



New Appendix 26 - Mission Special  
Character Zone, Structure Plan

## APPENDIX 26A - MISSION SPECIAL CHARACTER ZONE, STRUCTURE PLAN DESIGN OUTCOMES

### INTRODUCTION

The Mission Special Character Zone **Structure Plan**, which includes **maps** and a description of **outcomes**, sets out a framework for development within that zone. Each application for subdivision or land use consent is to make provision for, or be in accordance with, the features shown on the maps (referenced Appendix 26B-G) to achieve compliance with the District Plan. Applicants will also need to demonstrate that their proposals will achieve the relevant design outcomes, which will be used as assessment criteria against which applications for controlled and restricted discretionary activity consent will be assessed, and which will be considered in the assessment of discretionary and non-complying activity applications.

### MISSION SPECIAL CHARACTER ZONE STRUCTURE PLAN MAPS

The Structure Plan includes the following maps:

- Mission Special Character Zone Structure Plan **Overall Map** (Appendix 26B – 1) which shows key features including: land use precincts within the Zone, indicative reserve areas, stormwater infrastructure, indicative road layout, indicative off-road public path routes, areas of proposed revegetation, notable existing buildings and structures, and areas to which specific planning provisions within Chapter 51b relate.
- Mission Special Character Zone Structure Plan **Area Plan Map** (Appendix 26B – 2) which specifies the nominal land areas of the various precincts, open space areas and reserves.
- Mission Special Character Zone Structure Plan - **Water Supply Network Plan** (Appendix 26C)
- Mission Special Character Zone Structure Plan – **Wastewater Plan** (Appendix 26D). The Water Supply and Wastewater Plans depict the indicative layout of proposed service infrastructure and connections with existing networks.
- Mission Special Character Zone Structure Plan - **Stormwater Network Plan** (Appendix 26E), which demonstrates the main on-site infrastructure and management of stormwater, and connections to offsite watercourses.
- Mission Special Character Zone Structure Plan – **Map of Archaeological Sites** (Appendix 26F) which identifies the archaeological features within the zone.
- Mission Special Character Zone Structure Plan – **Residential Precinct 3 Waters Staging Plan** (Appendix 26G) which sets out the staging of the stormwater, wastewater and water infrastructure associated with development of the Residential Precinct.

## MISSION SPECIAL CHARACTER ZONE STRUCTURE PLAN DESIGN OUTCOMES

The Structure Plan includes the following outcomes:

### Zone Wide

#### **Design Outcome 1: Green network and reserves**

The west-facing valleys within the Residential Precinct are to be designed as a single interconnected green network as depicted on the Structure Plan Overall Map in Appendix 26B. The green network is to be designed to integrate stormwater management, ecological functions, recreation and an interconnected path network so as to provide for multi-purpose reserves to be vested in the Napier City Council. In particular, the green network is to include:

- Open grassed areas and wetlands within the valley floors.
- Stormwater ponds and wetlands designed as amenity features.
- Planting design that creates an attractive park-like character.
- Connected corridors of restored indigenous vegetation – particularly on south facing slopes.
- A path network (see Design Outcome 8).
- The location and size of the green network and vested reserves is to be generally consistent with that shown on the Structure Plan Area Plan Map in Appendix 26B-2.
- The reserves identified in Appendix 26B-2 are to be vested at the time of subdivision of the land surrounding the reserve and be fully developed consistent with the purpose of the reserve. As identified on the 3 Waters Staging Plan in Appendix 26G, the time of vesting would be Lookout Reserve – Stage 2; Neighbourhood Centre Reserve – Stage 3; and Local Neighbourhood Reserves – Stages 2 and 5 respectively.

#### **Design Outcome 2: Stormwater**

Stormwater is to be regulated and treated by means of a low impact stormwater system that echoes the natural wetland systems that would have previously existed on the valley floors.

The stormwater system is to meet ‘the design principles of wetlands for stormwater attenuation and treatment’ as set out in the Hawke’s Bay Regional Council, April 2009, *Hawke’s Bay Waterway Guidelines – Low Impact Design*. The system is to achieve best practice from source through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity. In particular, the system is to:

- Be in general accordance with the drawing in Appendix 26E.
- Attenuate stormwater onsite to achieve a discharge at the boundary that is no greater than predevelopment flow.

Wetlands are to be constructed in step with the staging of development within the relevant catchments identified in Appendix 26E and as per the ‘Residential Precinct 3 Waters Staging Plan’ in Appendix 26G.

Stormwater infrastructure is to be vested in the Napier City Council upon subdivision.

In achieving the above outcome subdivision applications are to include:

- Details about what comprises the stormwater infrastructure to be vested, including its design, location and the approximate area of associated land to be vested;
- Relevant easements granted in favour of Napier City Council and formed to an appropriate standard to provide ongoing access over the site for service vehicles and machinery to the stormwater infrastructure and associated land;
- An Operation and Maintenance Plan for the stormwater system and Budget Estimates of the associated annual costs; and

Explanation of how compliance will be achieved with the relevant Hawke's Bay Regional Council regional plan, or resource consent for the diversion and discharge of stormwater from the development on an ongoing basis. This means that there must be a resource consent for the discharge of stormwater from the Residential Precinct in place prior to any subdivision consent being lodged.

### **Design Outcome 3: Archaeology**

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:

- Subdivision consent within the Residential Precinct.
- Felling the southern pine plantation
- Constructing walkway paths
- Construction of 'art cabin' accommodation

## **Residential Precinct**

### **Design Outcome 4: Street network character**

The street network design is to contribute to the creation of a distinctive character within the Residential Precinct, and include features characteristic of the existing street network on Napier hill such as:

- Alignment with the topography (e.g. streets typically aligned along ridges and valleys, and following contours, but also allowing for occasional short, steep sections of street).
- Narrow carriageways (especially away from the principal streets).
- Distinctive intersections in response to topography.

- Non-standard cross sections in response to topography (e.g. footpaths on one side of streets, sloping berms above or below the carriageway, intermittent parking bays fitted to the topography).
- Use of attractive retaining walls (e.g. faced with local limestone rock).
- Garaging permitted close to the street in certain circumstances.
- Avoidance of regular nature strips and street trees – relying instead largely on irregular berms, and on adjacent properties and reserves to create a green character.

Achieving such an outcome will require some departure from Volume 2 of the District Plan, Code of Practice for Subdivision and Land Development, which is more readily applicable to development with a conventional character, particularly on flat land. In this instance a specific design solution is required as provided for under New Zealand Standard 4404.

### **Design Outcome 5: Street network safety and function**

The street network is to be safe and provide an appropriate level of service in conjunction with achieving Design Outcome 4 and in implementing the indicative road network identified on the Structure Plan Map in Appendix 26B-1.

