



Mission Special Character Zone -
Schedule of Changes to the City of
Napier District Plan

MISSION SPECIAL CHARACTER ZONE PLAN CHANGE REQUEST TO THE CITY OF NAPIER DISTRICT PLAN

Schedule of Proposed Changes to District Plan

Plan Chapter	Change
1. Chapter 4 'Residential Environments'	Delete zone description '4.9.10 Western Hills Residential Zone and Deferred Western Hills Residential Zone.'
2. Chapter 11 'Western Hills Residential Zone'	Delete in its entirety as it is replaced in full by the new Chapter 51b.
3. Chapter 35 'Rural Residential Zone'	Delete specific references to the Marist Holdings (Greenmeadows) Limited property from the subdivision rule 35.13 m) as set out below.
4. Chapter 40 'Reasons for Rural Environment Rules'	Delete specific reference in reason 40.20 'Land Development Including Subdivision' to the Marist Holdings (Greenmeadows) Limited property as set out below.
5. Chapter 51b 'Mission Special Character Zone' (New)	Insert new Mission Special Character Zone Chapter into 'Part 7 Other Zones District Plan' as Chapter 51b.
6. Chapter 52a 'Earthworks Rules'	Amend Rule 52A.12 to provide conditions relating to Earthworks volumes within the new Mission Special Character Zone
7. Chapter 57 'Noise'	Amend Condition Table to include appropriate references to the Mission Special Character Zone and to clarify that where the term Rural Zones is used generally it includes the Productive Rural, Rural Residential, and Landscape and Visitor Precincts of the Mission Special Character Zone, while references to Residential Zones includes the Residential Precinct of the Mission Special Character Zone.
8. Chapter 58 'Signs'	Amend Rules to include appropriate references to the Mission Special Character Zone.
9. Chapter 65 'Financial Contributions'	Amend Table 1 and the reference to 'Mission Heights' to be to the 'Mission Special Character Zone'. Adjust the financial contributions to be applied to subdivision within the residential precinct of the Mission Special Character Zone.
10. Chapter 66 'Code of Practice – Minimum Lot Size and Density Summary'	Delete Reference to Western Hills Residential Zone and add a new row under the heading 'Other Zones' for the Mission Special Character Zone as set out below.
11. Chapter 68 'Definitions'	Add in new definitions for 'Art Cabins' as set out below.
12. Volume 2 District Plan – Parts A, B and C of the Code of Practice for Subdivision and Land Development	Amend 6.1.2 'Table of Minimum Lot Sizes' by deleting reference to the Western Hills Residential Zone and by inserting appropriate references to the Mission Special Character Zone; Amend 6.1.3(4) Esplanade Reserves for the Taipo Stream and the associated Appendix A4 as set out below; Amend A8 Assessment Criteria by adding an additional clause to reference the Mission Special Character Zone Structure Plan Design Outcomes; and Amend the introduction to Part C to specify that where there is conflict between the Code and the Design Outcomes in Appendix 26, the later shall prevail.
13. Part 10 District Plan	Amend the Index reference in regard to Appendix 26;

Appendices	<p>Replace Appendix 26 'Western Hills Residential Zone Concept Plan' with the Mission Special Character Zone Structure Plan and associated Design Outcomes as a new Appendix 26 as set out below;</p> <p>Amend Appendix 31A 'Breakdown of 'Non-local Off Site Financial Contributions'; and</p> <p>Amend Appendix 35 'Urban Limit and Greenfield Growth Areas' so that the urban limit lines match the extent of the Mission Special Character Zone Residential Precinct.</p>
14. Planning Maps	Amend District Plan Maps G2, G3, H2, H3, and I3 in accordance with the map attached to the end of this document.

