zone, and justification for the reserves in terms of their purpose and form.

Size and location

- 2.2 The locations of the proposed reserves to be vested are indicated on the Structure Plan. The size, purposes and qualities of the reserves are as follows:

<i>Reserve name</i>	<i>Purpose of reserve</i>	<i>Approx. area</i>
Look out reserve	<ul style="list-style-type: none"> • A destination reserve on the most prominent headland providing views over Taradale and Napier 	2.5 ha
Neighbourhood centre reserve	<ul style="list-style-type: none"> • Small park adjacent to neighbourhood centre – for playground, sitting out, and community events 	0.2ha
Neighbourhood local reserves	<ul style="list-style-type: none"> • Two small reserves on the main spine road providing local pocket parks and entrances to the large open areas in the western valleys 	0.6ha
Puketitiri Road (‘Bridle path’) reserve	<ul style="list-style-type: none"> • Strip reserve to accommodate a path in a treed landscape parallel with Puketitiri Road – also to provide a soft buffer to Puketitiri Road 	2.7 ha
TOTAL		6.0 ha

Comparison with Western Hills Residential Zone requirements

- 2.3 The reserve requirement in the existing Western Hills Residential Zone is 75m² per dwelling. The proposed Mission Special Character Zone provides for up to 550 dwellings which would require approximately 4.1 ha to be vested. The proposed 6 ha exceeds such requirements.
- 2.4 In addition to the 6 ha to be vested, the Structure Plan provides extensive other areas and facilities that will provide recreational and open space amenities:
- The large open land in the western valleys that is to remain in the ownership of Marist Holdings (Greenmeadows) Limited (MHL) and provide stormwater functions, but that will also provide recreation and open space functions for residents;
 - The main public path to be provided over the MHL land, completing an important link in the city wide network, and connecting with the reserves to be vested (i.e. the 'Lookout Reserve', Puketitiri Road Reserve, and the Neighbourhood Local Reserves linking with the open land in the western valleys); and
 - The amenities of the 'Mission Landscape' itself.

Quality of the reserves

- 2.5 The reserves satisfy the criteria set out by Napier City Council for accepting land for reserves. They are varied, fulfil a high quality purposes, and are appropriately located and sized:

<i>Criteria</i>	<i>Assessment</i>
The land must be physically suitable for the purpose for which it will be ultimately used	<p>The reserves are suitable for their purposes:</p> <ul style="list-style-type: none"> • The lookout reserve location provides the best views from the property and is a natural destination. The site contains a wide and flat crest to the headland spur suitable for a reserve. The site also includes sufficient side slopes so that NCC can ensure open views are maintained. • The neighbourhood centre reserve is located on flat land adjacent to the neighbourhood centre – a logical location for such a reserve. • The neighbourhood local reserves are spaced evenly along the main spine road, and provide gateways to the large areas of open land that will remain in the ownership of MHL but nevertheless will be an important part of the recreational amenity of the area – over and above the areas to be vested. They are spaced roughly 400m apart, so that residents will be within a short walk of a local reserve. • The Puketitiri Road ('bridle path') reserve is logically located parallel to Puketitiri Road, where the path will form part of the city network. • The reserves are also designed in conjunction with the paths to form a green network, rather than simply a number of individual reserves. The paths will link the reserves, enable

	circuits, and connect with the large open space areas to the west and the 'Mission Landscape' to the east.
It needs to be the right size and shape for the category of reserve it is being accepted for	<ul style="list-style-type: none"> • The shape and size of the lookout reserve fits the topography of the headland spur. • The neighbourhood centre reserve is regular in shape, has frontages to two streets and the adjoining neighbourhood centre, and is a suitable size for its function at 2000m². • The neighbourhood local reserves have frontages to the spine road, and provide access to the large open areas in the western valleys. The neighbourhood reserves (including the lookout reserve) total 3.3 ha, and the smallest satisfies the requirement of a minimum 2000m². • The Puketitiri Road ('bridle path') reserve shape and width suits its function as a path parallel with Puketitiri Road. While the minimum 12m width of the proposed 'bridle path' reserve does not meet the 20m standard, it is appropriate given that it is open on one side to Puketitiri Road so that the open space corridor has an effective width of at least 32m. The reserve width also varies, increasing beyond 20m at the entrance roads. The reserve width is increased to provide additional room for safe path crossings at the two road entrances to the Mission Special Character Zone – as well as adding to the amenity of the reserve. The reserve is also extended along the western boundary of the site to provide access to the large open space areas in the western valleys (enabling loop tracks). This section follows the valley and exceeds 20m.
The land must only be acquired or accepted as part of the planned requirements as identified in the Essential Services Development Plan, i.e. it should not simply be land left over from a subdivision that has no defined use or purpose.	<ul style="list-style-type: none"> • Each of the proposed reserves is designed to achieve specific recreation and amenity outcomes. • The reserves occupy some of the most valuable land – such as flat land at the centre of the suburb, and land with the best views – rather than 'left over land'.

