

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of hearings by Commissioners appointed by the
Napier City Council regarding submissions to Plan
Change 12 to the City of Napier District Plan.

**STATEMENT OF EVIDENCE OF PHILIP ANTHONY MCKAY ON BEHALF OF MARIST
HOLDINGS (GREENMEADOWS) LIMITED**

INTRODUCTION

1. My full name is Philip Anthony McKay and I reside in Hastings. I hold a Bachelor of Regional Planning with Honours from Massey University and am a Member of the New Zealand Planning Institute. I have had some 25 years' experience as a practising planner, with 22 of these working for local government including, development control, plan preparation and general policy planning work. I have also had 3 years' experience as a planning consultant working on a variety of planning tasks.
2. I am currently employed by Mitchell Daysh Limited as a consultant planner. From 2009 until September 2015 I held the position of Environmental Policy Manger with the Hastings District Council. Until I left that position in September 2015, I had primary responsibility for overseeing the Proposed Hastings District Plan and its progress through the Resource Management Act 1991 (the 'Act') Schedule 1 process.
3. Since commencing work as a consultant I have worked with and become familiar with a variety of district and regional plans, including of relevance to this evidence, the City of Napier District Plan and the Hawke's Bay Regional Resource Management Plan.
4. I am a certified Commissioner under the Ministry for the Environment 'Making Good Decisions' programme.

CODE OF CONDUCT

5. I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. My evidence has been prepared in compliance with that Code and I agree to follow it when presenting evidence to the Hearing.
6. I confirm that my evidence is within my area of expertise except where I state that I am relying upon the specified evidence of another person, and that I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

SCOPE/SUMMARY OF EVIDENCE

7. I have been engaged by Marist Holdings (Greenmeadows) Limited ('MHL') to present planning evidence on Plan Change 12 to the City of Napier District Plan.

8. My familiarity with this project dates to involvement with the feasibility studies associated with the development of the Mission Special Character Zone concept in 2015. I have been part of a project team working on the rezoning since that time and was responsible for authoring the following documents originally lodged with Napier City Council (the 'Council') as a private plan change application in February 2017:
 - Mission Special Character Zone – Schedule of Changes to the City of Napier District Plan;
 - Appendix 26A – Mission Special Character Zone, Structure Plan Design Outcomes;
 - New Chapter 51b – Mission Special Character Zone;
 - Mission Special Character Zone Assessment of Environmental Effects and Proposed Plan Change Description; and
 - Mission Special Character Zone – Evaluation Under Section 32 of the Resource Management Act 1991
9. After lodgement of the private plan change I was responsible for coordinating and preparing the various responses to further information requested by the Napier City Council throughout 2017. I also authored the MHL submission dated 9th March 2018 and the further submission dated 16th May 2018.
10. I am familiar with the subject area and have visited the MHL property on numerous occasions, including two walkovers of the proposed Residential Precinct.
11. The purpose of my evidence is to provide the planning basis for the Mission Special Character Zone as notified, which the MHL submission supported in full. My evidence will focus primarily on the changes to the plan provisions recommended by the Officer's Section 42A report.
12. In preparing my evidence, I have reviewed:
 - (a) Plan Change 12 as notified;
 - (b) The submissions lodged on Plan Change 12;

- (c) The Napier City Council *'Plan Change 12: Mission Special Character Zone – S42A Hearing Report'* prepared by Kim Anstey and dated 27 August 2018 (the *'S42A Report'*);
- (d) *'Mission Plan Change 12 Cultural Impact Assessment'* prepared by Mathew Mullany on behalf of Ngāti Pārau; and
- (e) *'Cultural Impact Assessment for Plan Change 12: Mission Special Character Zone'* prepared by Tania Eden for Te Taiwhenua o Te Whanganui ā Orotū.