*The specific changes proposed to the City of Napier District Plan are set out as follows. The changes are shown in a 'track change' format with text to be removed shown in ~~strike through~~ font and text to be added shown in **bold underlined** font. The changes are set out in chronological order of District Plan Chapter. Each change is preceded by an instruction in italic font.*

PART 2 RESIDENTIAL ENVIRONMENTS DISTRICT PLAN

Change 1: Chapter 4 Residential Environments

Delete the following references to the Western Hills Residential Zone from page 4.0-22:

~~4.9.10 — Western Hills Residential Zone and Deferred Western Hills Residential Zone~~

~~The Western Hills Residential Zone applies to the 50 hectare area of land that is situated on the western side of Puketitiri Road and centred approximately 900 metres north of the Oak Road intersection. Currently rolling hill country, the area of land and subsequent development is subject to an integrated and comprehensive design concept. The emphasis of the design concept is on the creation of a unique and strong community with the scale and form of a village. This area of land was the subject of a private plan change request to the Western Hills section of the Napier City district plan.~~

~~Subdivision and development of this area will have a significant impact on the existing road network. For this reason, the deferred zoning is to apply until physical works have been completed to upgrade Puketitiri Road between Wharerangi Road and Fryer Road or alternatively, the developer constructs an access road linking to the Wharerangi Road/Church Road intersection. Completion of either one of these road upgrading works should significantly mitigate the effects of further development in the Western Hills Residential Zone and wider Poraiti Area.~~

Change 2: Chapter 11 Western Hills Residential Zone

Delete Chapter 11 in its entirety as this zone is replaced by the Mission Special Character Zone (to be inserted as Chapter 51b) and more specifically the 'Residential Precinct' of that zone.

PART 5 RURAL ENVIRONMENTS DISTRICT PLAN

Change 3: Chapter 35 Rural Residential Zone

Specific references to the Marist Holdings (Greenmeadows) Ltd property in the subdivision rules of the Rural Residential Zone are to be deleted as the portions of the property currently zoned Rural Residential are to be rezoned Mission Special Character Zone. The specific changes required are to amend pages 35.0- 2 and 35.0- 7as follows:

35.1 Summary of Rural Residential Zone Rules

The following is a quick reference guide that summarises the Rural Residential Zone Activity Table and Condition Table. It is intended to be a guide only and should not be used in place of the Rural Residential Zone Activity Table and Condition Table elsewhere in this Chapter.

Rule Number and Description	Classification	Page Number
Rule 35.13(m) Any subdivision of the land described as Pt Lot 1 DP 27138 & Sec 3 SO 365528 comprised in CFR 326029 (Pt Cancelled) and Pt Lot 2 DP 25932 comprised in CFR HBW1/63 (Pt Cancelled), situated at Church Road and Puketitiri Road, Greenmeadows (excluding any boundary adjustment) that does not comply with the minimum lot size and/or minimum average lot size specified in Chapter 66 of this Plan.	Discretionary	7

RURAL RESIDENTIAL ZONE – ACTIVITY TABLE

DISCRETIONARY ACTIVITIES	
<p>35.13 Discretionary Activities</p> <p>1. The following land uses are discretionary activities.</p> <p>A resource consent application must be made and consent may be declined or granted with or without conditions. The Council will have regard to the objectives and policies of this Plan and the assessment criteria in Chapter 39. The Council's discretion is unrestricted.</p> <p>a) Commercial activities. b) Roadside stalls. c) Industrial activities. d) Rural processing industries. e) Factory farming. f) Mining and quarrying. g) Places of assembly, unless stated by a rule elsewhere in this Chapter. h) Retirement complexes. i) Camping grounds. j) Use of explosives, other than for temporary military training purposes. k) Any business of prostitution (including those that do not comply with all of the relevant conditions as a Home Occupation). l) A boundary adjustment that does not comply with the minimum lot size and /or minimum average lot size specified in Chapter 66 of the Plan. m) Any subdivision of the land described as Pt Lot 1 DP 27138 & Sec 3 SO 365528 comprised in CFR 326029 (Pt Cancelled) and Pt Lot 2 DP 25932 comprised in CFR HBW1/63 (Pt Cancelled), situated at Church Road and Puketitiri Road, Greenmeadows (excluding any boundary adjustment) that does not comply</p>	
NON-COMPLYING ACTIVITIES	
<p>35.14 Non-Complying Activities</p> <p>1. The following are non-complying activities.</p>	

