

PREC5 - Mission Landscape and Visitor Precinct

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R3: Concert and entertainment events (including associated buildings and structures)	Peter Holley	234.1	Amend	Considers that PREC5-R3A (2) should be amended so that there is the opportunity to host smaller events at the venue, in addition to the 5 significant events, with an appropriate number of 12,000 people.	Amend PREC5-R3A (2) as follows: 2. The number of concert and entertainment events that may occur in a calendar year must not exceed five <u>significant events with attendances of greater than 12,000 people.</u>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R3: Concert and entertainment events (including associated buildings and structures)	Peter Holley	234.2	Amend	Amend PREC5-R3(3) the setup of major concerts can take 2 - 3 weeks and an additional week required for pack down. This process has no significant adverse effects on neighbours, so therefore seeks the process is not restricted by the event duration condition.	Seeks to amend PREC5-R3(3) as follows: 3. The duration of the event must not exceed a period of 24 hours for <u>attended concerts and events. For the avoidance of doubt, the set up and pack up time is not restricted by this condition.</u>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R3: Concert and entertainment events (including associated buildings and structures)	Peter Holley	234.3	Amend	There have been times where concerts have been held on public holidays which have not fallen on a weekend, making it reasonable that the hours of noise that apply to Fridays and Saturdays should also apply to public holidays.	Seeks to Amend PREC5-R3(4) to allow for public holidays to have the same amplified noise hours as Fridays and Saturdays.	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R3: Concert and entertainment events (including associated buildings and structures)	Peter Holley	234.4	Amend	When hosting Mission Concerts in the past there has sometimes been a need for sound checks to continue until 9.00pm, due to performers getting to the venue late. Extra hours would be useful to get the show ready.	Seeks to Amend PREC5-R3(5) to allow for sound check to continue to no later than 9.00pm on the evening before a concert day.	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R3: Concert and entertainment events (including associated buildings and structures)	Peter Holley	234.5	Amend	Sometimes sound checks exceed noise limitations, therefore sound checks within the specified times are exempt from the noise limitations.	Seeks to Amend PREC5-R3(6) so that concert and entertainment activities in compliance with the condition are exempt from noise limits in the noise chapter. Details are stated in the full submission.	Open Submission
PREC5 - Mission Landscape and Visitor Precinct	Peter Holley	235.6	Amend	<p>Make changes to the Mission Landscape and Visitor Precinct Chapter to implement the Artisan Village component of the Mission Masterplan. The area of land affected by the Artisan Village is approximately 2.65ha and will provide for both residential and commercial purposes. The indicative yield is 22 residential units and 3,500m² of artisan commercial building floor area. Each change requested to this chapter is individually itemised in submission points 235.26 to 235.42 Refer to full submission for further detail. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; <p>the proposal is generally consistent with relevant PDP policy direction (particularly DEV3);</p> <ul style="list-style-type: none"> - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	Amend PREC5 - Mission Landscape and Visitor Precinct with the additions and deletions set out in the attached document. Submission points 235.26 to 235.42 individually outlines the requested amendments.	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /Introduction /The Mission Landscape and Visitor Precinct includes the existing hub of the Mission Estate in the Grande Maison building and other buildings and facilities, including the concert venue. It also includes the backdrop hills framing the iconic Mission landscape as viewed from Church Road	Peter Holley	235.26	Amend	Amend PREC5 as a consequential amendment. The reasons given for this requested change are summarised in submission point 235.2.	Amend PREC5 Introduction as follows: The Landscape and Visitor Precinct also provides opportunity through the resource consent process, for the development of a boutique hotel (potentially via the redevelopment of the accommodation buildings used by the former seminary), and discretely located and designed individual accommodation buildings separately located within or adjacent to the proposed woodland at the base of the hill. <u>Additional opportunity is provided for an 'artisan village' within the valley to the north of the Grande Maison and behind the production winery as viewed from Church Road, which enables further development of hospitality and artisan commercial and craft activities and associated residential accommodation.</u>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /Objectives /PREC5-O1: Commercial hub	Peter Holley	235.27	Amend	Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below: - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report).	Amend PREC5-O1 as follows: The Mission Landscape and Visitor Precinct contains a Mission Estate commercial hub of the cellar door, restaurant, conference and wedding venue, concert venue, and tourist accommodation <u>and an artisan village</u> ; that is bustling with visitors enjoying the ambiance of its offerings and the walking and cycle trails that link to it <u>and between these activities.