13. My evidence will address the following matters:

- Background to the Mission Special Character Zone;
- Summary of MHL submission and further submission;
- Assessment of Changes to the Plan Provisions recommended in the S42A Report; and
- My summary and conclusions

BACKGROUND TO THE MISSION SPECIAL CHARACTER ZONE

14. The existing Western Hills Residential Zone¹ in the City of Napier District Plan had its origins in a private plan change from MHL in the late 1990's. A subdivision application to implement the rezoning in the mid 2000's was ultimately withdrawn following further information requests from the Council. MHL subsequently decided that implementation of the Western Hills Residential Zone was not worthwhile due to the earthworks and development costs necessary to meet Council's Code of Practice for Subdivision and Land Development² on the hilly site and uncertainty as to whether the resulting development would meet market and amenity expectations.
15. MHL's 288.6ha property is currently under a mixture of zonings, including the Western Hills Residential Zone (51ha), the Rural Residential Zone (207ha) and the Main Rural Zone (31ha). Both the Western Hills Residential Zone and the Rural Residential Zone provide opportunity for subdivision and development. Such development opportunities have not been taken up to this point in time. Rather the western hill portion of the property has been used for agriculture which in recent times has been a combination of forestry and cattle grazing. The northern

¹ See Appendix 26 concept plan map included as Figure 2 on page 8 of *The Mission Special Character Zone Plan Change - AEE & Proposed Plan Change Description*

² Which comprises Volume 2 of the City of Napier District Plan

portion of the steep eastern hill face has remained largely unutilised since the pine plantation previously covering it was harvested several years ago. The southern portion of this hill face includes a terrace upon which the Mission Estate Buildings are located with surrounding amenity plantings.

16. The flat land adjacent Church Road is currently zoned Main Rural and largely occupied by the vineyard plantings. The Mission Estate wine production buildings are also located on this portion of the property.
17. In 2015 discussions between MHL and the Council were held resulting in agreed development objectives for the MHL property. These are detailed in the AEE and Proposed Plan Change Description (the 'AEE Report') and at paragraph 4.2 of the S42A Report. In summary however they involved landscape protection of the hill face backdrop to the City, opportunities for public walkway connections and ecological corridors and the opportunity for a 'different' style of residential development.
18. The AEE Report details the resource management principles for a plan change that were subsequently developed in consultation between MHL and the Council. The Mission Special Character Zone was ultimately developed in accordance with these agreed objectives and development principles. The intent of the proposed zone is summarised in the AEE Report³ as follows:

The Mission Special Character Zone seeks to provide for the sustainable management of the various land uses of the MHL property 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 character protection principles.

19. The initial development of the new zoning was based on a concept plan designed by Isthmus. The Isthmus Report⁴ prepared to support the Plan Change sets out the intent of the concept as follows:

³ *The Mission Special Character Zone Plan Change - AEE & Proposed Plan Change Description*, Mitchell Daysh Ltd, Updated February 2018 (page 11).

⁴ *Proposed Mission Special Character Zone – Urban Design Statement + Assessment of Landscape and Visual Effects*, Isthmus, February 2018 (page 11).

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.

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.

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.

20. As explained In the AEE Report, the planning tools proposed to implement this design concept are to apply a Mission Special Character Zone over the whole MHL property. Within this Zone, precincts are used to apply different planning provisions as appropriate to the different areas of the property. These consist of the: Residential Precinct; Landscape and Visitor Precinct; Productive Rural Precinct; and Rural Residential Precinct.
21. A full explanation of the planning provisions is provided in section 8 of the AEE Report and summarised in paragraphs 4.4 – 4.9 of the S42A Report. Some of the key justifications for the location and extent of the proposed Residential Precinct are:
 - Retention of the significant landscape character of the eastern hill face as viewed from Church Road, by locating the residential precinct on the top of and to the west of this hill face.
 - Woodland plantings are proposed on the eastern hill face to both enhance the landscape character of the hill face and to screen the closest residential development to the hill top from view from Church Road.
 - The avoidance of the liquefaction, coastal inundation, flooding and tsunami natural hazards that pose risks on the low-lying land within Napier City.