A 'Design and Access Statement', as described in section 3.2.6 of NZS4044, is to accompany applications for subdivision consent. In addition to matters set out in NZS4044, the 'design and access statement' is to demonstrate how the street network will achieve Design Outcome 4 above, including the following considerations:

- Tailoring of street geometry, width and design to naturally reduce traffic speed to promote safety and amenity.
- Attention to gradient in fitting streets to topography. (Steeper grades may be acceptable in certain circumstances over short distances and in low speed environments).
- Provision for pedestrian safety and amenity in a way that contributes to distinctive character (e.g. footpaths may be restricted to one side of the street to suit topography, and may be aligned independently of the carriageway. Generally, footpaths should be a minimum 1.5m wide, but may be wider to compensate for their restriction to one side of the street. In some circumstances streets may be used as shared spaces without the need for separate footpaths).
- Configuration of on-street car parks to suit topography. An overall ratio of 1 car park per residential lot should be provided.
- Incorporation of 'low impact design' stormwater features in the streetscape and adjoining reserve network.
- Incorporation of a second access connection to Puketitiri Road west of the intersection with Poraiti Road as identified on the Structure Plan Map in Appendix 26B-1. This secondary entrance may not be required until the adjacent north western portion of the Residential Precinct is developed and the design of this intersection should seek to avoid disturbance of the nearby archaeological site identified on the Structure Plan Map in Appendix 26B-1. The secondary entrance must be designed and constructed upon the subdivision of that area identified as 'Trigger Area for

Formation of Secondary Puketitiri Road Entrance' on the Structure Plan Map in Appendix 26B-1 to a standard sufficient to mitigate any traffic safety effects.

- Incorporation of a statement identifying departures from the minimum standards of Part C of the Code of Practice for Subdivision and Land Development for roads, setting out the reasons for the alternative approach adopted and how this is consistent with achieving NZS4404.

### **Design Outcome 6: Subdivision allotment design**

The subdivision allotment design is to provide for a mixed community and contribute to the creation of a varied character within the Residential Precinct, including the following characteristics:

- Blocks generally aligned with the topography (e.g. it is envisaged that a typical pattern will be deep lots oriented across the contours with relatively narrow street frontages).
- A variety of lot sizes to accommodate different house typologies (e.g. it is envisaged that lot sizes will vary between approximately 250m<sup>2</sup> and 2500m<sup>2</sup> – and that the lots will be configured to accommodate a mix of house types such as joined and duplex units, free-standing townhouses, family homes on conventional lots, and larger homes on large lots).
- A comprehensive allotment design achieving a variety of lot sizes that is not compromised by the re-subdivision of larger lots (consideration of appropriate legal mechanisms to achieve this is to be provided upon subdivision).
- A sufficient quantity of lots at the smaller end of the size range is to be provided to achieve a variety of lot sizes and an overall yield of 500 – 550 lots.
- A distribution of different lot sizes throughout the Residential Precinct, generally avoiding large agglomerations of similar sized lots (e.g. it is envisaged that small lots and townhouses will be mixed amongst larger lots and family homes, or in small clusters).
- Strategic placement of lots to contribute to a distinctive character for the Residential Precinct (e.g. grander homes on landmark sites, distinctive higher density buildings in a small cluster around the neighbourhood centre).

### **Design Outcome 7: Design Manual and Review Process**

A design manual and design review process is to be implemented to ensure houses contribute positively to the streetscape and character of the Residential Precinct. 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 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 Precinct will give effect to the objectives and policies of the Mission Special

Character Zone and in particular objective 51b.4 and policy 51b.4.2. 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:

- 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, 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 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).

The Design Manual is also to include details of the design review process including:

- Composition of the panel (it is envisaged the panel will include a representative of Marist Holdings Ltd (or successor), one or two design professionals covering architecture, urban design and landscape as appropriate, and an officer seconded from Napier City Council).
- Information required from applicants.
- Format for review sessions and minutes.
- The process for resolving any disputes.

### **Design Outcome 8: Path network**

An interconnected public path network is to be provided within the Residential Precinct generally consistent with the 'public paths' notation on the Structure Plan Map in Appendix 26B – 1, including the following specific outcomes:

- Integration of street footpaths and off-street paths.
- Walkability within the Residential Precinct, making use of 'short-cut' rights-of-way where appropriate, with particular attention to walkable access to the neighbourhood centre.
- Recreation routes that maximise experience of the varied topography and views, and provide different circuit permutations.
- Connection of the Residential Precinct with the Mission Landscape and Visitor Precinct (including connection via the Mission to Church Road – Note also Design Outcome 17).
- Connection of the Residential Precinct with Puketitiri Road opposite the intersection with Poraiti Road

- Where located within public road reserve or vested reserves formation is to be consistent with the 'path' classification in Standards New Zealand Hand Book 8630:2004 *'Tracks and Outdoor Visitor Structures.'*
- Where located outside of road reserves or vested reserves, a public access easement is to be provided of a minimum 3m width with track formation consistent with the 'short walk' classification in Standards New Zealand Hand Book 8630:2004 *'Tracks and Outdoor Visitor Structures.'*
- The path network identified in Appendix 26B-1 is to be developed and provided at the time of subdivision of the surrounding land unless a specific Design Outcome relating to that section of path states otherwise (see Design Outcome 11 9 'Puketitiri Road Buffer Strip').

### **Design Outcome 9: Neighbourhood centre**

A neighbourhood centre is to be provided in a central location as depicted in the Structure Plan Map Appendix 26B-1. The Neighbourhood Centre will be of a suitable size to provide a cluster of local shops, residential apartments and associated car parking. The size of the Neighbourhood Centre will be generally consistent with the Structure Plan Area Plan Map in Appendix 26B-2. Guidelines specific to this area will form part of the Design Manual to be approved as a condition of subdivision consent. Such guidelines are to achieve the following outcomes:

- A distinctive 'town centre' character as a focus for the Residential Precinct.
- Design (buildings and landscape) in keeping with Napier's sense of place.
- A sufficient mix of activities to create a social hub, and provide for residents' day-to-day needs.
- A positive interface with the Central Community Reserve (see Design Outcome 10).

To achieve such outcomes the guidelines for the neighbourhood centre will specifically address such matters as:

- Street frontage conditions (ground floor activities, minimum and maximum building height, minimum floor-to-ceiling height for the ground floor, glazing, verandas, entrances).
- Streetscape and appearance (including materials, signage, façade treatment).
- Provision for residential apartments on upper floors.
- Parking, vehicle crossings, loading and service areas.

### **Design Outcome 10: Central Community Reserve**

In addition to the extensive green network, a community reserve is to be provided adjacent to, the neighbourhood centre. Its design is to achieve the following outcomes:

- An open green space that can accommodate community events.
- An attractive sitting-out place within view of the commercial and community facilities.
- A playground with a distinctive character that reinforces the identity of the Residential Precinct and draws people to the reserve.
- Provision for all ages including children, families and the elderly.



- The reserve location and area is to be generally consistent with that shown on the Structure Plan Area Plan Map in Appendix 26B-2.

### **Design Outcome 11: Puketitiri Road Buffer Strip**

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:

- A green margin with rural characteristics along Puketitiri Road.
- Reduced prominence of Residential Precinct houses as viewed from 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.

### **Design Outcome 12: Wastewater**

Wastewater is to be connected to the Napier City Council's 150mm diameter rising main east of the Council's Pinotage Pump Station, in general accordance with the drawing in Appendix 26D.