3 PATHS

Ownership

- 3.1 Any sections of the public paths indicated on the Structure Plan adjacent to streets – including the 'bridle path' and the central section of the ridge path following the spine road – are to be vested with Napier City Council. The remaining sections of public path, which cross land that is to remain in the ownership of MHL, are to have their public access ensured by way of easement on the title. The reason for such an approach is the

need for MHL to retain ownership and control over the visitor and winery production area on Church Road (the 'Mission Landscape'), and over the farmland in the western valleys.

Connections with existing path network

- 3.2 At the northern end of the MHL land the paths connect with the existing paths at Church Road.
- 3.3 At the southern end the preferred alignment meets the boundary of MHL land opposite the 'Church Road Walkway' (and also the access road to Napier City's reservoir). This provides the best connection to Tironui Drive, Sugar Loaf/Pukekura (Annie's Road), and the paths connecting with Kent Terrace. However, such a connection would be at the grace of the owners of the 'Church Road Walkway'. Discussions are continuing with a view to formalising such a connection. There is no other existing legal access to Tironui Drive or Sugar Loaf from the southern boundary of MHL land.
- 3.4 The fall back option would be for the path to connect with Church Road in the vicinity of the south bank of the bridge over the Taipo Stream.



Mountain biking

- 3.5 The public paths are envisaged as walking tracks. Specific provision will not be made for mountain bikes (the sections of track further south on Sugar Loaf and to Kent Terrace are similarly not promoted for mountain bikes) and the surface and grades mean the paths will not be suitable for road or casual recreational biking. Rather, the walking paths will complement the existing cycle path on the flat along Church Road.

4 STAGING

- 4.1 NCC queried the timing or staging of elements such as the woodland on the eastern hill face, the path network, and the reserves.

Eastern hill face woodland

- 4.2 Outcome 14 requires that the planting of the eastern hill face be carried out prior to subdivision of the residential precinct. The outcomes also require that such planting be sufficiently established to screen houses from Church Road when such houses are built.

Paths

- 4.3 The main public path along the ridge would be formed and vested in conjunction with subdivision and development of the spine road. The easement (R.O.W.) connecting across MHL land south of the spine road would be created at the time the spine road is formed to the southern ridge (i.e. the section of road identified as 'Residential Collector Road' on the Structure Plan). It would not be appropriate to form legal access prior to this because of the need to restrict public access during construction for health and safety reasons.

Reserves

- 4.4 The following staging of reserves is envisaged:
- The 'bridle path' vested at the time of first subdivision. It is envisaged that the northern end of the site would be amongst the final stages of development, enabling planting to be carried out well in advance of adjacent development.
 - The lookout reserve, neighbourhood centre reserve, and local neighbourhood reserves would be vested at the time of subdivision of the adjoining land.

5 VISITOR ACCOMMODATION

Art Cabin Area

- 5.1 NCC raised questions about the 'Art Cabin Area' depicted on the Structure Plan extending beyond the extent of the Eastern Hill Face Woodland. The Structure Plan has been revised to remove the anomaly.

Photosimulations

- 5.2 A query was also raised that the photosimulations did not depict 'Art Cabins' or the 'Boutique Hotel'.
- 5.3 Depiction of the art cabins would entail conjecture as to the individual design and location required. There can be confidence that adverse effects will be avoided because

the art cabins will be small (maximum 80m² each), limited to 10 in total, and each will require a separate resource consent as restricted discretionary activities.

- 5.4 The scale and visibility of a boutique hotel can also be reasonably anticipated by the existing underused accommodation buildings that may be refurbished or replaced. Such new boutique accommodation would also be subject to separate resource consent application.

Gavin Lister
Isthmus
30 May 2017