- Opportunity to implement the principles of low impact design in stormwater disposal by use of the western valleys for revegetation and wetlands in a manner that enhances amenity, ecology and stormwater quality, as well as maintaining flows from the property to predevelopment levels.
 - The opportunity for elevated residential sections providing coastal and mountain views and a northerly aspect.
 - Retention of the flat versatile land for primary production in accordance with the direction of the Heretaunga Plains Urban Development Strategy ('HPUDS') and the regional policy statement component of the Hawke's Bay Regional Resource Management Plan (RRMP).
 - Opportunity to incorporate a publicly available walkway system across the MHL property from Puketitiri Road to Church Road linking into the city walkway network.
 - The use of the undulating topography and natural landform to create character and a sense of place in the new residential area that will be distinctive from the existing flat residential growth areas currently available in Napier City.
22. The RMA Schedule 1 process following public notification is set out in section 5 of the S42A Report and in summary resulted in the receipt of 19 submissions and 4 further submissions.
23. Following lodgement of the Mission Special Character Zone Private Plan Change Request with the Council in February 2017 the following bullet points summarise progress to this hearing:
- Responses provided by MHL to further information requests, June and September 2017;
 - Agreement with the Council to a stormwater concept solution to be the basis of a discharge consent application to Hawke's Bay Regional Council ('HBRC') from MHL, November 2017;
 - Napier City Council decision to 'adopt' the plan change under Clause 25, Schedule 1 RMA, December 2017;
 - Public notification of Plan Change, 7 February 2018;

- Lodgement of stormwater discharge application for the future residential development by MHL with HBRC, 3 April 2018;
- Summary of submissions notified, 2 May 2018; and
- Decision to approve stormwater discharge permit (DP180163L) from HBRC, 21 May 2018

SUMMARY OF MHL SUBMISSION AND FURTHER SUBMISSION

24. The MHL submission simply supported Plan Change 12 in its entirety. The decision requested in the submission was:

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

25. In my opinion Plan Change 12 as notified meets the relevant statutory requirements. The evaluation under section 32 lodged with the plan change demonstrates that the objectives of the Mission Special Character Zone are appropriate to achieve the purpose of the RMA; and that the provisions of the Zone, the associated structure plan in Appendix 26A and other district plan provisions incorporated in Plan Change 12, are the most appropriate way to achieve the objectives.
26. I also consider that Plan Change 12 gives effect to the regional policy statement within the RRMP, including section 3.1B 'Managing the Built Environment'. It is my opinion that the policies of 3.1B identifying appropriate land for greenfields residential growth and with criteria for assessing plan changes and structure plans⁵ are met and given effect to by Plan Change 12.
27. By providing a new residential area that will provide choices in meeting the needs of the community for a range of dwelling types and in a manner consistent with HPUDS, I consider Plan Change 12 also gives effect to the National Policy Statement on Urban Development Capacity 2016.
28. Given the above it is my opinion that Plan Change 12 is consistent with the purpose of the RMA in providing for the sustainable management of natural and physical resources.

⁵ Policies UD8, UD10.3, UD10.4 and UD12 as set out in section 9 of the AEE Report.

29. MHL lodged a comprehensive further submission which either supported or opposed each of the submissions received on Plan Change 12. The individual points of the MHL further submission are summarised in the S42A Report in the various submission summary tables.

ASSESSMENT OF CHANGES TO THE PLAN PROVISIONS RECOMMENDED IN THE S42A REPORT

30. In the following part of my evidence I comment on the recommendations in the S42A Report. I focus particularly where changes are recommended to the provisions of Plan Change 12. The subheadings referenced below correspond to the sub headings used in the S42A Report.

Visual Amenity

31. I agree with Recommendation 1 to disallow submission points 2.2, 2.3, 6, 7.1, 7.2 and 7.4 and with the reasons stated at paragraph 6.33 of the S42A Report.
32. Recommendation 2, regarding submission point 7.3 of Merv McNatty recommends changes to Design Outcome 7 to apply the Design Manual and Review Process to houses within the Rural Residential Precinct. Design Outcome 7 as currently worded only applies to the Residential Precinct. An addition is also proposed to the matters to be assessed against in the design review process to include the use of recessive building colours.
33. While such amendments may be effective in ensuring landscape and amenity effects are avoided for development in the Rural Residential precinct, in my opinion the necessity and therefore the efficiency of the amendments is more questionable. I note the Isthmus Report in describing the Rural Residential Zone states⁶:

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.

