

New Appendix E - Annotated Plan Change Provisions

KEY TO ANNOTATIONS: Blue – Officers S42A recommendation (27 August, prior to expert evidence), Green – Officers S42A Recommendation (12 Sept, post expert evidence and prior to hearing), Purple – Officers S42A Recommendation (post hearing), Orange – Additional changes by Hearing Commissioners

AMENDMENT NO.	CHAPTER	PROVISION	REQUESTED CHANGE	Reasons and Evaluation for Provisions and Amendments to Provisions as Notified (S32AA)
1.	Part 10 – District Plan Appendices	Appendix 26A - Mission Special Character Zone, Design Outcome 7	<p>Amend the following:</p> <p>Design Outcome 7: Design Manual and Review Process</p> <p>A design manual and design review process is to be implemented to ensure houses contribute positively to the streetscape and character of the Residential and Rural Residential Precincts. The design manual is to be submitted with the first subdivision consent application involving land within the Residential Precinct and be given effect to by way of condition of consent. The design review process is to be administered by Marist Holdings (Greenmeadows) Ltd or successor – be a condition of subdivision consent – enforced by consent notice on the title of each residential and rural residential allotment. Napier City Council's role will be to certify that the process is followed in accordance with the condition. The Design Manual will be assessed on its ability to ensure that built development within the Residential and Rural Residential Precincts will give effect to the objectives and policies of the Mission Special Character Zone and in particular objective 51b.4 and policies 51b.4.2 and 51b.4.5. The Design Manual is to include design principles and guidelines which buildings are to be assessed against in the design review process. It is to address such matters as:</p> <ul style="list-style-type: none"> 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 guide is to set out themes characteristic of Napier houses; design principles such as variety, use of materials characteristic of the area, modelling of façade and roof forms to create interest to streetscape and the use of recessive building and colours to mitigate the effects of the development in the Rural Residential Precinct and in the Prominent Visual Development Area). 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 the street boundary as part of the distinctive character of the precinct). Landscape design (including street fencing and contribution of trees in front yards to streetscape). Specific guidelines and design principles for the Neighbourhood Centre (see Design Outcome 9). 	<p>This amendment introduces a new example of what to include in the Design Manual for the Prominent Visual Development Area within the Residential Precinct. The use of recessive building materials and colours is a technique to integrate buildings within the landscape and to avoid buildings that contrast with, and dominate the landscape, to ensure natural values are maintained.</p> <p>Following the expert evidence from MHL, agreement was reached on the inclusion of wording 'use of recessive building materials and colours'. Agreement was also reached on that fact that Design Outcome 7 is specifically relevant to the Residential Precinct and therefore should not include reference to the design manual for the rural residential precinct. For this reason, reference to the rural residential precinct has been deleted from Design Outcome 7 and a new Design Outcome 21 for the design manual for the Rural Residential Precinct has been proposed (see amendment 2. below)</p> <p>Evaluation of Amendments</p> <p>In considering the effectiveness and efficiency of the design outcomes in achieving the Mission Plan Change and District Plan objectives and policies for the residential precinct (51b.3, 51b.3.1) and Residential Environments (4.2, 4.2.3, 4.2.4), I have considered the following costs and benefits:</p> <p>Costs of not including this provision:</p> <ul style="list-style-type: none"> Risk of visually prominent houses in non-recessive colours dominating the skyline Impact on adjacent properties and broader landscape values Restriction in flexibility and freedom of self-expression for property owners. <p>Benefits of including this provision:</p> <ul style="list-style-type: none"> Minimise the effects on landscape values identified in the Napier City Landscape Study Minimise visual impact of development as viewed from Taradale and its surrounds, and in particular from Church Road, adjacent properties and from within the MSCZ.

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				Based on the above, I recommend the changes as set out in the adjacent column.