- | | |
|--|--|
| <p>a) A supplementary unit, residential care facility, day care centre, education facility, travellers' accommodation or seasonal workers accommodation that does not comply with all the relevant conditions.</p> <p>b) Any land use that does not comply with Condition 35.16 – Density.</p> <p>c) Any subdivision of land that is not listed in 35.13 m) (excluding any boundary adjustment) that does not comply with the minimum lot size and /or minimum average lot size specified in Chapter 66 of this Plan.</p> <p>d) Any land use not identified in this Plan as a permitted activity, a controlled activity, a restricted discretionary activity, a discretionary activity, or a prohibited activity.</p> | |
|--|--|

Change 4: Chapter 40 Reasons for Rural Environment Rules

As with Change 3 above there are specific references to the Marist Holdings (Greenmeadows) Ltd property in the explanation of the Rural Residential Zone subdivision rules, which are to be deleted as the portions of the property currently zoned Rural Residential are to be rezoned Mission Special Character Zone. The specific changes required are to amend page 40.0- 5 as follows:

40.20 Land Development including Subdivision

The rules are based on the premise that there is a strong interrelationship between subdivision and land use. Subdivision of land can have marked effects on land use expectations. Adequate provision of access, water, sewerage, open space, and other requirements is essential to ensure development following subdivision does not have adverse effects on the environment.

Subdivisions not meeting the minimum lot size (~~excluding any subdivision of the land described as Pt Lot 1 DP 27138 & Sec 3 SO 365528 comprised in CFR 326029 (Pt Cancelled) and Pt Lot 2 DP 25932 comprised in CFR HBW1/63 (Pt Cancelled), situated at Church Road and Puketitiri Road, Greenmeadows and other than boundary adjustments~~) require resource consent as a non-complying activity, while those not meeting the other standards, terms and conditions require resource consent as a restricted discretionary activity. The reason for this difference is that the effects of under-size lots are cumulative in nature, and effects on amenity and character can be difficult to quantify.

~~The reason for excluding the land described above from non-complying activities recognises that the land owned by Marist Holdings Limited (The Mission) is one large land holding which already has in place a zoning and structure plan providing for substantial residential type subdivision. It provides an opportunity to allow for design led land development where the effects can be managed and mitigated internally to the site as part of one development concept. A discretionary activity status for this land, where any subdivision does not meet the minimum lot size and/or the minimum average lot size (other than boundary adjustments), will allow any development to be assessed fully against the conditions of the Plan, Objectives and Policies and any specific assessment criteria were applicable but recognises that subdivision of the land has long been envisaged and accepted by the community in principle, albeit subject to a final specific development proposal.~~

Likewise, the effects of land development need to be carefully managed, particularly in relation to provision of services. The provisions for financial contributions and the Code of Practice for Subdivision and Land Development also contribute to these outcomes.

PART 7 OTHER ZONES DISTRICT PLAN

Change 5: Chapter 51b Mission Special Character Zone

Insert an entire new zone chapter. The proposed Chapter 51b is attached as a separate document.

PART 8 DISTRICT WIDE DISTRICT PLAN

Change 6: Chapter 52a Earthworks Rules

Specific references to the various precincts of the Mission Special Character Zone are required in Condition 52A.12 'Extent of Earthworks' of Chapter 52A Earthworks – Rules, which provide different limits for different zones. The specific changes required to Condition 52A.12 are set out as follows:

52A.12 Extent of Earthworks

Zone	Volume	Criteria (for any 12 month period)
Main Rural, Airport	100m ³	Per hectare of site
Rural Residential	100m ³	Per hectare of site
<u>Mission Special Character Zone – Productive Rural, Lifestyle and Visitor, and Rural Residential precincts</u>	<u>100m³</u>	<u>Per hectare of site</u>
All Residential Zones, Rural Settlement Zone, Jervoistown Zone, and Lifestyle Character Zone <u>and Mission Special Character Zone - Residential Precinct</u>	50m ³	Per Site
All Commercial Zones and Rural Commercial Zone	50m ³	Per site
Open Space Zones	1000m ³	Per hectare of site
Industrial zones	50m ³	Per Site
Mixed Use Zone	50m ³	Per site
Rural Conservation and Tertiary Education Zone	100m ³	Per Site
For the purpose of assessing the total volume of earthworks allowed as a permitted activity for sites in the above zones, the volume shall be calculated by multiplying the volume threshold (listed in the above table) by the total area of the subject site in hectares, over any 12 month period...		

Change 7: Chapter 57 Noise

Specific references to the various precincts of the Mission Special Character Zone are required in the Condition Table relating to Chapter 57 Noise. The specific changes required to Chapter 57 are set out as follows:

57.15 Helicopter Landing Areas

1. Noise associated with helicopter landing areas must not exceed the limits specified in the following table:

Environment Zone	E _{dn} (night - weighted sound exposure) Pa ² s	L _{dn} (day - night average sound level) dBA	L _{max} * (night time maximum sound level) dBA
Industrial	1000	75	n/a
Commercial	100	65	n/a
Residential Zones [#] (at any point within site boundary) Rural Zones [^] (at notional boundary)	3.5	50	70
Residential (Internal)	0.3	40	55

* The hours for night-time L_{AF max} shall be 2200 hours to 0700 hours the following day for the purposes of this rule.

Residential Zones includes the Residential Precinct of the Mission Special Character Zone.

^ Rural Zones includes the Productive Rural, Landscape & Visitor, and Rural Residential precincts of the Mission Special Character Zone.

57.17 Audible Bird Scaring Devices

(Note: for the purposes of this condition references to 'Residential Environment' include the Residential Precinct of the Mission Special Character Zone; and references to 'Rural Environment' include the Productive Rural, Landscape & Visitor, and Rural Residential precincts of the Mission Special Character Zone.)

1. Gas Guns ...

57.18 Frost Protection Fans

a) Frost fans shall be located such that noise from a frost fan shall not exceed 65 dB L_{Aeq(15 min)} when measured outdoors at a distance which is the lesser of :

i) 300m from the device; or

ii) At the notional boundary of any existing dwelling, travellers' accommodation or other habitable building (other than on the property on which the fan is situated), or at any point within a residential zone **or Residential Precinct of the Mission Special Character Zone**. Whichever is the least distance.

Change 8: Chapter 58 Signs

Specific references to the various precincts of the Mission Special Character Zone are required in Condition 58.27 'Sign Area' of Chapter 58 Signs, which provide different limits for different zones. The specific changes required to Condition 58.27 are set out as follows:

58.27 Sign Area

1. The following area conditions shall apply to all signs, unless stated by a rule elsewhere in this Plan: a) The area of a sign or combination of signs, per site, must not exceed the dimensions for the respective zone in the following table:

Zone	Maximum Sign Area
All Residential Zones (including the Residential Precinct of the Mission Special Character Zone)	0.3m ²
Art Deco Quarter	Refer to Chapter 59 (Art Deco Quarter Signs)
Fringe Commercial Inner City Commercial	5m ²
Suburban Commercial Foreshore Commercial	4.5m ²
All Industrial Zones Business Park Zone	No limit, unless stated by a rule elsewhere in this Plan.
Main Rural; Rural Residential; Rural Conservation; and the Productive Rural, Landscape & Visitor, and Rural Residential precincts of the Mission Special Character Zone.	2.5m ²
...	