34. The specific policy applying to the Rural Residential Precinct in the Proposed Mission Special Character Zone is:

⁶ Proposed Mission Special Character Zone – Urban Design Statement + Assessment of Landscape and Visual Effects, Isthmus, February 2018 (page 14).

51b.4.5 Within the Rural Residential Precinct

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 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.

35. The Rural Residential Precinct has therefore been assessed as being less visible and sensitive than other areas of the proposed zone and in keeping with this policy the Zone provisions largely reflect the existing Rural Residential Zone provisions. There are significant differences between the intensity of development in the Residential Precinct compared to the Rural Residential Precinct which I summarise in Table 1 below.

Plan Provision	Residential	Rural Residential
Minimum Subdivision Size	250m ²	5,000m ² minimum average 1.5ha
Minimum boundary setback	1m	6m
Site Coverage	50% of net site area	1,000m ² or 10% of the net site area, whichever is the lesser

36. As can be seen from Table 1, there is a clear differentiation between the two precincts with the opportunity for significantly higher residential densities in the Residential Precinct. In the Rural Residential Precinct there will be significantly more opportunity for the mitigation of visual effects through on sight landscaping and setback distances from boundaries given the greater areas of land within each property (there being a 20 fold difference in the minimum site sizes between the two zones). For these reasons there is lesser opportunity for the visual effects of dwellings to be mitigated in the Residential Precinct, hence the justification for the Design Manual and Review Process set out in Design Outcome 7 of Appendix 26A.

37. In my opinion the wording of Design Outcome 7 is specifically relevant to the Residential Precinct and the way that the Design Outcomes are set out in Appendix 26A, Design Outcomes 4 – 14 are all specific to the Residential Precinct and set out under the Residential Precinct Hearing. Confusion would therefore be caused by also including reference to the Rural Residential Precinct in Design Outcome 7.
38. I accept the point being made in the S42A Report that the recommended amendments would achieve objective 51b.3. I note that objective is however to the whole zone and the assessment in the Isthmus Report (being an Urban Design and Landscape Assessment) is that the Rural Residential Precinct is in the less sensitive areas of the zone in regard to landscape effects. I also note that Gavin Lister or Isthmus who authored the aforementioned report was also the author of the Napier Landscape Assessment Report (July 2009).
39. I also appreciate that Mr McNatty will be concerned about the nature and amenity of the development that may occur in the Rural Residential Precinct over his boundary. I note however that this is the current zoning and in this respect, the Residential Precinct of the proposed Mission Special Character Zone will not change the status quo in regard to minimum site size, yard set backs and site coverage of development that may occur over Mr McNatty's boundary.
40. Given the above, it is my opinion that the objectives of the Mission Special Character Zone as a whole, will be better achieved by not adding reference to the Rural Residential Zone into the Design Outcome 7. I am however comfortable that reference to 'the use of recessive building colours to mitigate the effects of the development in the Prominent Visual Development Area' as recommended to be added to Design Outcome 7 is appropriate.
41. I consider that recommendation 3 in paragraph 6.37 of the S42A Report is appropriate by adding reference to indigenous vegetation corridors being maintained. I also note that the concerns of the submitter, Mr Arnold, can be further addressed by making the additional change suggested in the MHL Further Submission. That is to repeat the reference in the second bullet point of Design Outcome 20 in Design Outcome 1. That bullet point reads:

"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."

42. The reason for this is that Design Outcome 1 applies to the whole zone while Design Outcome 20 is specific to the Landscape & Visitor, Rural Production and Rural Residential Precincts, when the required vegetation buffer as shown on the Structure Plan map falls largely in the Residential Precinct.

Productive Rural Zone Rules

43. I consider both recommendations under the heading 'Recommendation 4' in the S42A Report relating to the Hawke's Bay Fruit Growers' Association submission to be appropriate. That is, to change references to 'versatile and / or productive soils' to 'versatile and productive land'; and to disallow the request to change the status of 'Places of Assembly' from discretionary to non-complying. I also agree with the reasons for those recommendations as set out in the S42A Report.