2.	Part 10 – District Plan Appendices	Appendix 26A - Mission Special Character Zone Design Outcomes – Design Outcome 21.	<p>Insert the following:</p> <p><u>New Design Outcome 21: Rural Residential Design Manual (with consequential renumbering of design outcome 21 to 22)</u></p> <p><u>A design manual is to be implemented to ensure houses in the rural residential precincts contribute positively to the landscape of the Mission Special Character Zone. The design manual is to be submitted with the first subdivision consent application involving land within the Rural Residential Precincts and be given effect to by way of condition of consent. The design review process is to be administered by Marist Holdings (Greenmeadows) Ltd or successor – be a condition of subdivision consent – enforced by consent notice on the title of each rural residential allotment. Napier City Council's role will be to certify that the process is followed in accordance with the condition. The Design Manual will be assessed on its ability to ensure that built development within the Rural Residential Precincts will give effect to the objectives and policies of the Mission Special Character Zone, in particular objectives 51b.3 and 51b.4 and policies 51b.3.1 and 51b.4.5. The Design Manual may form part of the residential precinct design manual but is to include design principles and guidelines which buildings in the rural residential precinct are to be assessed against in a design review process. It is to address such matters as:</u></p> <ul style="list-style-type: none"> • <u>Relationship of house to landscape to retain and protect rural amenity values</u> • <u>House design and appearance (e.g. design principles such as the use of recessive buildings and colours to mitigate visual amenity affects)</u> • <u>A site analysis plan to indicate the defining attributes and features of the sites immediate surroundings e.g contours, roads, reserves and walkways, waterways and wetlands</u> • <u>Landscape design to provide a visual buffer</u> • <u>Consideration of rural heritage values (i.e the traditional farming buildings and yards on the Church Road frontage)</u> 	<p>This new design outcome introduces a Design Manual and Design Review process to the Rural Residential Precinct. This recommendation will ensure the plan change more effectively responds to the significant landscape features identified and recommended for the 'Western Hills' in the Napier Landscape Assessment Report (July 2009). In my opinion, the rural residential precinct provides opportunity for development in areas that are no less sensitive than other visually prominent areas of the MSCZ. The specific policy for the rural residential precinct is:</p> <ol style="list-style-type: none"> a) To enable both rural residential development and on-going farming and forestry activities on land of lower versatility and landscape significance that is unsuitable for full residential development. b) Provide land use controls that are generally consistent with the Rural Residential Zone. c) To enable the efficient use and development of existing building resources. <p>Rural residential development is likely to occur in areas of greater landscape significance within this precinct such as on high points, ridgelines and areas adjacent to the residential precinct where a design manual already applies. In my opinion, reduced intensity of development in the rural residential precinct in the form of larger minimum lot sizes, greater setbacks and smaller site coverage provisions are not in themselves sufficient in mitigating potential visual amenity issues when the landscape is viewed as a whole. The recommendation of a design manual and review process on titles as a method of managing the visual amenity issues in an area identified as a significant landscape feature is deemed appropriate to meet the following obligations under the RMA, MSCZ objectives and existing objectives and policies of the Napier District Plan.</p> <p>Section 7(c) of the Resource Management Act 1991 (RMA) requires Council to have particular regard to the maintenance and enhancement of amenity values. Objective 51b.3 of the Mission Special Character Zone provides 'for the sustainable management of the Mission Special Character Zone including the retention and enhancement of the values of the landscape, heritage, archaeology and versatile land resources that create the special character of the Zone' This aligns with the Rural Environments objective in the Napier District plan 'to protect the city's</p>

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				<p>outstanding natural features, significant landscapes and its rural land from the adverse effects of inappropriate subdivision, use and development of land' and policy 33.2.5 that requires 'specific consideration of the landscape and visual effects of development proposals where they are located on landscapes identified as outstanding or significant in the Napier City Landscape Assessment Study'.</p> <p>The above recommendation has been developed as an appropriate response to submission 7. Merv McNatty who raises concern about the visual impact of the rural residential precinct. Plan Change 12 provides the ideal opportunity to strengthen the District Plan provisions applying to the significant landscape comprising the MSCZ, beyond existing rural residential zoning rules. This is reflective of the precincts location within the MSCZ and the wider significant amenity feature of the Western Hills.</p> <p>In considering the effectiveness and efficiency of the design outcomes in achieving the Mission Plan Change and District Plan objectives and policies for the rural residential precinct (51b.3, 51b.3.1) and rural environments, I have considered the following costs and benefits:</p> <p>Costs of not including a Design Manual and Review process for the Rural Residential Precincts:</p> <ul style="list-style-type: none"> • The risk of visually prominent houses that dominate the landscape rather than complement existing significant amenity values • Reduced flexibility and freedom of expression for property owners • Additional process required for developer and property owners <p>Benefit of requiring a Design Manual and review process for the Rural Residential Precincts:</p> <ul style="list-style-type: none"> • Visual effects on landscape values as identified in the Napier City Landscape Study are minimised • Increased certainty for property owners at the pre-design stage on design expectations as set out in the manual • Reduced risk of visual amenity issues on the Mission Special Character Zone on properties as viewed from adjacent properties and within the precinct itself.