</u>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P1: Hospitality and entertainment. Relates to DEV3-O1	Peter Holley	235.28	Amend	<p>Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report) 	<p>Amend PREC5-P1 as follows:</p> <p>Enable the continued use and development of the cellar door, restaurant, wedding venue, conference and meeting facility, former seminary buildings and the concert venue.</p> <p>Relates to DEV3-O1, <u>DEV3-O2</u>, and <u>PRC5-O1</u></p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P2: Visitor accommodation. Relates to DEV3-O1	Peter Holley	235.29	Amend	<p>Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> * The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; * The land has limited productive value; The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; * The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; * The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); * Technical supporting information demonstrates feasibility; * Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; * There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend PREC5-P2 as follows:</p> <p>Enable opportunities for the development of additional tourist accommodation in appropriate locations.Relates to DEV3-O1<u>O2</u>, and <u>PRC5-O1</u></p>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P3: Landscape and connectivity. Relates to DEV3-O1	Peter Holley	235.30	Amend	<p>Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; <p>The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier;</p> <ul style="list-style-type: none"> - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend PREC5-P3 as follows:</p> <p>Provide for the woodland planting of the background hills (eastern hill face), the development of a lookout reserve on top of these hills, and the development of walking and cycling tracks through the woodland and across the hill providing connections to the wider Napier City walking and cycling network.</p> <p><u>Relates to DEV3-O1, and DEV3-O3</u></p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /Policies /General	Peter Holley	235.31	Amend	<p>Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; <p>The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier;</p> <ul style="list-style-type: none"> - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Add a new policy to PREC5 as follows:</p> <p><u>PREC5-P4: Tourism, artisan commercial and residential</u> <u>Enable the development of an artisan village in accordance with the concept plan, in a manner that enables opportunity for the development of tourism, craft and hospitality activities and residential accommodation, in a manner that maintains the special character of the area.</u></p> <p><u>Relates to DEV3-O1, DEV3-O2, DEV3-O4 and PRC5-O1</u></p>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R5: Art cabins, where located within area identified on structure plan.	Peter Holley	235.32	Amend	<p>Amend PREC5 as requested to enable the establishment of the Artisan Village. The area of this village is approximately 2.65ha and will accommodate both residential and commercial activities and has an indicative yield of 22 residential units and 3500m2 of artisan commercial building floor area.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend PREC5-R5 as follows:</p> <p>Matters of discretion are restricted to: 5. Character of the Mission Development Area 6. Landscape character 7. Public health and safety 8. Amenity values 9. Safe and efficient operation of the integrated transportation network 10. Reverse sensitivity 11. The matters set out under DEV3-AC1 and PREC12-AC2.</p> <p>Notification: Non-notified</p> <p><u>Matters of discretion are restricted to:</u> 11. The matters set out under DEV3-AC1 and PREC5-AC3</p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General	Peter Holley	235.33	Amend	<p>Add a new rule. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Add a new rule as follows:</p> <p><u>PREC5-R7 Commercial and craft activities within the artisan village area</u> <u>Activity Status: Restricted discretionary</u></p> <p><u>Where the following activity conditions are met:</u> 1. Commercial and craft buildings and activities are located within the 'Artisan Village Commercial Development Node' identified on the Structure Plan at Appendices APP7(g) – (i). 2. The maximum building gross floor area of commercial and craft buildings within the Artisan Commercial Building Area shall be 3,500m2. 3. Associated vehicular access and stormwater swales shall be provided in accordance with the Artisan Village Structure Plan at Appendices APP7(g) and APP7(h).</p> <p><u>Matters of discretion are restricted to:</u> 1. Character of the Mission Development Area 2. Landscape character 3. Public health and safety 4. Amenity values 5. Safe and efficient operation of the integrated transportation network 6. Utility service provision 7. Reverse sensitivity 8. The matters set out under DEV3-AC1, PREC5-AC2 and PREC5-</p>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General	Peter Holley	235.34	Amend	<p>Add a new rule to PREC5. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:[</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; <p>The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier;</p> <ul style="list-style-type: none"> - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Add a new rule as follows:</p> <p><u>PREC5-R8 Residential activities within the artisan village area</u> <u>Activity Status: Restricted discretionary</u></p> <p><u>Where the following activity conditions are met:1. Residential Units are located within the 'Artisan Village Residential Development Node' identified on the Structure Plan at Appendices APP7(g) – (i).</u></p> <p><u>Matters of discretion are restricted to:1. Character of the Mission Development Area</u> <u>2. Landscape character</u> <u>3. Public health and safety</u> <u>4. Amenity values</u> <u>5. Safe and efficient operation of the integrated transportation network</u> <u>6. Utility service provision</u> <u>7. Reverse sensitivity</u> <u>8. The matters set out under DEV3-AC1 and PREC5- AC5.