Landscape and Visitor Precinct

44. I agree that Recommendation 6 of the S42A Report is appropriate. That is, not to make any amendments to Plan Change 12 in response to the submission of Garth Eyles.

Esplanade Reserves

45. I concur with the analysis provided in paragraphs 9.1 – 9.6 of the S42A Report. I note that the matter of esplanade reserves was an area of considerable dialogue between the Council and MHL before the agreement was reached with the proposed 6m easement requirement.
46. Although I agree with Recommendation 7, I point out that the wording shown in underlined font for rule 6.1.3.4 of Volume 2 of the District Plan is actually part of Plan Change 12 as notified. It is the 'Note' that is proposed to follow rule 6.1.3.4 that would be an amendment to the plan change resulting from the recommendation. I consider that this note would provide further clarification and is therefore appropriate.

Infrastructure Services

47. I agree with the analysis provided in 10.1 – 10.5 of the S42A Report and with Recommendation 8 that submission point 5.1 of Lynne Anderson be disallowed and that no changes are made to the Plan Change from the Powerco submission.

Traffic

48. I also agree with the analysis provided in paragraphs 11.1 – 11.3 of the S42A Report and to Recommendation 9 that the traffic related submission points of Keith Moretta, Anthony Kite and Lynne Anderson be disallowed.

Archaeology and Heritage

49. Once again I am in agreement with the analysis provided under these topics in the S42A Report (archaeology paragraphs 12.1 – 12.4; and heritage 13.1 – 13.2) and of Recommendations 10 and 11 that no changes be made to Plan Change 12 as a result of the Historic Places Hawke's Bay submission.

Stormwater

50. The issue of stormwater disposal occupied the greatest time and resource of all the matters discussed from the time of lodgement of the Mission Special Character Zone until now. Napier City Council are now comfortable that the stormwater infrastructure that would be vested with them following subdivision will be appropriate, with the detailed design to be confirmed through the subdivision consent process.
51. In the granting of Discharge Permit DP180163L in May 2018 HBRC has provided regulatory confirmation that subject to the consent conditions any adverse effects of the stormwater discharge from the proposed residential development will be no more than minor and consistent with the provisions of the RRMP.
52. I agree with the analysis provided in paragraphs 14.1 – 14.10 of the S42A Report. I also agree that Recommendation 12 is appropriate for no changes be made to Plan Change 12 as a result of the submissions on stormwater.

Hazards

53. I am in agreement with the S42A Report paragraphs 15.1 – 15.10 in its consideration of natural hazards and with Recommendation 13 that no changes be made as a result of HBRC submission point 13.5.

Cultural Values and Consultation

54. In regard to the issue of cultural values and consultation I have read the respective cultural impact assessments on behalf of Ngāti Pārau and Te Taiwhenua o Te Whanganui ā Orotū.

55. Once again, I agree with the analysis provided in paragraphs 16.1 – 16.12 of the S42A Report, including the documentation of the further consultation process undertaken after the closing date for submissions. I acknowledge that the information provided in these CIAs and the consultation meetings held with Ngāti Parau, Ngāti Pārau and Te Taiwhenua o Te Whanganui ā Orotū and Council representatives, has provided MHL a clearer understanding of the cultural values held over the subject land and surrounds.
56. Recommendation 14 sets out a number of amendments to Plan Change 12 which I comment on as follows.
57. Objective 51b.3 is recommended to be amended by adding the word 'cultural' and then by adding an additional policy to sit under that objective, being Policy 51b.3.4:
- 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.*
58. Firstly, I note that there is an existing Policy 51b.3.4 (as well as a Policy 51b.3.5) and that the recommended new policy should therefore be renumbered to 51b.3.6 to avoid any confusion.
59. While I agree that the recommended new policy is appropriate for achieving the objective 51b.3.4 and the purpose and principles of the RMA, in my opinion consequential changes are required to Chapter 51b under the heading 'Principle Reasons for Adopting Objectives and Policies'. I consider that it would be appropriate to add to the existing wording in this section of Chapter 51b to help give context to the recommended new policy. I therefore recommend that the following addition be made with the additional wording shown in underlined and bold font:

*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 ancestral values are documented in cultural impact assessments prepared in August 2018 on behalf of both Ngāti Pārau and and Te Taiwhenua o Te Whanganui ā Orotū.***

60. The S42A Report also recommends additions to Design Outcome 3. I consider the recommended additions to be appropriate and practicable in clearly articulating how the new policy can be given effect at the time of subdivision design.

