

OFFICERS PRESENTATION

Plan Change Summary

I'm going to begin by providing some background context to the plan change and outline its major features. Then I'll provide a brief overview of the submission process, the s42A report and explain the documents that have been tabled today, including any points of difference that remain outstanding.

Site Description

I've conducted a site visit of the plan change area. 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 Napier District Plan and includes the Western Hills Residential Zone of 51ha, a Rural Residential Zone of 207ha and a Main Rural Zone of 31ha on the flat land fronting Church Road.

The land subject to the Plan Change is comprised of the Mission Estate Winery, associated vineyard and range of buildings on the lower slopes and areas of grazed farmland on the hilltops. There has been areas of forestry occur on the site but these have since been harvested.

Background

The plan change was initially prepared as a private plan change by the land owner Marist Holdings (Greenmeadows) Ltd (MHL). On lodgement of the plan change, Council was required to consider the plan change request under Part 2 of the first schedule of the RMA. At a Council meeting on 20 December 2017, Council approved the officers recommendation that the plan change be adopted and processed as a Council plan change

The landowner has worked with Napier City Council to formulate development objectives for the MSCZ, these 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;
- Provide a different style of residential opportunity in Napier.

The overall 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 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 new MSCZ zone has been 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 this precinct is to enable the establishment of a community with a distinctive character that is reflective of the heritage and landscape setting of Mission Estate and that draws 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 the topography.

The proposed 'landscape and visitor precinct' includes the existing hub of Mission Estate that includes the Grande Maison building and other buildings and facilities, including the Mission 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. The steep eastern hillside is to be planted as woodland and 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; providing walking access to the Grande Maison and to the proposed hill top reserve; and the walkway and street network within the residential precinct.

The landscape and visitor precinct also provides opportunity through the resource consent process for the development of a boutique hotel 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 eastern hillside.

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.

A key document of the plan change is the Zone's Structure Plan that includes an overall map and a number of Design Outcomes. It is proposed that the Structure Plan be added to the District Plan as Appendix 26, and would replace the existing Western Hills Residential Zone Concept Plan. A separately proposed Appendix 26A sets out the Mission Special Character Zone Structure Plan Design Outcomes which are cross referenced in the proposed District Plan rules relating to the Mission Special Character Zone. The design outcomes are intended to provide a written explanation of what is sought by components of the Structure Plan Map

as well as providing an 'assessment criteria' function for the assessment of subdivision and land use applications within the Mission Special Character Zone.

Submissions

The plan change was publically notified on 7 Feb 2018 and closed for submissions on 9 March 2018. A total of 19 submissions were received. The period for further submissions ran from 2 - 16 May 2018 and there were 4 further submissions received during this time.

A further submission received from Chey Dearing. This submission was received on time but the contents of the submission did not relate to a primary submission point. The submission raises new issues that other submitters have not had an opportunity to consider and comment on so unfortunately I recommend that this submission is out of scope and not able to be considered as part of this process

Following the close of submissions it was deemed necessary to commission a Cultural Impact assessment to document the cultural values and interests that mana whenua have with the plan change area. The purpose of the CIA's was to enable mana whenua to provide recommendations on how they may be able to work together with Council and the landowners to avoid, manage or mitigate any potential adverse affects of the proposal on cultural values. In commissioning the CIA's it also provided the opportunity for further consultation.

The plan change area extends into the boundaries of ngati parau, ngati mahu and ngati tawhao. While these hapū are presented by the Taiwhenua, it was deem appropriate in this instance to commission two CIA's to address the concerns of these hapū as lodged by separate submissions. One CIA was completed by Te taiwhenua and is from the perspective of ngait hinepare, ngati mahu and Ngati Tawhao. The other was completed by ngati Parau. Both CIA's were beneficial in enabling me to make a recommendation the submissions concerning cultural values.

S42A report

I'll take the report as read but to briefly summarise... the Section S42A report groups the various submission points made under 13 topic headings. This follows with recommendations as to whether or not a particular submission point raises an issue that has led me to recommend a change to the plan as notified. The report recommends 10 changes to the proposed plan as a result of submissions.

Appendix D and E tables

Following the issue of the S42a report, the commissioners issued a minute on the 10 September requesting I provide additional information to support the s42A report. This information has been provided in the two documents tabled today and I will now go through each one in turn. It should be noted that the position in these tables is subject to

any potential further amendments arising as a result of evidence presented at the hearing today and tomorrow.

The first table is titled Appendix D. This is a recommendation summary report. It consists of a table that sorts the recommendations by topic and then provides the summary of each submission and further submission point raised on each topic and whether or not the submission point is accepted, rejected or accepted or rejected in part. Further to that it details whether there are any changes recommended as a result of these submission points, details those changes and also provides the reason for each recommendation.

The second document is titled Appendix E. and is an annotated summary of the changes recommended. It also provides reasons for these changes and an evaluation of these reasons in accordance with Section 32AA of the RMA.

Having had the opportunity to consider the expert evidence and other issues raised by submitters since the publication of the s42A report, I've taken this opportunity to incorporate points of agreement into these tables. Changes from the S42A report have been highlighted yellow in Appendix D and are marked in green font in Appendix E.

Since the issue of the s42A report, two issues have come to the fore, one being the proposal to introduce a design manual to the rural residential precinct and the other the provision of an esplanade reserve along the Taipo stream. Further discussions between the landowner, HBRC and NCC have attempted to reach an agreed position on the provisions relating to the esplanade reserve. I will speak to these outstanding issues in turn.

Speak to the tables.

Conclusion

In conclusion I recommend that the plan change be adopted subject to the amendments detailed in Appendix E. In my view the plan change has been assessed as complying with the relevant statutory documents including part 2 of the RMA and the issues raised through submissions have been addressed where appropriate.