The construction of the on and off site components of the proposed wastewater system are to be timed in accordance with the development stages shown on the Residential Precinct 3 Waters Staging Plan in Appendix 26G.

Pump stations are to be installed to ensure the adequate conveyance of wastewater from the gravity system within the Residential Precinct to the Council network.

Wastewater infrastructure is to be vested with the Napier City Council.

### **Design Outcome 13: Water Supply**

Water supply is to be from the existing reservoir within the Mission Special Character Zone as shown on the drawing in Appendix 26C.

Water supply reticulation within the Residential Precinct is to be undertaken in accordance with the Napier City Council Code of Practice for Subdivision and Land Development and is to be consistent with the Residential Precinct 3 Waters Staging Plan in Appendix 26G.

Water supply infrastructure is to be vested in the Napier City Council.

## **Design Outcome 14: Geotechnical Stability**

That for each stage of development a detailed investigation of the existing ground and proposed earthworks is to demonstrate that each lot will satisfy the requirements of 'good ground' under the New Zealand Building Code: NZBC B1/AS4.

## **Landscape and Visitor Precinct / Rural Production Precinct / Rural Residential Precinct**

### **Design Outcome 15: Mission Landscape**

The overall outcome is to maintain and enhance the special amenity of the Mission landscape, and to enhance the visitor activities associated with the Mission. Particular landscape outcomes include:

- Retention of the visual dominance of the Grande Maison as the keynote building
- Maintenance of the picturesque Mission landscape composition comprising of:
  - Foreground vineyard on the flat land adjoining Church Road
  - Grande Maison and associated buildings on the middle-ground terraced spur
  - Backdrop wooded hillside
- Retention of other characteristic elements including:
  - Views of Pukekura / Sugar Loaf as a background feature (acknowledging that the hill falls outside the Mission Special Character Zone).
  - The distinctive avenue of pollarded plane trees and gateway from Church Road.
  - The separate cluster of 'retreat' buildings on the hillside at Mary Knoll.

It is noted that other buildings are part of the existing landscape including the cluster of winery buildings below the Grande Maison, including the historic cellars, the traditional woolshed, and other scattered rural buildings amongst the vineyard.

### **Design Outcome 16: Woodland hillside**

The hillside facing Church Road, behind the Mission vineyard and Grande Maison, is to be planted with trees established prior to subdivision of the Residential Precinct and is to be retained as a woodland to achieve the following specific outcomes:

- A high amenity landscape comprising a mix of deciduous and evergreen species.
- A green skyline and backdrop to the Mission landscape when viewed from Church Road.
- The screening of houses in the Residential Precinct when viewed from Church Road.
- Provision for paths and 'art cabins' within the woodland (see Design Outcome 19).
- Long term retention of the woodland backdrop while providing for individual trees to be selectively harvested on an on-going basis. Such harvesting is not to apply to trees on the upper slopes so that the skyline retains a permanent screening function and is to be undertaken so that the green woodland backdrop is maintained.

## **Design Outcome 17: Public Path**

A publicly accessible path is to be provided through the Landscape and Visitor Precinct to connect with the existing Napier City Council path network upon the subdivision of the land identified in Stage 5 of the '3 Waters Staging Plan' in Appendix 26G (when the Residential Collector Road, from which the path will extend, reaches its southern most extent along the main ridge). Side paths such as that to the Lookout Reserve will be developed at the same time as the corresponding reserve that access is being provided to. The path may overlap onto adjoining precincts within the Mission Special Character Zone. The path (including any side path connections) is to achieve the following outcomes:

- Connection with the existing public network at Tironui Drive behind Mary Knoll (potentially using access to the Napier City reservoir with the agreement of the neighbouring landowner) at the southern end and in the vicinity of the Church Road / Prebensen Drive roundabout to the north. Alternatively the southern walkway connection is to be directly to Church Road adjacent the Taipo Stream crossing as shown on the Structure Plan Map in Appendix 26B-1.
- A high amenity experience of the Mission landscape.
- Access to hilltop lookouts.
- A public access easement of a minimum 3m width with track formation consistent with the 'short walk' classification in Standards New Zealand Hand Book 8630:2004 *'Tracks and Outdoor Visitor Structures.'*

By way of explanation, it is envisaged the path will follow an existing farm track behind the amphitheatre and the main ridgeline with a spur path that will lead to the Grande Maison.

## **Design Outcome 18: Boutique Hotel Accommodation & Associated Activities**

Provision is made for a boutique hotel and associated commercial activities to complement the Grande Maison and existing visitor activities. The location is depicted on the Structure Plan Map in Appendix 26B as 'Mission Estate Commercial Activity Area' – namely on the terraced spur to the west of, and behind, the Grande Maison in the area currently occupied by the former accommodation buildings and tennis courts.

Development of such visitor facilities is to achieve the following:

- Retention of the Grande Maison as the most visually prominent keynote building.
- Design that complements the Grande Maison so that new buildings appear part of a coherent group. (This does not mean new buildings should replicate the period style of the Grande Maison, but that the architecture responds to such matters as line, proportion, rhythm, materials and colour so as to appear in keeping with, but not visually competing with, the keynote building).

## **Design Outcome 19: Art Cabins**

'Art cabin' visitor accommodation is provided for within the Mission landscape within the area depicted on the Structure Plan Map in Appendix 26B as 'Art Cabin Area' – on the lower

slopes of the woodland hillside behind the vineyard. Each cabin is to be small, individually designed, and located in individual settings. They are envisaged as a visitor attraction operating as an adjunct to a boutique hotel.

The 'art cabins' are to achieve the following characteristics:

- Small scale – each cabin to have a maximum 80m<sup>2</sup> footprint.
- Individuality – each cabin to have a separate setting and unique design that expresses architectural virtuosity.
- Strong sense of place – each setting is to be selected to provide a special visitor experience, and the architecture designed to celebrate the setting.
- Uncluttered by cars and parking – access to be by foot or special golf-cart type vehicle to achieve the feel of the cabin immersed within the landscape.

