

PLAN CHANGE 12: MISSION SPECIAL CHARACTER ZONE

OPERATIVE CITY OF NAPIER DISTRICT
PLAN

Summary And Explanation Report



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

PUBLIC NOTICE UNDER CLAUSE 5 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

PLAN CHANGE 12 TO THE OPERATIVE CITY OF NAPIER DISTRICT PLAN

Public notice is given in accordance with Clause 5 of Schedule 1 of the Resource Management Act 1991 that the Napier City Council has adopted the following Plan Change to the Operative City of Napier District Plan:

Plan Change 12 – Mission Special Character Zone

The purpose of Plan Change 12 is to provide for a new Mission Special Character Zone. This proposed zone is to replace existing zones across 288.6ha of land owned by Marist Holdings (Greenmeadows) Limited, on the land best known as the site of the Mission Estate Winery and concert.

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

The objective of the proposed zone is to retain the productive flat and versatile land for agriculture, horticulture and viticulture and to ensure that the subdivision, use and development of the remainder of the property is undertaken in such a way as to maintain and enhance the key landscape features of the property. These objectives are to be achieved through the addition of the Mission Special Character Zone Structure Plan and design outcomes that establish a framework by which development in the zone will be assessed and managed. The proposed zone will also include a series of public walkways linking to the existing Council owned pathways in the vicinity.

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

Public Inspection

Copies of the relevant documents of the proposed Plan Change 12 will be available for public viewing at:

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

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

Submissions

Any person may make a submission on Plan Change 12. Submissions should be addressed the Team Leader Policy Planning and can be made either:

Online: www.napier.govt.nz keyword #planchange12
Emailed to: districtplan@napier.govt.nz
Posted to: Private Bag 6010, Napier 4182
Delivered to: Napier City Council Customer Service Centre, 215 Hastings St, Napier

Any submissions in writing must be in the prescribed format (Form 5) of the Resource Management (Forms, Fees & Procedure) Regulations 2003. A copy of this form is available at the locations listed above.

The closing date for submissions is 12pm, Friday 9th March, 2018

Public Participation Process

After the submission period has closed, Council will publicly notify a summary of the decisions sought by submitters on Plan Change 12. Public notice will be given inviting any person representing a relevant aspect of the public interest and any person that has an interest on the plan change greater than the interest the general public, to make a further submission in support or opposition to any of the submissions received. The Council will then hold a hearing of the submissions. All eligible persons who made a submission or further submission and who requested to be heard will be advised when and where their submission will be heard. Every eligible submitter will be notified of the Council's decision on their submission and the reasons for that decision. Any eligible submitter who is not satisfied with the Council's decision has the right to appeal the Council's decision to the Environment Court.

Dean Moriarity
TEAM LEADER POLICY PLANNING

Summary and Explanation Report – Mission Special Character Zone

The land subject to the Plan Change is owned by Marist Holdings (Greenmeadows) Limited (MHL) and comprises the Mission Estate Winery and associated vineyard, a range of buildings on the lower slopes and areas of farmland and forestry.

The total area of the property is 288.6ha and the Mission Special Character Zone is proposed over the whole property. The property is currently under a mixture of zonings in the Operative City of Napier District Plan, being the Western Hills Residential Zone (51ha), the Rural Residential Zone (207ha) and the Main Rural Zone (31ha).

The residential development opportunity provided by the current Western Hills Residential Zone in the District Plan (all of which is within the MHL property) is considered to be suboptimal in terms of the character and amenity that would result from its development and in regard to market expectations. Therefore, following a reassessment of the opportunities for the site, a new 'special character zone' has been proposed for the whole property.

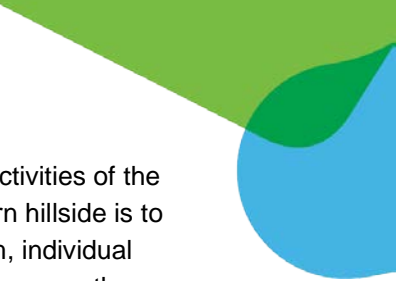
Development objectives for the proposed future of the MHL land have been formulated in consultation with Napier City Council. These development objectives are to:

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

The intent of the proposed zone is to retain the productive flat and versatile land for agriculture, horticulture and viticulture and to ensure that the subdivision, use and development of the remainder of the property is undertaken in such a way as to maintain and enhance the character of the landscape. The proposed zone is to be divided into precincts based on land use capabilities and landscape character protection principles. The proposed 'residential precinct' includes the existing Western Hills Residential Zone and part of the existing Rural Residential Zone.

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

The proposed 'landscape and visitor precinct' includes the existing hub of Mission Estate in the Grande Maison building and other buildings and facilities, including the concert venue. It also includes the backdrop hills framing the Mission landscape as viewed from Church Road.