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				Based on the above, I recommend that the changes set out in the adjacent column are appropriate under S32AA of the RMA.
3.	Part 10 – District Plan Appendices	Appendix 26A - Mission Special Character Zone Design Outcomes – Design Outcome 1.	<p>Amend Design Outcome 1, bullet point 4:</p> <ul style="list-style-type: none"> Connected corridors of restored <u>and maintained</u> indigenous vegetation – particularly on South facing slopes. <p>New bullet point added to Design Outcome 1</p> <p><u>Planting of a band of indigenous vegetation (nominally 20m wide) on the south side of the Residential Precinct to soften views of housing, and provide shelter, in the event the existing pine plantation is removed.</u></p>	<p>The inclusion of the word 'maintained' seeks to ensure certainty of the maintenance of the bands of revegetation as per the structure plan. Not including this word creates the risk that there is no expectation in this regard.</p> <p>Repeating the bullet point of Design Outcome 20 in Design Outcome 1 is necessary because Design Outcome 1 applies to the whole zone while Design Outcome 20 is specific to the Landscape & Visitor, Rural Production and Rural Residential Precincts. The required vegetation buffer as shown on the Structure Plan map falls largely in the Residential Precinct. The Statement of Evidence from MHL is in agreement with these amendments to Design Outcome 1.</p> <p>In terms of section 32AA, these amendments are efficient and effective in improving the administration of the plan change provisions, being primarily a matter of clarification rather than substance.</p>
4.	Chapter 51b	51b.1, 51b.2.4, 51b.2.6, 51b.3.5, 51b.4.3, 51b.4.3c, 51b.6(10) and 51b.16a 51b.17	Update all references in Chapter 51b from 'versatile and productive soils' to 'versatile and productive <u>land</u> '	<p>This change aligns terminology with Horticulture NZ, Heretaunga Plains Urban Development Strategy 2017 and the Regional Policy Statement that references the protection of versatile land in favour of terminology concerned with versatile soils. It is more encompassing of all factors influencing versatility, rather than just soils.</p> <p>In terms of section 32AA, these amendments are efficient and effective in improving the administration of the plan change provisions, again being primarily a matter of clarification rather than substance.</p>
5.	Chapter 66 Code of Practice	6.1.3(4)	<p>Delete the following:</p> <p>4. The esplanade reserves for the Taipo Stream shall be 6 metres and 20 metres, except for where it traverses the Mission Special Character Zone where there is no esplanade reserve requirement as shown on Appendix A4 attached.</p> <p><u>Note: Design Outcome 21 in the Mission Special Character Zone Structure Plan provides for a 6m easement for maintenance and stormwater management purposes</u></p> <p><u>Update 6.1.3(4) with the following:</u></p> <p><u>The esplanade reserves for the Taipo stream shall be 6 metres and 20m metres as shown on Appendix A4 attached. Consideration of the need to apply the esplanade reserve for the Mission Special Character Zone shall only apply in the following circumstances (albeit with the exception listed below). Any subdivision application for land Comprised in (either Lot 1 DP 27138 held in Certificate of title W3/453-W1/63 and/or Part Lot 2 DP25932 held in certificate of title HBW1/63 (as</u></p>	Further discussions with HBRC, as Asset Managers of the Taipo Stream have focused on their concerns with the substitution of a 20m reserve corridor for a 6m easement proposed in the plan change and as supported in the S42A report. Concerns were raised in relation to the adequacy of an easement as a substitution to an esplanade reserve that negates any future options of gaining an esplanade reserve if the land use was to change away from productive rural uses. A change in land use would remove the health and safety concerns of public access to a stream that traverses a working vineyard. In addition, the Heretaunga Plains Rivers Control and Flood Drainage Scheme and powers under the Local Government Act 2002 allow the HBRC to undertake stream maintenance on this section of the Taipo Stream without the need for a 6m easement. Rule 71 in the RRMP controls any activity within 6m of the stream that may impede these rights.