Change 9: Chapter 65 Financial Contributions

Replace references to 'Mission Heights' with 'Mission Special Character Zone' and amend the quantity of the financial contributions to be applied. Amend page 65.0-8 as follows:

TABLE 1: RESIDENTIAL AND RURAL FINANCIAL CONTRIBUTIONS

Development Area	Non-Local Off-Site Contributions (\$ per lot/unit unless stated otherwise)	Local Off-Site Contributions (\$ per lot/unit unless stated otherwise)	On-Site Contributions (\$ per lot/unit unless stated otherwise)
RESIDENTIAL			
Mission Heights Mission Special Character Zone ⁴	\$15,859 \$14,518 (includes Reserves FC ⁵ accepts Reserves Contribution in land as shown in Appendix 26B-2)	\$1,308 \$752 (being \$557 share of common sewer pumping main plus \$752 for Puketitiri Road frontage)	None
<p>⁴Developers expenses will also include costs for:</p> <ol style="list-style-type: none"> 1. Connection to the water supply in Church Road. 2. Connection to the sewerage system via the common sewer pumping main. 3. Any area of land draining to the Taipo Stream catchment at \$2,317 per hectare of seal and/or residential lot. <p>⁵ Reserves FC to be adjusted in accordance with Rule 65.12 (Contributions of Land for Reserves).</p>			

Change 10: Chapter 66 Code of Practice – Minimum Lot Size and Density Summary

Replace references to 'Mission Heights' with 'Mission Special Character Zone'. Amend page 66.0-1 and 66.0-2 as follows:

ZONE	MINIMUM LOT SIZE	MAXIMUM DENSITY
Residential Environments		
Western Hills Residential Zone	Development Area A = 250m ² Development Area B = 1500m ² Development Area C = 200m ² Development Area D = Refer to Rural Residential Zone	Development Area A = 250m ² Development Area B = 1500m ² Development Area C = 200m ² Development Area D = Refer to Rural Residential Zone
Other Zones		
<u>Mission Special Character Zone Productive Rural Precinct</u>	<u>No minimum lot size (Refer Rule 51b.15a))</u>	<u>One dwelling unit per site.</u>
<u>Mission Special Character Zone Rural Residential Precinct</u>	<u>5,000m² minimum lot size with a minimum average lot size of 1.5 hectares. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000. This parent lot will be the base for any further proposed subdivision.</u>	<u>The maximum density in the Rural Residential Precinct must not exceed one dwelling unit per site, provided that:</u> <ul style="list-style-type: none"> • <u>the net site area is not less than 2,500m².</u> • <u>One dwelling unit and one building used for the purpose of carrying out one of the ancillary non-rural activities identified in Rules 51b.11 or 51b.21 per site, provided the net site area is not less than 5,000m².</u>
<u>Mission Special Character Zone Landscape and Visitor Precinct</u>	<u>No minimum lot size (Refer Rule 51b.40a))</u>	<u>One dwelling unit per site.</u>
<u>Mission Special Character Zone Residential Precinct</u>	<u>250m² within the area identified on the Appendix 26B Structure Plan as 'Residential Development Area'.</u> <u>For the remainder of the Residential Precinct the Mission Special Character Zone Rural Residential Precinct subdivision rules shall apply.</u>	<u>1. The following density conditions shall apply to all residential activities:</u> <u>a) The maximum density must not exceed one dwelling unit per 250m² of net site area.</u> <u>2. A "concept plan" must be submitted to the Council which shows how a single dwelling unit or multiple dwelling unit development is able to fully comply with the conditions for permitted activities if the density exceeds that as set out above.</u>

PART 9 DEFINITIONS DISTRICT PLAN

Change 11: Chapter 68 – Definitions

Add the following new definitions to Chapter 68:

DEFINITIONS

Art Cabin

Means a standalone self- contained single unit accommodation BUILDING within the Landscape and Visitor Precinct of the Mission Special Character Zone, principally used for the day-to-day accommodation of travellers for not more than 50 days in any twelve month period by any given individual, and includes access to the licensed services which are provided on the SITE.