### **Design Outcome 20: Rural Residential Precinct Buffer**

The rural residential zone is to provide a buffer between the Residential Precinct and Productive Rural Precinct and the adjacent properties to the south. Specific outcomes for this precinct include:

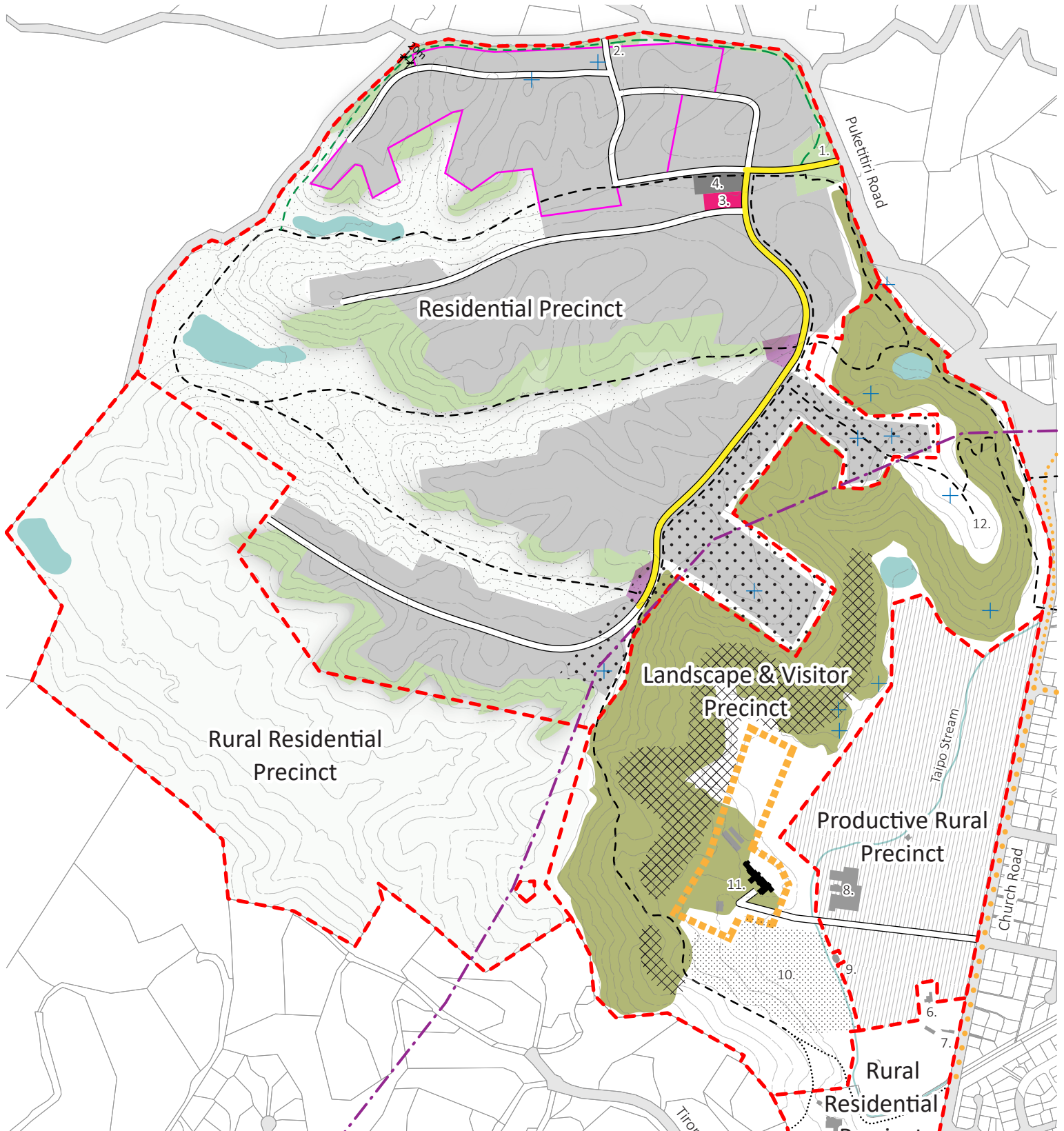
- Maintenance of open farmland on the Church Road frontage of the Rural Residential Precinct.
- Planting of a band of indigenous vegetation (nominally 20m wide) on the south side of the Residential Precinct to soften views of housing, and provide shelter, in the event the existing pine plantation is removed.

### **Design Outcome 21: 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, 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.

**Appendix 26B - 1: Mission Special Character Zone Structure Plan - Overall Map**



**Legend:**

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #444; border: 1px solid #000; margin-right: 5px;"></span> Neighbourhood Centre - 0.25ha</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccc; border: 1px solid #000; margin-right: 5px;"></span> Indicative Urban Residential Development Extent</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808000; border: 1px solid #000; margin-right: 5px;"></span> Eastern Hill Face Woodland</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid #000; margin-right: 5px;"></span> Revegetation</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed #000; margin-right: 5px;"></span> Indicative Open Space including Reserve Areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Vineyard</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000; margin-right: 5px;"></span> Grande Maison</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dotted #000; margin-right: 5px;"></span> Concert Venue</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Indicative Internal Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid #FFD700; margin-right: 5px;"></span> Residential Collector Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid #000; margin-right: 5px;"></span> Neighbourhood Local Reserves</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000; border: 1px solid #000; margin-right: 5px;"></span> Prominent Visual Development Area</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccc; border: 1px solid #000; margin-right: 5px;"></span> Existing Building</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808000; border: 1px solid #000; margin-right: 5px;"></span> Art Cabin Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed #FFA500; margin-right: 5px;"></span> Mission Estate Commercial Activity Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed #000; margin-right: 5px;"></span> Public Paths</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dotted #000; margin-right: 5px;"></span> Public Paths - Alternative Alignment</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid #008000; margin-right: 5px;"></span> Puketitiri Road Buffer Strip Reserve (Bridle Path)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed #FFA500; margin-right: 5px;"></span> Bus Route - Existing</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dotted #FFA500; margin-right: 5px;"></span> - Potential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Recorded Archaeological site</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid #800080; margin-right: 5px;"></span> Unison 33Kv Transmission Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid #000; margin-right: 5px;"></span> Stormwater Management Wetlands</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed #FF0000; margin-right: 5px;"></span> Extent of Zone &amp; Precinct Boundaries</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed #FF0000; margin-right: 5px;"></span> Trigger Area for Formation of Secondary Puketitiri Road Entrance</li> </ul> |
|---|---|