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			<p>at 12 September 2018) which falls within the Productive Rural, and/or Landscape & Visitor, and/or Rural Residential (fronting Church Road) Precincts where sites of less than 4ha are created within 100m of the Taipo Stream. The exception to this provision is that no esplanade reserve will be required for sites created through subdivision within the Residential Precinct and the Rural Residential Precinct which adjoins the Residential Precinct.</p> <p>The esplanade reserves for the Taipo Stream shall be 6 metres and 20 metres as shown on Appendix A4 attached. <u>Consideration of the need to apply the esplanade reserve for the Mission Special Character Zone shall only apply in the following circumstances:</u></p> <ul style="list-style-type: none"> <u>Any subdivision application for land comprised in (either Lot 1 DP 27138 held in Certificate of Title W3/453 W1/63 and/or Part Lot 2 DP25932 held in Certificate of Title HBW1/63 (as at 12 September 2018) which falls within the Productive Rural, and/or Landscape & Visitor, and/or Rural Residential (fronting Church Road) Precincts where sites of less than 4ha are created wholly or partly within 100m of the Taipo Stream.</u> <u>Upon such subdivision an esplanade reserve shall be set aside either from, or adjacent to, the site created of less than 4ha.</u> <u>The exception to this provision is that no esplanade reserve will be required for sites created through subdivision within the Residential Precinct and the Rural Residential Precinct which adjoins the Residential Precinct.</u> <p>And consequently, Appendix A4 is to be retained without amendment by Plan Change 12.</p>	<p>This further consideration of the long term effects of an easement over an esplanade reserve requirement has led to an update to recommendation 7. This amendment negates the need to provide a 6m easement on subdivision but provides for an esplanade reserve if land use is to change away from rural uses. Updates to this rule will ensure a 20m Esplanade Reserve is acquired on subdivision of the Rural Residential precinct (Church Road frontage) where the health and safety concerns around public access through a working vineyard do not exist.</p> <p>Minute 4 directed planners from Napier City Council, HBRC and MHL to conference and provide the Panel with a single version of the provisions for an esplanade reserve for the Taipo Stream, including the trigger for requiring the establishment of an esplanade reserve and the corresponding design outcome. The purple text is the outcome of this conferencing for which all parties were in agreement.</p> <p>Evaluation of Amendments</p> <p>In considering the effectiveness and efficiency of this rule in achieving the Mission Plan Change objective 51b.4 and policy 51b.4.3(c) and District Plan objective 5.1.4 (4) and policy 5.2.5 (5), I have considered the following costs and benefits:</p> <p>Costs of not acquiring a 6m easement at the time of subdivision with a provision of obtaining a 20m esplanade reserve in the future, and the cost of not acquiring a 20m esplanade reserve for the Rural Residential Precinct (Church Road Frontage):</p> <ul style="list-style-type: none"> Health and safety issues of an esplanade reserve with public access being acquired adjacent to a working vineyard Impact on ambience of the winery if vineyards were to be removed to allow for the esplanade reserve. A 6m easement does not give sufficient space to achieve effective riparian margin enhancement and is only sufficient for access and maintenance. Inability for public to access the stretch of the Taipo stream that traverses the rural residential precinct (Church Road frontage) <p>Benefits of not acquiring a 6m easement at the time of subdivision with a provision of obtaining a 20m esplanade</p>

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				<p>reserve in the future, and the benefits of acquiring a 20m esplanade reserve on subdivision of the rural residential precinct (Church Road frontage):</p> <ul style="list-style-type: none"> • Heretaunga Plains Rivers Control and Flood Drainage scheme allows HBRC to manage, access and maintain water courses, including the Taipo Stream. Rule 71 of the RRMP prevents any activity that may impede those rights. • This option maintains the opportunity for a 20m esplanade reserve in the future upon subdivision of less than 4ha and within 100m of the Taipo Stream. • An 20m esplanade reserve through the rural residential precinct (Church Rd frontage) will provide the ability to link with the public path network on the opposite side of Church Road and with the MSCZ path network as shown on the structure plan (shown as one of the alternative alignments) <p>Based on the above, I recommend that the changes set out in the adjacent column are appropriate under S32AA of the RMA.</p>