VOLUME 2 DISTRICT PLAN

Change 12: Parts A, B and C of the Code of Practice for Subdivision and Land Development

PART A

Amend 6.1.2 'Table of Minimum Lot Sizes' pages A-17 and A-18 as follows:

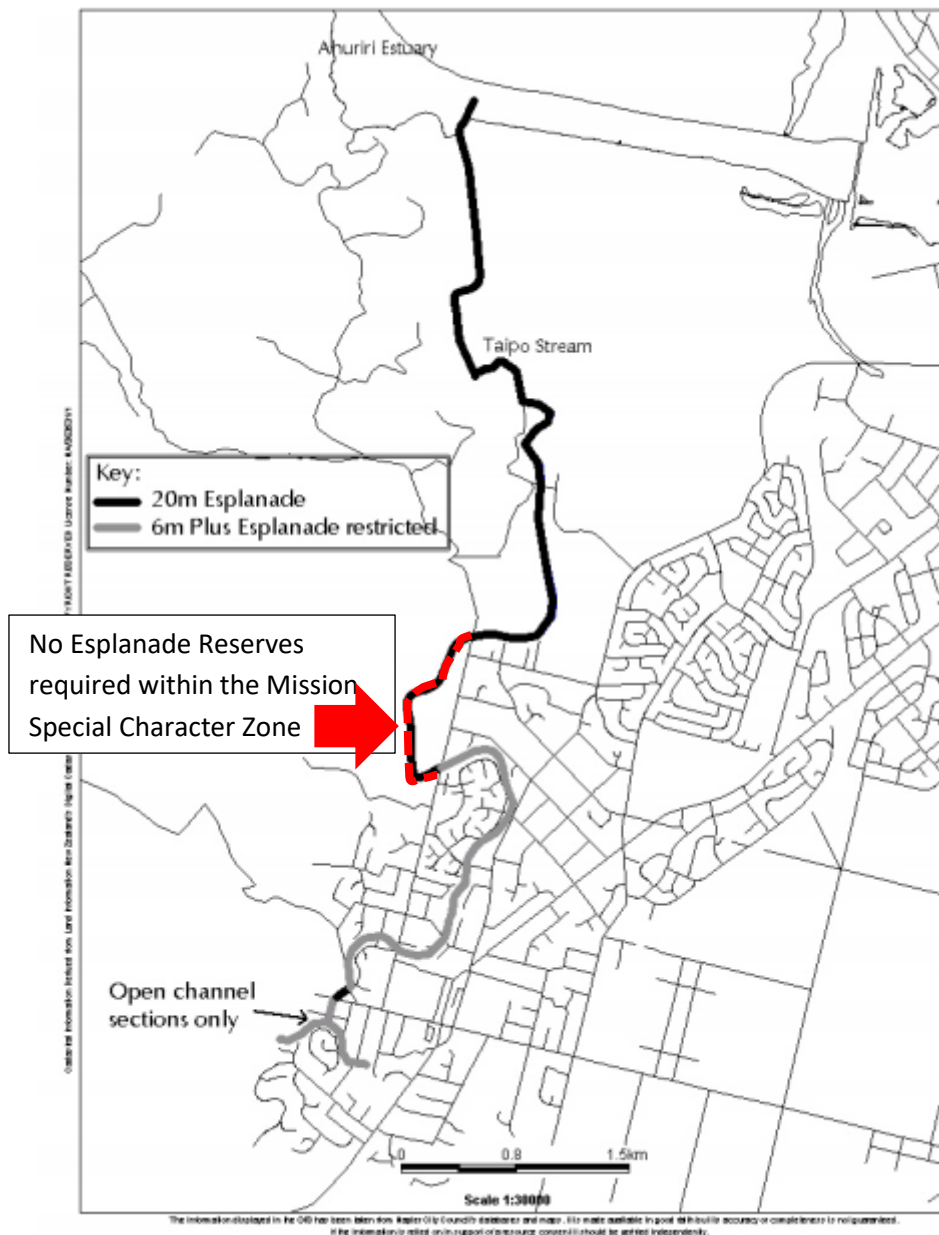
6.1.2 Table of Minimum Lot Sizes - City of Napier District Plan