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

**Structure Plan**

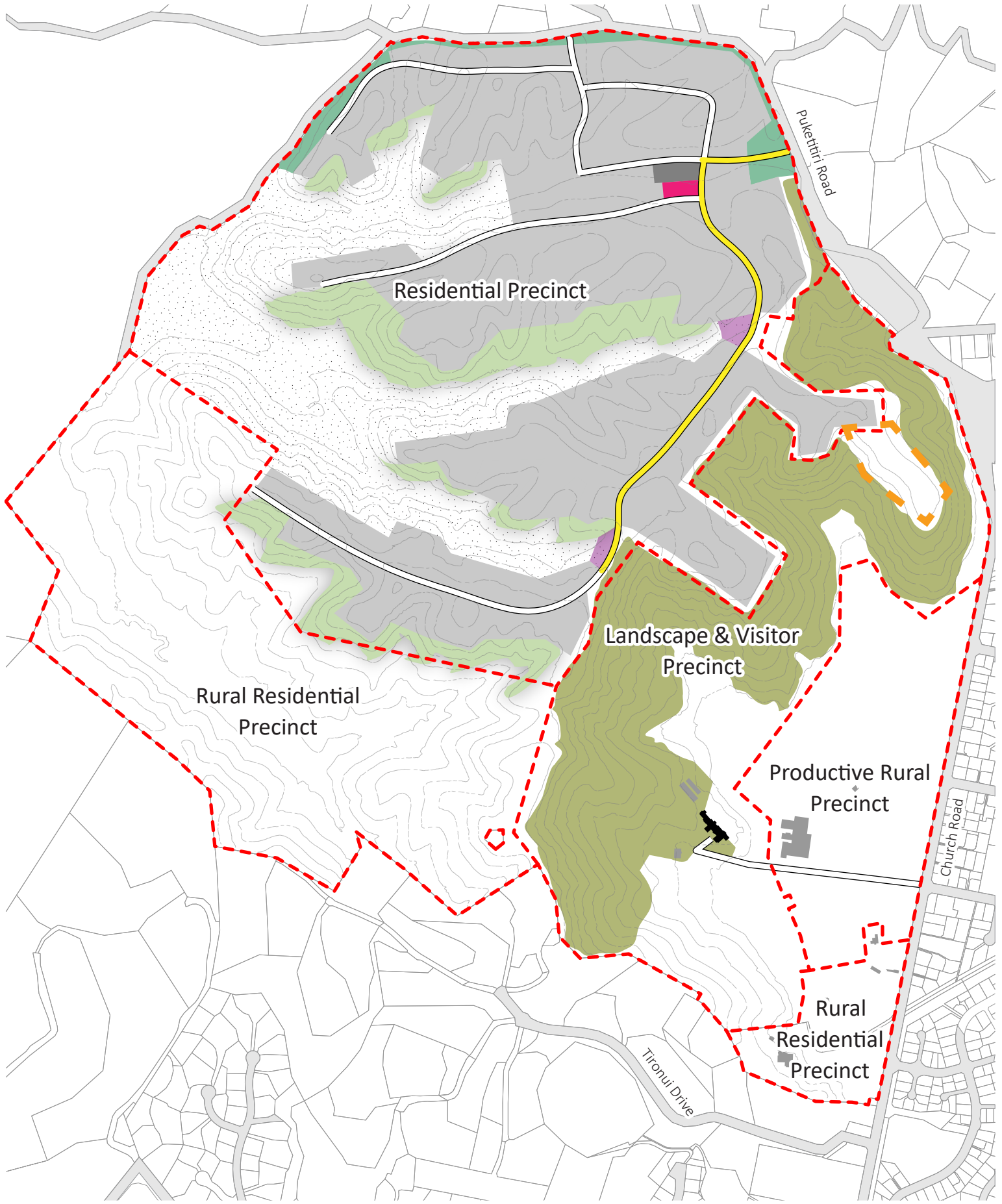
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**Appendix 26B - 2: Mission Special Character Zone Structure Plan - Area Plan Map**



Residential Precinct	135ha
Rural Residential Precinct	60ha
Landscape & Visitor Precinct	95ha
Productive Rural Precinct	24ha
Rural Residential Precinct	7ha

Indicative Internal Road- 2.8km
Residential Collector Road- 1km
Eastern Hill Face Woodland - 43ha
Revegetation - 14ha
Indicative Open Space including Reserve Areas - 58ha

Lookout Reserve - 2.5ha
Neighbourhood Centre 0.25ha
Puketitiri Road Buffer Strip Reserve - 2.7ha
Neighbourhood Centre Reserve - 0.2ha
Neighbourhood Local Reserves - 0.6ha

**Structure Area Plan**

Scale: 1:10,000 @ A4

Date: 02.06.17

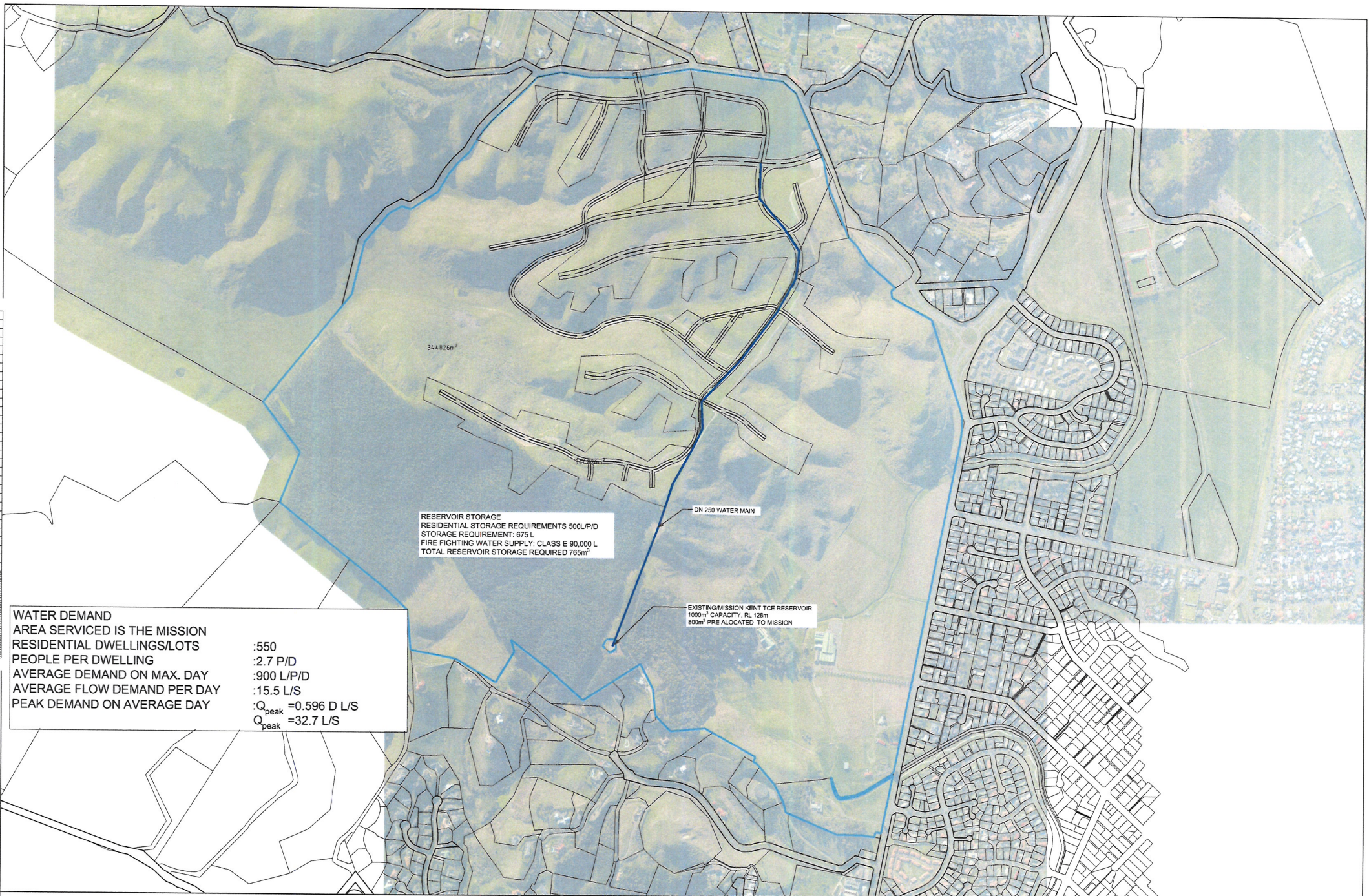
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**Appendix 26C: Mission Special Character Zone Structure Plan -  
Water Supply Network Plan**

