

Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
11	Historic Places Hawke's Bay	Oppose in part	Archaeology	Suggests the following if Plan Change 12 is approved: - an updated archaeological report - further archaeological surveying undertaken prior to any earthworks - archaeological monitoring during earthworks and excavation to identify any current unrecorded sites - The developer observes hapū-driven protocols if any undiscovered taonga is unearthed during any ground disturbance.	Appendix 26A, Design Outcome 3
4	Tania Eden	Oppose	Consultation	Opposes plan change until full consultation with the community and tangata whenua occurs.	No specific provision identified
15	Moteo B2G2 Reserve	Oppose	Consultation	Opposes Plan Change from a Māori cultural perspective, under section 6 of the RMA. There has been no consultation with local hapu associated with Moteo Marae (Ngāti Hinepare, Ngāti Mahu, Ngāi Tawhao).	No specific provision identified
16	Moteo Marae	Oppose	Consultation	Opposes plan change until full and comprehensive consultation is carried out with local marae, local hapū, Iwi groups and members of the	No specific provision identified
17	Te Taiwhenua o te Whanganui a Orotū (Tania Eden)	Oppose	Consultation	Opposes all matters pertaining to the environs of this development. Suggests immediate consultation with the local hapū, local marae (including Moteo Marae and other Iwi groups impacted by this development.	No specific provision identified/all of plan change
18	Te Taiwhenua o te Whanganui a Orotū (Peter Eden)	Oppose	Consultation	Suggests that plan change is not progressed until full consultation is carried out with affected parties including the community and local hapū.	No specific provision identified
11	Historic Places Hawke's Bay	Oppose in part	Cultural Impact Assessment	Suggests a cultural impact report be undertaken as part of an updated archaeological assessment report.	Appendix 26A, Design Outcome 3
15	Moteo B2G2 Reserve	Oppose	Cultural Impact Assessment	Requests that a Māori Cultural Impact Assessment be undertaken with consultation to enable local hapū to voice concerns in regard to kaitiakitanga.	No specific provision identified
19	Waiohiki Marae Trustees	Oppose	Cultural Impact Assessment	Requests a cultural impact assessment be undertaken on behalf of Ngāti Pārau.	No specific provision identified

Submission by Topic

Plan Change 12: Mission Special Character Zone

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16	Moteo Marae	Oppose	Cultural Significance	Opposes all matters relating to the environs of the proposed development, impact on environment and cultural significance of the area. In particular sites of cultural significance, wāhi tapu, kumara pits and historical sites.	No relief requested but identifies issues as listed
18	Te Taiwhenua o te Whanganui a Orotū (Peter Eden)	Oppose	Cultural Significance	Concerned about the impact of urban development and liaison with tangata whenua, impact on sites of cultural significance, impact on landscapes and codes of practice regarding lot size and density.	No specific provision identified
13	Hawkes Bay Regional Council	Support in part	Esplanade Reserve	Suggests the proposed Plan Change 12 is amended to provide a reserve corridor alongside the Taipo Stream to provide for maintenance and enhancement of the stream corridor for drainage purposes and to support ecological values. Or alternatively, retain provisions 6.1.3.(4) in Vol 2 of current District Plan.	Appendix 26A, Design Outcome 21, Chapter 66 Code of Practice 6.1.3(4)
12	Hawkes Bay Fruitgrowers Association	Support in part	General	Submitter supports the potential of the plan change to offer elevated housing opportunities to enhance residential developments in Napier City.	Issue 51b.2.3
13	Hawkes Bay Regional Council	Support in part	General	Supports Plan Change 12 in so far as it meets the needs identified through Heretaunga Plains Urban Development Strategy, subject to further assessments as outlined in policies UD10.1, UD10.3, UD10.2 and UD12.	No specific provision identified
8	Garth Eyles	Support	General	General support of plan change and its development objectives.	No specific provision identified
9	Marist Holdings (Greenmeadows) Ltd	Support	General	Supports plan change in its entirety. Suggests Council approve Plan Change in accordance with version notified and that any consequential changes as a result of submissions do not alter the intent to the plan change.	All of plan change
7	Merv McNatty	Oppose in part	General	Suggests that the developer incorporates native plantings wherever possible to support wildlife.	No specific provision identified