6.	Part 10 - District Plan Appendices	Appendix 26A - Mission Special Character Zone Design Outcomes – Design Outcome 21	<p>Delete the following:</p> <p><u>Design Outcome 21:</u></p> <p><u>Taipo Stream Maintenance Easement Access for Napier City Council (and potentially the Hawke's Bay Regional Council) is secured by easement along both sides of the Taipo Stream within the Productive Rural Precinct and Landscape & Visitor Precinct and Rural Residential Precinct for stream maintenance and stormwater management purposes only. The easement will provide a minimum width of 6 metres except where existing buildings and structures necessitate a lesser width, on both sides of the Taipo Stream for maintenance purposes and be registered on the relevant land titles at the time of the first subdivision of the parent title.</u></p> <p>Insert the following:</p> <p><u>Design Outcome 22: Taipo Stream Esplanade Reserve (renumbered as a result of new Design Outcome 21)</u></p> <p><u>Any subdivision application for land in the Mission Special Character Zone which falls within the Productive Rural, and/or Landscape & Visitor, and/or Rural Residential (fronting Church Road) Precincts where sites of less than 4ha are created within 100m of the Taipo Stream will be subject to the provision of a 20m esplanade reserve requirement. An esplanade reserve of 20m allows for effective stormwater quality improvements, the mitigation of natural hazards and provides for public access and recreational use. Not requiring the esplanade reserve at this point in time mitigates</u></p>	<p>An update to the Design Outcome for the Taipo Stream Easement is required to reflect the above recommendation to rule 6.1.3 (4) and therefore the reasons under section 32AA are as above. As noted above, the purple text is the outcome of agreement reached through conferencing as directed by Minute 4.</p>

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			<p>health and safety concerns of public access through a working vineyard. This allows the productive uses of the MSCZ to continue until such time as there is a change of land use moving away from productive uses to a residential form of development.</p> <p>Any subdivision application for land in the Mission Special Character Zone which falls within the Productive Rural, and/or Landscape & Visitor, and/or Rural Residential (fronting Church Road) Precincts where sites of less than 4ha are created wholly and partly within 100m of the Taipo Stream will be subject to the provision of a 20m esplanade reserve requirement adjacent to those sites. An esplanade reserve of 20m allows for the protection of conservation values and particularly effective stormwater quality improvements, in addition to access for maintenance purposes. An esplanade reserve also provides for the mitigation of natural hazards, public access and recreational use. Not requiring the esplanade reserve at this point in time mitigates health and safety concerns of public access through a working vineyard. This allows the productive uses of the MSCZ to continue until such time as there is a change of land use away from rural activity.</p>	
6.	Chapter 51b	Objective 51b.3,	<p>Update Objective 51b.3 by inserting the following word:</p> <p>To provide for the sustainable management of the Mission Special Character Zone including the retention and enhancement of the values of the landscape, heritage, cultural, archaeology and versatile land resources that create the special character of the Zone.</p>	<p>The inclusion of the word 'cultural' in objective 51b.3 accurately reflects the significance of the area to mana whenua with respect to cultural values and ensures alignment with Councils obligations under section 6(e) and 7(a) of the RMA. See below for s32AA evaluation.</p>
7.	Chapter 51.b	New Policy 51b.3.4	<p>Insert the following policy:</p> <p>Policy 51b.3.4</p> <p>Ensure that kaitiaki status of mana whenua is recognised and provided for through development design that takes into account and reflects the relationship of the site to mana whenua ancestral values.</p>	<p>The inclusion of this new policy provides the mechanism for delivery of objective 51b.3 and provides the basis for Design Outcome 4 of the Structure Plan.</p> <p>In terms of appropriateness, the efficiency and effectiveness of the proposed policy will assist in achieving Objective 51b.3 being 'the sustainable management of the Mission Special Character Zone including the retention and enhancement of the values of the landscape, heritage, cultural, archaeology and versatile land resources that create the special character of the Zone. See below for s32AA evaluation.</p>