This precinct is proposed to accommodate and provide for the existing hospitality activities of the Mission Estate. In protecting and enhancing the landscape values the steep eastern hillside is to be planted as woodland, including deciduous and evergreen trees. In the long term, individual trees on the lower slopes may be selectively harvested for timber and replanted. However, the trees on the upper slopes will be retained permanently to ensure the skyline of the landscape as viewed from Church Rd is enhanced by vegetation that also screens any visibility of buildings within the residential precinct on the hill tops.

Walkways are also proposed for the landscape and visitor precinct connecting with the Napier City walkway network at either end of the property as well as providing walking access to the Grande Maison and to the proposed hill top reserve, and the walkway and street network proposed within the residential precinct.

The landscape and visitor precinct also provides opportunity through the resource consent process, for the development of a boutique hotel (via the redevelopment of the accommodation buildings used by the former seminary) and discretely located and designed individual accommodation buildings termed 'Art Cabins'. These Art Cabins are proposed to be separately located within or adjacent to the proposed woodland on the lower slopes of the hill within the area identified on the proposed structure plan map (Appendix 26B-1).

The other two precincts proposed are the 'productive rural' and 'rural residential' precincts, which will be reflective of the existing Main Rural and Rural Residential zones respectively, with specific modifications appropriate to their setting within the wider Mission landscape.

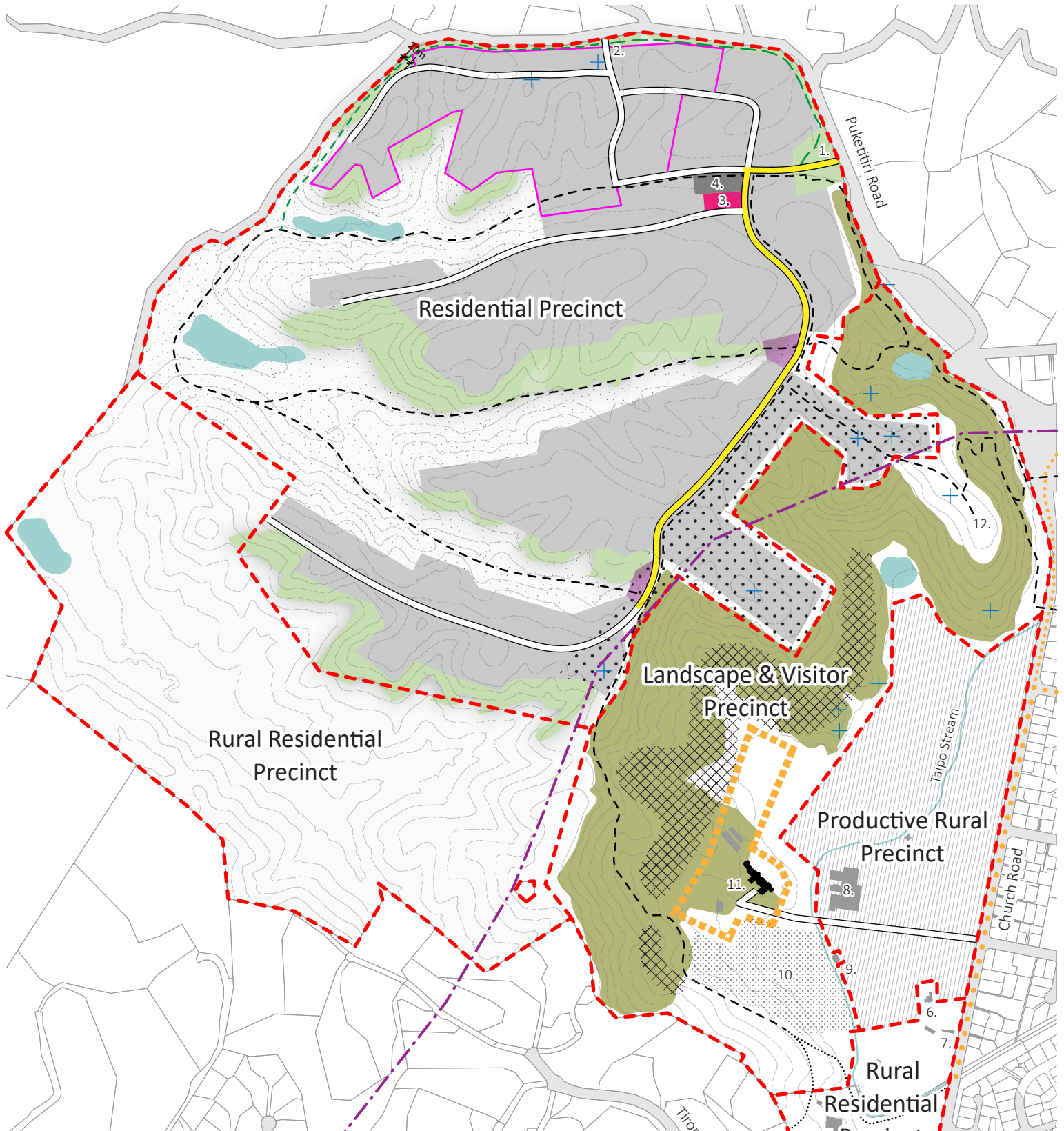
The Mission Special Character Zone Structure Plan Overall Map, on the following page, shows key features including: land use precincts within the Zone, indicative reserve areas, stormwater infrastructure, indicative road layout, indicative off-road public path routes, areas of proposed revegetation, notable existing buildings and structures, and areas to which specific planning provisions relate.