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13	Hawkes Bay Regional Council	Support in part	Hazards	Suggests consideration of natural hazard risks including considering enhanced foundation requirements in areas susceptible to liquefaction, restricting critical facilities in tsunami inundation areas and protection of tsunami evacuation routes. Submission notes that contaminated land assessments are required for any change in land use although no specific relief sought.	No specific provisions identified (Chapter 62 Natural Hazards)
11	Historic Places Hawke's Bay	Oppose in part	Heritage	Suggests that the Grande Maison building and the Observatory pedestal be listed as items of heritage significance in the Napier District Plan, as part of the plan change.	51b.57, 51b.95
5	Lynne Anderson	Oppose in part	Infrastructure Services	Concerned that Napier infrastructure and services, especially health services, roads and education services etc. cannot support the proposed number of new households. Suggests these services need to be further developed before new households and built.	Design Outcome 6
14	Powerco Limited	Neutral	Infrastructure Services	Suggests adequate time be given to Powerco to enable forward planning for the provision and laying of new gas supply pipes prior to the establishment of above ground assets. Requests that gas supply infrastructure be coordinated with other utilities to ensure orderly and timely provision of gas supply.	No specific provisions identified
8	Garth Eyles	Support	Landscape and Visitor Precinct	Concerned with fire risk posed by the eucalyptus plantation behind the Mission Winery and requests removal of trees before development.	No specific provision identified
2	Anthony Kite	Oppose in part	Lot sizes	Suggests that the area of development adjacent to Puketitiri Rd contain a larger minimum lot size (as per the Western Hills Residential Zone - 1500m ²).	Appendix 26A Design Outcome 6, 51b.105
12	Hawkes Bay Fruitgrowers Association	Support in part	Productive Rural Zone rules	Suggests consistency in wording by updating all references to 'versatile and/or productive soils' to 'versatile and/or productive land' as Horticulture NZ define land as a more encompassing term.	51b.1, 51b.2.4, 51b.2.6, 51b.3.5, 51b.4.3, 51b.4.3c, 51b.6(10)
12	Hawkes Bay Fruitgrowers Association	Support in part	Productive Rural Zone rules	Suggests that Places of Assembly be moved from discretionary activity status to non-complying status.	51b.16a 51b.17

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Sub. No.	Submitter Name	Support / Oppose	Submission Point / Topic	Submission Point/Decision Requested	Plan Provision
4	Tania Eden	Oppose	Range of Issues	The number of precincts and residential allotments, the discretionary activities allowed with the plan change, the code of practice regarding density and lot sizes, the land scape and visitor precincts, the impact of the development on the Taipo stream and esplanade, archaeological sites and further tourism in the area.	No relief requested but identifies issues as listed
3	Murray Arnold	Oppose in part	Residential/Rural Residential Precinct Buffer	Suggests that the southern revegetation belt on the boundary between the residential precinct and the rural residential precinct be a minimum of 20m wide and included in the 'indicative open space including reserve areas' to be vested in Council to ensure retention and protection of this area on an ongoing basis.	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 20
3	Murray Arnold	Oppose in part	Residential/Rural Residential Precinct Buffer	Suggests specific assessment criteria for the establishment and ongoing maintenance of the revegetation belt is achieved through strengthening of Design Outcome 20 .	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 20
13	Hawkes Bay Regional Council	Support in part	Stormwater	Express doubts as to the adequacy of current technical reports regarding addressing stormwater discharge issue. Suggests further information and/or that re-evaluation of stormwater discharge parameters are made	Appendix 26E, Design Outcome 2
13	Hawkes Bay Regional Council	Support in part	Stormwater	Suggests Napier City Council ensure that the capability of existing stormwater and wastewater infrastructure avoids further incidences of contaminated stormwater into the Ahuriri Estuary.	No specific provision identified
10	P & L Alexander Partnership	Oppose	Stormwater	Suggests that work is done to the Springfield culvert so that it is able to accommodate an increase in stormwater generated by the Mission development. Concerned that the increase in impervious surfaces as a result of the Mission development will create flooding issues in the Tarirau catchment (land immediately to the west of the proposed development).	Appendix 26E, Design Outcome 2
1	Keith Moretta	Oppose in part	Traffic	Concerned about visibility for traffic entering and exiting subdivision from both proposed entrances on Puketitiri Road. Suggest speed controls in the form of a reduced speed limit or turning lanes, roundabout or modification of road to improve visibility at both entrances proposed on Puketitiri Road.	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 5

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2	Anthony Kite	Oppose in part	Traffic	Would like speed and accident problem on the section of road between Poraiti Road and the new entranceway addressed through road widening and modification of corner. Suggests speed problem be addressed through	Appendix 26B-1 Structure Plan Appendix 26A Design Outcome 5, 11
5	Lynne Anderson	Oppose in part	Traffic	Suggests road connection with Puketapu Road to avoid congestion on Church Road.	Design Outcome 5
2	Anthony Kite	Oppose in part	Visual Amenity	Suggests that the location of the bridle path and green screen are adjusted to take into account any road improvement changes.	Appendix 26A Design Outcome 11
2	Anthony Kite	Oppose in part	Visual Amenity	Suggests planting of the green screening belt (Puketitiri Road buffer strip) occurs prior to the commencement of the subdivision.	Appendix 26A Design Outcome 11
6	Tony Brightwell	Oppose in part	Visual Amenity	Concerned about residential houses being viewed from Church Rd and impact this will have on property values. Suggests reconsideration of zoning to a large zone in the immediate area surrounding the Mission Estate, 200-300m diameter from the Mission Grande Maison building.	No specific provision identified but is concerned about extra houses and their impact
7	Merv McNatty	Oppose in part	Visual Amenity	Suggests the plan change considers the number, density and location of buildings/platforms to retain and protect adequate rural amenity value in terms of adverse visual, noise, landscape and environmental effects on neighbouring properties zoned as rural.	Rural Residential Precinct Rules. (Appendix 26A Design Outcome 20)
7	Merv McNatty	Oppose in part	Visual Amenity	Suggests a 5 metre vegetation strip (ideally native) planted along the boundary of neighbouring properties zoned rural, in particular 266	Rural Residential Precinct Rules. (Appendix 26A
7	Merv McNatty	Oppose in part	Visual Amenity	Requests development is adequately mitigated through the use of vegetation and recessive building materials and colours.	Rural Residential Precinct Rules. (Appendix 26A Design Outcome 20)