8.	Part 10 - District Plan Appendices	Appendix 26A - Mission Special Character Zone Design Outcomes – Design Outcome 3.	<p>Amend the following:</p> <p>Design Outcome 3: Archaeology and Cultural Values</p> <p>Subdivision and development, including tree planting, is to be designed to avoid the disturbance of the 'Recorded Identified Sites' as shown on the Map of Archaeological Sites in Appendix 26F, including a 10m buffer zone around such sites. An updated archaeological Assessment of Environmental Effects is to be submitted with applications for the following activities:</p> <ul style="list-style-type: none"> • Subdivision consent within the Residential Precinct. • Felling the southern pine plantation • Constructing walkway paths 	<p>The amendment to this design outcome seeks to ensure objective 51b.3 and policy 51b.3.4 are delivered through tangible outcomes that recognise and respect cultural values in the design of the development.</p> <p>Evaluation of Amendments</p> <p>In considering the effectiveness and efficiency of the design outcomes in achieving the proposed amendments to the Mission Plan Change objectives and policies (51b.3, 51b.3.4) and District Plan Objectives . I have considered the following costs and benefits:</p>

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			<ul style="list-style-type: none"> Construction of 'art cabin' accommodation <p>Insert the following:</p> <p>Design Outcome 4: Māori Cultural Values</p> <p>Cultural values are to be recognised and respected in the design of the development, in particular, in open spaces and public pathways, to reflect the whakapapa, ancestral names, history and stories of the area through engagement with Te Taiwhenua o te Whanganui ā Orotū and Ngāti Pārau. This may include:</p> <ul style="list-style-type: none"> the erection of pou whenua and/or cultural art on the development. the possible gifting of names for precincts, streets and/or reserves. the acknowledgement of stories in the form of plaques or memorials in the area. locally sourced fruiting and flowering natives appropriate for the environment. the acknowledgement of the historical pathways of Ngāti Hinepare in the design of public pathway 	<p>Costs:</p> <ul style="list-style-type: none"> The risk of not delivering on our obligations under the RMA The risk of not maintaining mana whenua ancestral values depicted through stories, names and historical pathways and associations to place. The lost opportunity to recognise and provide for cultural values on land with historical connections to multiple hapū <p>Benefits:</p> <ul style="list-style-type: none"> The opportunity to increase public knowledge of the significance of the area to mana whenua, educate through story boards and memorials The opportunity for mana whenua to exercise kaitiakitanga within their respective rohe. The opportunity to develop ongoing relationships between the landowner, Council and mana whenua in respect of the plan change area. <p>For the reasons stated above, I recommend the changes set out in the adjacent column will provide the opportunity for cultural values (i.e. relationship of Māori and their culture and traditions with their ancestral lands) to be recognised and provided for in accordance with our RMA obligations.</p> <p>A further administrative amendment has been proposed as a result of matters raised at the hearing. This amendment separates out archaeology and cultural values in the design outcomes to ensure Māori cultural values are given appropriate recognition in the plan change. This change amends Design Outcome 3 to remove the Cultural Values component of this design outcome and places it under a new Design Outcome 4 titled Māori Cultural Values. In terms of section 32AA, these amendments are efficient and effective in improving the administration of the plan change provisions and therefore no further evaluation is needed.</p>
9.	Chapter 51b	<i>Principle Reasons for adopting Objectives and Policies</i>	<p>Insert the following wording to Chapter 51b under the heading "<i>Principle Reasons for adopting Objectives and Policies</i>"</p> <p>Both building and archaeological heritage also add to the Character of the Zone. It is therefore important for the integrity of the Special Character Zone that these values are retained into the future. Similarly, there is a relationship of mana whenua ancestral values to the Zone. It is appropriate for these values to be acknowledged in development design as expressed in Policy 51b.3.6 and further articulated in the Structure Plan Design Outcomes. These mana whenua</p>	<p>In terms of appropriateness, the efficiency and effectiveness of the proposed addition to the '<i>Principle Reasons for Adopting Objectives and Policies</i>' is that it provides clarity and certainty to the proposed amended objective, new policy and amendment to Design Outcome 4. It also usefully references the documentation of Cultural values in the Cultural Impact Assessments prepared in August 2018.</p>

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			<p>ancestral values are documented in cultural impact assessments prepared in August 2018 on behalf of both Ngāti Pārau and Te Taiwhenua o Te Whanganui ā Orotū.</p>	<p>Refer to s32AA evaluation above for an assessment of the costs and benefits of including recognition of Māori cultural values in plan change 12.</p>