ORIGINAL SIZE A1  
200mm DID NOT SCALE - IF IN DOUBT, ASK



RESERVOIR STORAGE REQUIREMENTS 500L/P/D  
 STORAGE REQUIREMENT: 675 L  
 FIRE FIGHTING WATER SUPPLY: CLASS E 90,000 L  
 TOTAL RESERVOIR STORAGE REQUIRED 765m³

EXISTING/MISSION KENT TCE RESERVOIR  
 1000m³ CAPACITY - RL 128m  
 800m³ PRE ALLOCATED TO MISSION

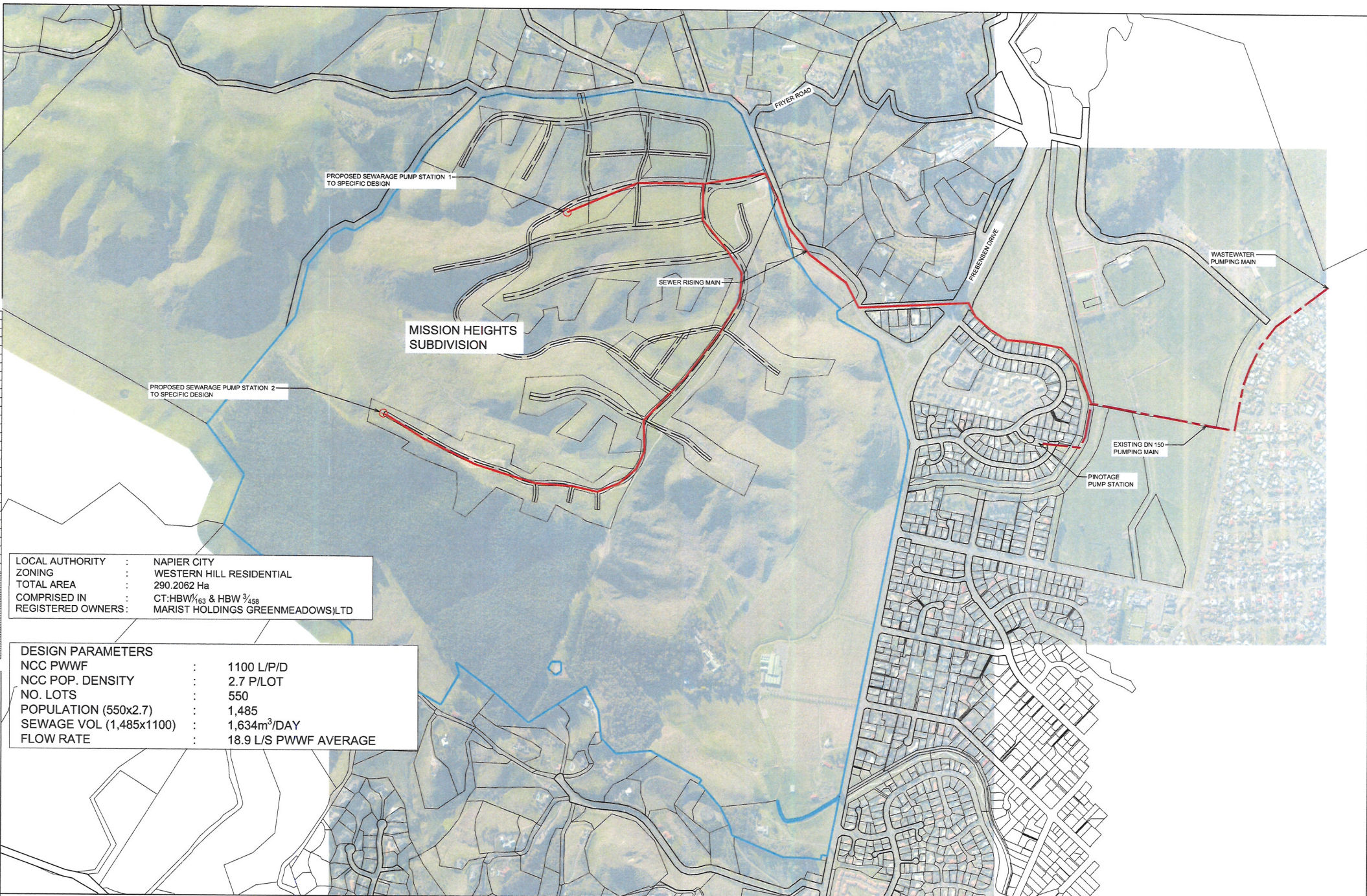
**WATER DEMAND**  
 AREA SERVICED IS THE MISSION  
 RESIDENTIAL DWELLINGS/LOTS :550  
 PEOPLE PER DWELLING :2.7 P/D  
 AVERAGE DEMAND ON MAX. DAY :900 L/P/D  
 AVERAGE FLOW DEMAND PER DAY :15.5 L/S  
 PEAK DEMAND ON AVERAGE DAY :  
 $Q_{peak} = 0.596 D L/S$   
 $Q_{peak} = 32.7 L/S$

Revision	Reason For Issue	Date	By
A	SCHEME PLAN	11/11/16	AMa

Designed	AMa	A1 Scale	1:5000
Drawn	AMa	A3 Scale	1:10000
Checked	RN		
Date	NOVEMBER 2016		
Project No	J4042	Sheet	Division
		C01	A

**Appendix 26D: Mission Special Character Zone Structure Plan -  
Wastewater Plan**

ORIGINAL SIZE A1



LOCAL AUTHORITY : NAPIER CITY  
 ZONING : WESTERN HILL RESIDENTIAL  
 TOTAL AREA : 290.2062 Ha  
 COMPRISED IN : CT:HBW<sup>163</sup> & HBW<sup>3458</sup>  
 REGISTERED OWNERS : MARIST HOLDINGS GREENMEADOWS\,LTD