Range of Issues

61. I agree with the analysis in the S42A report in paragraphs 18.1 – 18.4.

Assessment Against Relevant Statutory Provisions

Urban Growth and Capacity

62. I agree with the analysis in the S42A report in paragraphs 19.4 – 19.11.

Visual and Landscape

63. I am in general agreement with the analysis in the S42A Report in paragraphs 19.13 – 19.17 but note that I do not consider RMA section 6(b) to be relevant⁷ as the MHL land has not been identified as an outstanding landscape in any regional or City wide landscape assessment. I note that this is acknowledged in paragraph 19.13.

Cultural and Mana Whenua Values

64. Once again, I agree with the analysis in the S42A Report in paragraphs 19.18 – 19.21.

Natural Environment

65. I note that section 6(c) RMA is listed as a relevant provision in the table under the Natural Environment heading in the S42A Report. I disagree that section 6(c) is relevant as there are no areas of significant indigenous vegetation and significant habitats of indigenous fauna within the MHL property⁸. I note that this is acknowledged in paragraph 19.23 of the S41A Report and once again, I agree with the analysis provided in that report (paragraphs 19.22 – 19.24).

Environmental Risk (Natural Hazards, Contaminated Land)

66. I agree with the analysis in the S42A Report (paragraphs 19.25 – 19.28).

⁷ Section 6(b) RMA is listed in the table under the heading 'Visual Landscape' as a relevant provision.

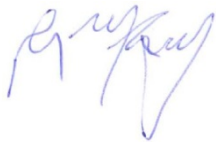
⁸ As confirmed in the Forbes Ecology, Ecological Assessment submitted as a technical document the AEE Report.

SUMMARY AND CONCLUSIONS

67. I consider that Plan Change 12 as notified, meets the relevant statutory provisions of the RMA including achieving the purpose of the RMA and giving effect to relevant national policy statements and the regional policy statement. I also consider that the Plan Change 12 as notified satisfies the tests under section 32 of the RMA.
68. Despite considering Plan Change 12 as notified to be appropriate, I am generally in agreement with the amendments proposed in the S42A Report, except for the following:
- I do not consider it appropriate for Design Outcome 7 to be amended to apply to the Rural Residential Zone as proposed in Recommendation 2. This is because:
 - Design Outcome 7 has been drafted to apply specifically to the Residential Precinct and is located in that portion of Appendix 26A applying only to the Residential Precinct;
 - Future dwellings in the Residential Precinct will be at a significantly higher density than the Rural Residential Precinct and therefore require more careful design to ensure visual effects are avoided, remedied or mitigated;
 - That the Rural Residential Precinct is located in less visually prominent locations within the Zone; and
 - That the Rural Residential Precinct reflects the status quo zoning, therefore the proposed provisions are generally consistent with the current provisions and in my opinion this is appropriate.
 - In my opinion Recommendation 3 should also include an amendment to Design Outcome 1 by incorporating the second bullet point of Design Outcome 20. This relates to the planting of a band of indigenous vegetation (nominally 20m wide) on the south side of the Residential Precinct. This is to ensure that the requirement also applies to land within the Residential Precinct as well as land within the Rural Residential Precinct as Design Outcome 1 applies across all zones.
 - I consider that Recommendation 14 would be more appropriated if several amendments are made, these being:

- To renumber proposed new policy 51b.3.4 to 51b.3.6; and
- To add a consequential amendment under the heading 'Principle Reasons for Adopting Objectives and Policies' for objective 51b.3.4 to articulated how new policy 51b.3.6 is proposed to be implemented.

69. Overall, I consider the Mission Special Character Zone is consistent with the sustainable management purpose of the RMA and will be further enhanced by the recommendations set out in the S42A Report with the amendments suggested in my evidence.



Philip McKay

5th September 2018