10.	Part 10 - District Plan Appendices	Appendix 26A - Mission Special Character Zone Design Outcomes – Design Outcome 11.	<p>Insert the following:</p> <p>Design Outcome 11: Puketitiri Road Buffer Strip</p> <p>A green buffer is to be provided along the boundary of the Residential Precinct with Puketitiri Road to be vested with the Napier City Council. The buffer is to include a path (potentially able to be used as a bridle path) and woodland trees to achieve the following outcomes:</p> <ul style="list-style-type: none"> • A green margin with rural characteristics along Puketitiri Road. • Reduced prominence of Residential Precinct houses as viewed from Puketitiri Road. A landscape and planting plan is to be submitted to Council at subdivision application stage to demonstrate how this will be achieved. • A reserve width of approximately 12 – 20 metres, depending on any localised topographical constraints (Refer to figures 31 and 32 of the Urban Design Statement + Assessment of Landscape and Visual Effects, 2018 Isthmus Report for a concept plan and cross sectional diagrams that depict the reserves interface with Puketitiri Road). • Trees capable of growing to 9m high. • A soft surfaced path (e.g. compacted limestone or similar) that connects the Residential Precinct path network. • An off road connection from Puketitiri Road to Church Road via the path network through the Mission Special Character Zone. • The reserve location and area is to be generally consistent with that shown on the Structure Plan Area Plan Map in Appendix 26B-2 and is to be vested at the time of the first subdivision of the Residential Precinct. If land within the zone is required to be purchased for the upgrading of Puketitiri Road the internal reserve boundary is to be moved to maintain the reserves proposed width and purpose 	<p>This amendment is proposed as a result of matters raised at the hearing. The purpose of these changes is to ensure clarity around the Puketitiri Road Buffer Strip Reserves overall purpose and function, including the timing of its establishment as a means to mitigate environmental effects raised by Submitter 2.</p> <p>Evaluation of Amendments</p> <p>In considering the effectiveness and efficiency of Design Outcome 11 in achieving the Mission Plan Change objectives 51b.3 and 51b.4, I have considered the following costs and benefits:</p> <p>Costs:</p> <ul style="list-style-type: none"> • Risk that the Buffer Strip Reserve will not provide for the retention and enhancement of the special landscape attributes of the MSCZ as proposed through Design Outcome 11 • Risk of adverse visual effects as viewed from Puketitiri Road and adjoining properties <p>Benefits:</p> <ul style="list-style-type: none"> • The creation of a unique reserve with multiple functions (bridle path, public path, screening, biodiversity) • The development of clear expectations between the Council and the landowner. <p>Based on the above, I recommend that the changes set out in the adjacent column are appropriate under S32AA of the RMA.</p>

AMENDMENT NO.	CHAPTER	PROVISION	REQUESTED CHANGE	Reasons and Evaluation for Provisions and Amendments to Provisions as Notified (S32AA)
11.	Part 10 - District Plan Appendices	Appendix 26B – 2: Mission Special Character Zone Structure Plan – Area Plan Map	<p>Amend Structure Plan – Area Plan Map with the following heading:</p>  <p>Structure Area Plan Scale: 1:10,000 @ A4 Date: 02.06.17</p> <p>isthmus MITCHELL DAYSH</p>	<p>This is a consequential change to provide further clarification for Design Outcome 1 and 11 on the specific reserves to be vested in Council. These changes are within scope of submission 2.</p> <p>In terms of section 32AA, these amendments are efficient and effective in improving the administration of the plan change provisions, being primarily a matter of clarification rather than substance.</p>
12.	Chapter 51b	Policy 51b.5.2	<p>Update policy 51b.5.2 with the following wording change:</p> <p>To achieve this objective, the Council will:</p> <p><u>Ensure implementation and retention of</u> Implement and retain woodland planting to the hill face to retain its undeveloped appearance and to stabilise the slope while softening and adding visual interest to the landscape.</p>	<p>This change falls within the scope of a clause 16 (2) amendment under the First Schedule of the RMA. In practice the regulatory method of assessing a resource consent application for subdivision will be considered primarily under Design Outcome 16 and conditions of consent imposed under this provision accordingly. The recommended minor wording amendment to Policy 51b.5.2 will simply make future administration of the policy clear and explicit for all plan users and reflect the reality of what will happen in practice.</p> <p>In terms of section 32AA, these amendments are efficient and effective in improving the administration of the plan change provisions, being primarily a matter of clarification rather than substance.</p>