DESIGN PARAMETERS

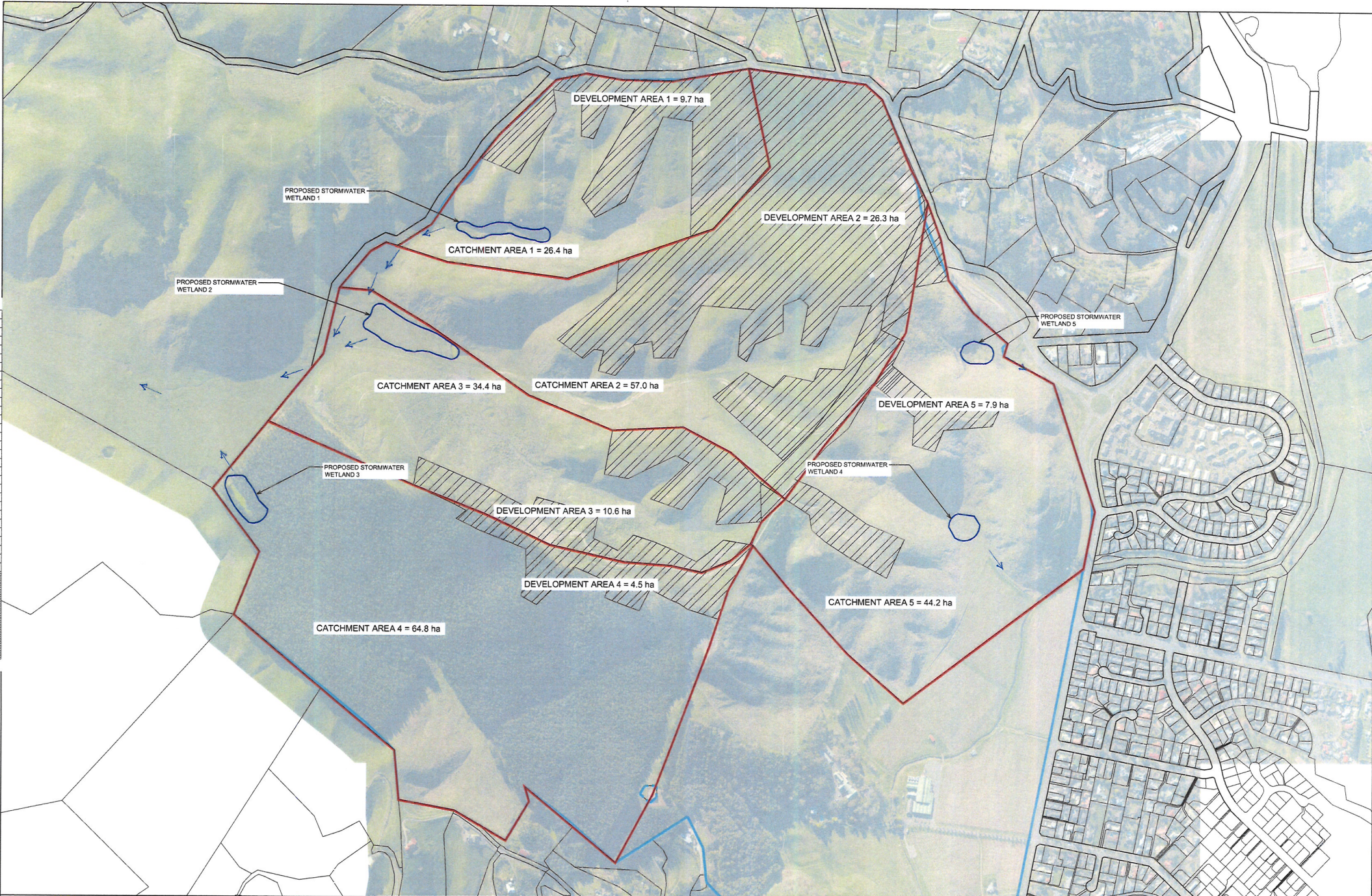
NCC PWWF : 1100 L/P/D  
 NCC POP. DENSITY : 2.7 P/LOT  
 NO. LOTS : 550  
 POPULATION (550x2.7) : 1,485  
 SEWAGE VOL (1,485x1100) : 1,634m<sup>3</sup>/DAY  
 FLOW RATE : 18.9 L/S PWWF AVERAGE

Revision	Reason For Issue	Date	By
A	SCHEME PLAN	11/11/16	AMa

Designed	AMa	A1 Scale	1:5000
Drawn	AMa	A3 Scale	1:10000
Checked	RN		
Date	NOVEMBER 2016		
Project No.	J4042	Sheet	C02
		Division	A

**Appendix 26E: Mission Special Character Zone Structure Plan -  
Stormwater Network Plan**

ORIGINAL SIZE A1  
DO NOT SCALE - IF IN DOUBT, ASK



**stratagroup**  
CONSULTING ENGINEERS  
Structural Fire Geotechnical Civil Strategic Planning

PO Box 758  
Unit 1 308 Queen St. East  
Hastings, New Zealand  
P 06 876 7646  
F 06 876 7645  
email info@sgj.nz

THE CONTRACTOR IS TO BE AWARE OF ALL INSPECTIONS TO BE MADE BY THE ENGINEER AS A REQUIREMENT OF THE PRODUCER STATEMENT PS4 CONSTRUCTION REVIEW DOCUMENTATION. THE ENGINEER WILL REQUIRE 24 HOURS NOTICE PRIOR TO ANY INSPECTIONS.

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Revision	Reason For Issue	Date	By
A	SCHEME PLAN	11/11/16	AMa

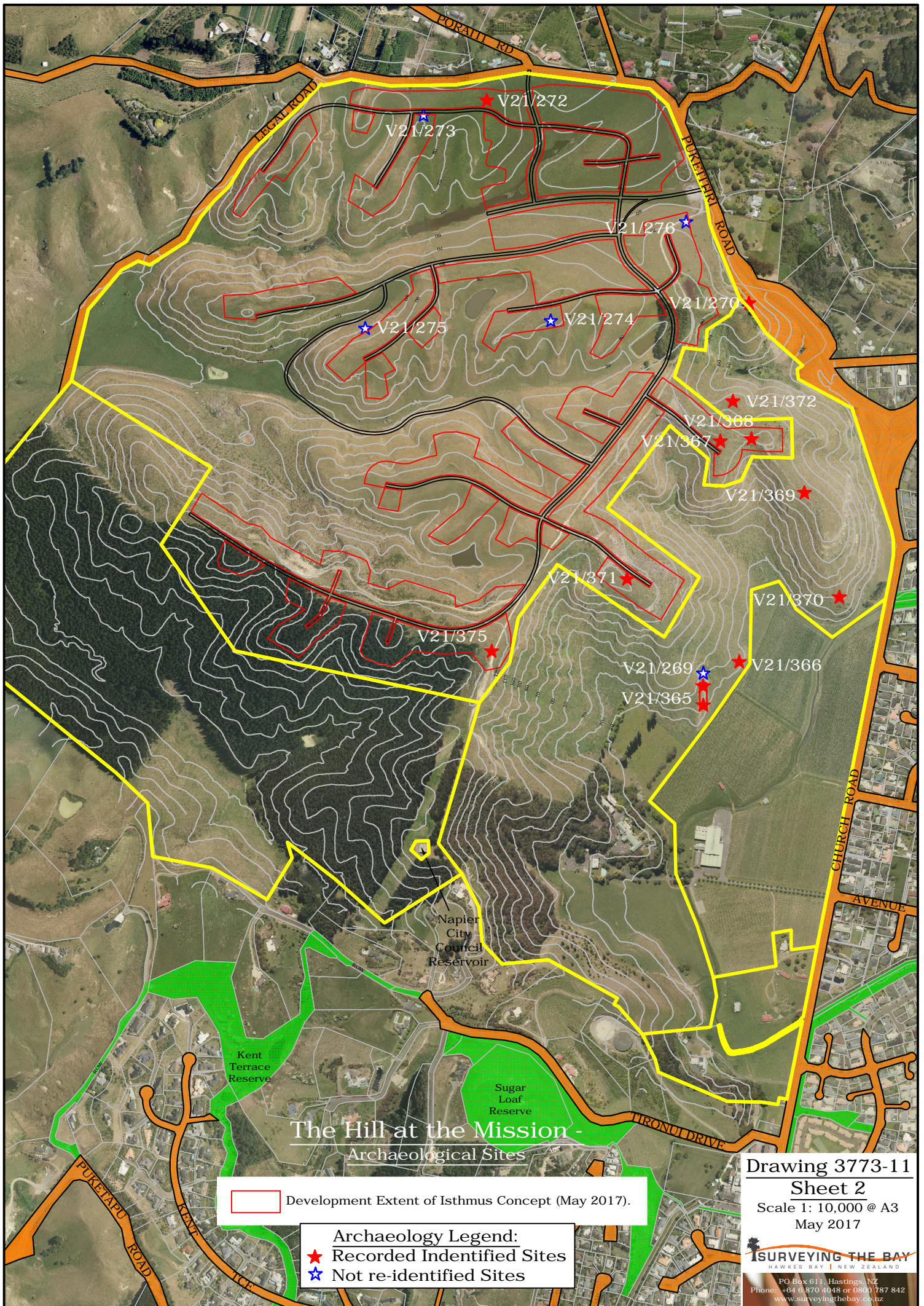
Client: **MARIST HOLDINGS (GREENMEADOWS) LTD**