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

Technical assessments have provided detail and information associated with:

- Urban design, landscape and visual effects,
- Recreation and open space,
- Traffic,
- Archaeology,
- Economic benefits,
- Stormwater and flooding, and
- Ecology.

Specific details of the proposal and how to submit your views on this district plan change are stated on the public notice.



Legend:

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|---|--|---|
| <ul style="list-style-type: none"> ■ Neighbourhood Centre - 0.25ha ■ Indicative Urban Residential Development Extent ■ Eastern Hill Face Woodland ■ Revegetation ⋯ Indicative Open Space including Reserve Areas //// Vineyard ■ Grande Maison ⋯ Concert Venue — Indicative Internal Road — Residential Collector Road ■ Neighbourhood Local Reserves ■ Prominent Visual Development Area | <ul style="list-style-type: none"> ■ Existing Building ■ Art Cabin Area ■ Mission Estate Commercial Activity Area — Public Paths — Public Paths - Alternative Alignment — Puketitiri Road Buffer Strip Reserve (Bridle Path) ● Bus Route - Existing ● Bus Route - Potential + Recorded Archaeological site — Unison 33Kv Transmission Line ■ Stormwater Management Wetlands — Extent of Zone & Precinct Boundaries ■ Trigger Area for Formation of Secondary Puketitiri Road Entrance | <ol style="list-style-type: none"> 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








Scale: 1:10,000 @ A4

Date: 05.07.17

Mission Special Character Zone - Proposed Zone and Precincts



Mission Special Character Zone

-  Zone Boundaries
- Mission Special Character Zone**
- Type
-  Landscape And Visitor Precinct
-  Productive Rural Precinct
-  Residential Areas
-  Residential Precinct
-  Rural Residential Precinct
-  Archeological Sites

Mission Special Character Zone - Rural Residential Precinct

Refer Structure Plan of the District Plan
Mission Special Character Zone - Residential Precinct

Mission Special Character Zone - Landscape & Visitor Precinct

Mission Special Character Zone - Productive Rural Precinct

Mission Special Character Zone - Rural Residential Precinct

★ V21/27★ V21/272

★ V21/275

★ V21/274

★ V21/276

★ V21/372

V21/368

★ V21/367

★ V21/369

★ V21/371

V21/375

★ V21/370

V21/365

V21/366

S58

S59

★ V21/73

V21/294

S94

S95

D130

D131

S96

V21/80

D128

D128

V21/79



S25



Submission Form DISTRICT PLAN

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

SUBMISSIONS ON PLAN CHANGE 12: Mission Special Character Zone

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

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

Section 1: Applicant Details		
Name of Organisation:		
Contact Name:		
Email:		
Address for Service:		
Contact no:		Postcode:

Section 2: Trade competition section
I could / could not (select one) gain an advantage in trade competition through this submission I am / am not (select one) directly affected by an effect of the subject matter of the submission that: a) Adversely affects the environment; and b) Does not relate to trade competition or the effect of trade competition. *delete entire paragraph if you could not gain an advantage in trade competition through this submission

Section 3: Submission Details	
Number of pages attached to this submission:	
Do you wish to be heard in support of your submission?	<input type="radio"/> Yes <input type="radio"/> No
If others make a similar submission, would you be prepared to consider presenting a joint case?	<input type="radio"/> Yes <input type="radio"/> No

Signature:	Date:
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Section 4: Your Submission

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

Give details:

I seek the following decision from Napier City Council:

Give precise details about the amendments you wish to make: e.g. retain provision, delete it, modify it in the following way, etc.

My submission is:

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

Attach additional pages if required.

Important information:

1. The council must receive this submission before the closing date and time for submission on this Plan Change or Variation
2. Please note that submission are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the Plan Change or Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report. A link to the report will be provided to all submitters.