Zone	Minimum Lot Size (Net Site Area)
Residential Environments	
Western Hills Residential Zone	Development Area A: 250 m ² Development Area B: 1,500 m ² Development Area C: 200 m ² Development Area D: Refer to Rural Residential Zone.
Other Zones	
<u>Mission Special Character Zone Productive Rural Precinct</u>	<u>No minimum lot size (Refer Rule 51b.15a)</u>
<u>Mission Special Character Zone Rural Residential Precinct</u>	<u>5000m² minimum lot size with a minimum average lot size of 1.5 hectares. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000. This parent lot will be the base for any further proposed subdivision.</u>
<u>Mission Special Character Zone Landscape and Visitor Precinct</u>	<u>No minimum lot size (Refer Rule 51b.40a)</u>
<u>Mission Special Character Zone Residential Precinct</u>	<u>250m² within the area identified on the Appendix 26B Structure Plan as 'Residential Development Area'.</u> <u>For the remainder of the Residential Precinct the Mission Special Character Zone Rural Residential Precinct subdivision rules shall apply.</u>

Amend 6.1.3(4) Esplanade Reserves for the Taipo Stream page A-20 by adding additional text as follows:

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.

Amend Appendix A4 'Esplanade Reserves Requirements Taipo Stream' on page A-52 by amending the map to show that there is no esplanade reserve requirement adjacent the Taipo Stream through the Mission Special Character Zone as follows:



Amend A8 Assessment Criteria, 8.2 General, by adding the following new Clause:

- (f) Where the site is located within the Mission Special Character Zone the extent to which relevant Mission Special Character Zone Structure Plan Design Outcomes can be met.

PART C

Amend Part C – Engineering Standards on page C-3 as follows:

C1 GENERAL

Part C of the Code sets out engineering and other standards for subdivisions and land development works (whether or not the latter are associated with the former)...

...

All aspects of Parts A, B and C of this Code must be satisfied for Subdivisions and Land Development to be approved, **except for where there is inconsistency between this Code and the ‘Design Outcomes’ of the Mission Special Character Zone Structure Plan in Appendix 26A, in which case the provisions of Appendix 26A shall take precedence and must be satisfied.**

PART 10 APPENDICES DISTRICT PLAN

Change 13: Appendices

Amend the Index of Appendices as follows:

STRUCTURE PLANS

~~26 Western Hills Residential Zone Concept Plan~~ **Mission Special Character Zone**

*Remove the Western Hills Residential Zone Concept Plan from **Appendix 26** and replace with the ‘Mission Special Character Zone Structure Plan’ and the ‘Mission Special Character Zone Design Outcomes’ as attached as a separate document.*

APPENDIX 31A

Appendix 31A - Breakdown of ‘Non-Local Off-Site’ Financial Contributions in Chapter 65, Table 1

Development Area	Library (\$)	Reserves (\$)	Roading & Transport (\$)	Sports-grounds (\$)	Storm-Water (\$)	Waste-Water (\$)	Water Supply (\$)	Total non-local offsite (\$)	Local off site contributions (\$)	On site contributions (\$)
Mission Heights <u>Mission Special Character Zone</u>	383	1,341 =	9,835	1,794	-	1,030	1,476	15,859 <u>14,518</u>	1,308 <u>752</u> (sewer plus road frontage)	-

APPENDIX 35

Amend the map in Appendix 35 'Urban Limit and Greenfield Growth Areas' so that the urban limit lines match the extent of the Mission Special Character Zone Residential Precinct boundary.

VOLUME III

Planning Maps

Amend District Plan Maps G2, G3, H2, H3, and I3 in accordance with the map on the following page.

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

★ V21/271 ★ V21/272

★ V21/275

★ V21/274

★ V21/276

★ V21/270

★ V21/372

★ V21/368

★ V21/367

★ V21/389

★ V21/371

★ V21/370

★ V21/375

★ V21/369

★ V21/366

★ V21/365

S58

S59

★ V21/73

V21/294

S94

S95

S96

D130

D131

S25

V21/80

D128

D128

V21/79