Project: **THE MISSION SPECIAL CHARACTER ZONE**

Title: **CATCHMENT AREA SCHEME PLAN**

Designed	AMa	A1 Scale	1:4000
Drawn	AMa	A3 Scale	1:8000
Checked	RN		
Date	NOVEMBER 2016		
Project No	J4042	Sheet	C03
		Division	A

**Appendix 26F: Mission Special Character Zone Structure Plan -  
Map of Archaeological Sites**



The Hill at the Mission -  
Archaeological Sites

Development Extent of Isthmus Concept (May 2017).

- Archaeology Legend:**  
★ Recorded Identified Sites  
★ Not re-identified Sites

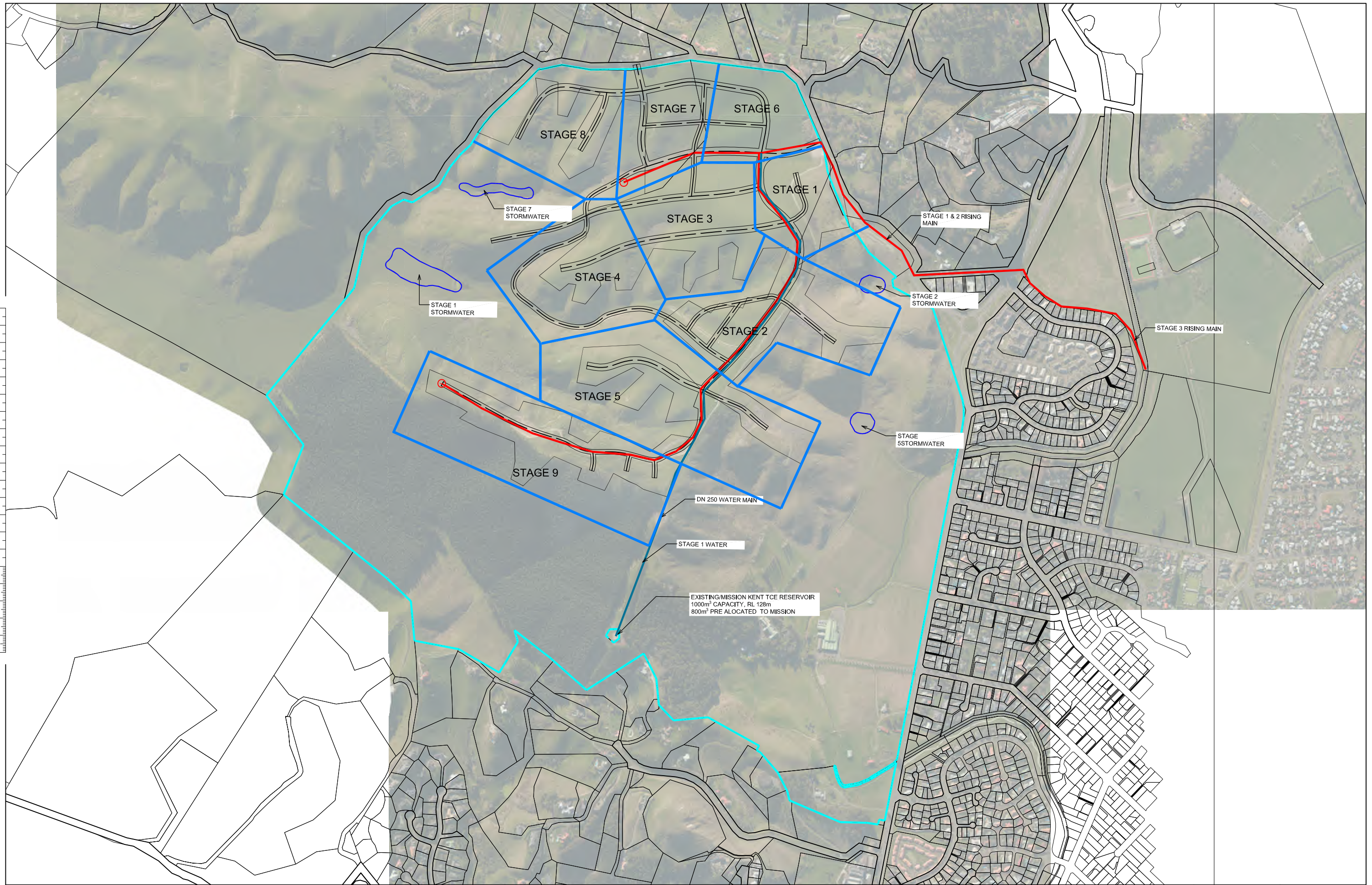
**Drawing 3773-11**  
**Sheet 2**  
 Scale 1: 10,000 @ A3  
 May 2017

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 HAWKES BAY | NEW ZEALAND  
 PO Box 611, Hastings, NZ  
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 www.surveyingthebay.co.nz



**Appendix 26G: Mission Special Character Zone Structure Plan - 3  
Waters Staging Plan**

ORIGINAL SIZE A1  
 200 mm DO NOT SCALE - IF IN DOUBT, ASK



Revision	Reason For Issue	Date	By
C	SCHEME PLAN	MAY 2017	AM
B	SCHEME PLAN	MAY 2017	AM
A	SCHEME PLAN	111156	AMa

Client

**MARIST HOLDINGS  
 (GREENMEADOWS) LTD**

Project

**THE MISSION SPECIAL  
 CHARACTER ZONE**

Title

**3 WATERS  
 STAGING PLAN**

Designed	AMa
Drawn	AMa
Checked	RN
Date	MAY 2017
Project No.	<b>J4042</b>

A1 Scale	1:5000
A3 Scale	1:10000
Sheet	<b>C01</b>
Revision	<b>C</b>