</u></p> <p><u>Notification status: Any application under this rule is precluded from being notified on a public or limited basis.</u> <u>Activity Status where activity conditions are not met:</u> <u>Non complying</u></p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General	Peter Holley	235.35	Amend	<p>Add a new rule to PREC5. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Add a new rule as follows:</p> <p><u>PREC5-R9 Subdivision within the Artisan Village Area</u> <u>Activity Status: Restricted discretionary</u></p> <p><u>Where the following activity conditions are met:</u> <u>1. The subdivision is applied for concurrently with, or following approval of, land use resource consent for buildings under rules PREC5-R7 (Commercial and craft activities) and / or PREC5-R8 (Residential activities).</u> <u>2. Allotments must be designed to include buildings (proposed or established under rules PREC5-R7 or PREC5-R8) that with appropriate easements are capable of being used as independent commercial or residential units. This condition does not apply to the balance allotment or access or reserve allotments.</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. The matters of discretion for subdivision in the Subdivision chapter apply.</u> <u>2. The matters set out under DEV3-AC1 and PREC5- AC6.</u></p> <p><u>Notification status: Any application under this rule is precluded from being notified on a public or limited basis.</u> <u>Activity Status where activity conditions are not met:</u> <u>Non complying</u></p>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R7: Commercial activities not otherwise provided for in the Mission Landscape and Visitor PrecinctActivity Status: Discretionary	Peter Holley	235.36	Amend	<p>Amend PREC5-R7 as a consequential amendment. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend as follows:</p> <p>PREC5-R7-R10 Commercial activities not otherwise provided for in the Mission Landscape and Visitor Precinct</p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R8: Activities not otherwise provided for in the Mission Landscape and Visitor Precinct.	Peter Holley	235.37	Amend	<p>Amend PREC-R8 as a consequential amendment. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend as follows:</p> <p>PREC5-R8 R11 Activities not otherwise provided for in the Mission Landscape and Visitor Precinct</p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /PREC5-S1: Density.	Peter Holley	235.38	Amend	<p>Amend PREC5-S1. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Amend PREC5-S1 as follows:</p> <p><u>1. Excepting residential units within the Artisan Village Concept Plan area,</u> the maximum density must not exceed one residential unit per site, or one residential unit per precinct where a single site covers more than one precinct (that is, a single site could have more than one residential unit provided each residential unit on the site was in a different precinct).</p> <p><u>1.2. A maximum of 22 residential units may be established within the Artisan Village Residential Development Node.</u></p>	Open Submission

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PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /General	Peter Holley	235.39	Amend	<p>Add a new standard. Full details as to the reasons for requesting these changes are outlined in the s.32 report, however a summary of these are outlined below:</p> <ul style="list-style-type: none"> - The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than enabled by the underlying Rural Lifestyle Zone; - The land has limited productive value; - The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier; - The land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it; - The proposal is generally consistent with relevant PDP policy direction (particularly DEV3); - Technical supporting information demonstrates feasibility; - Four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient; - There are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report). 	<p>Add a new standard as follows:</p> <p><u>PREC5-S4 Other yards</u> <u>Purpose: to maintain the character of the Mission Landscape and Visitor precinct and enable the establishment of the Artisan Village concept</u> <u>1. There shall be no side or rear yard requirement for buildings provided for by rules PREC5-R7 and PREC5-R8, to enable terraced building typologies within the Artisan Village Residential and Commercial Development Nodes.</u> <u>Matters of discretion are restricted to:</u> <u>NA</u></p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /PREC5-S4: Trees.	Peter Holley	235.40		Amend PREC5-S4 as a consequential amendment (refer to full submission for more detail). Refer to submission point 235.2 for a summary of the reasons for requesting the change.	Amend as follows: PREC5-S4 <u>5</u> Trees	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /Assessment criteria /PREC5-AC3: Art cabins.	Peter Holley	235.41	Amend	Amend PREC5-AC3 to make correct an error in numbering.	<p>Amend as follows:</p> <p>....</p> <p>b....</p> <p>iv. 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.</p>	Open Submission
PREC5 - Mission Landscape and Visitor Precinct /Assessment criteria /General	Peter Holley	235.42	Amend	Add new assessment criteria. (refer to full submission for more detail): Refer to submission point 235.2 for a summary of the reasons for requesting the change.	<p><u>Add new assessment criteria as follows:PREC5-AC4 – Commercial and Craft Activities within Artisan Village</u> <u>The assessment criteria of the Mission Development Area, the Rural Lifestyle Zone and the Subdivision chapter apply in addition to the below:</u> <u>a. Whether a proposal for commercial or craft activities is located within the area depicted in Appendices APP7(g) – (j) as within the Artisan Village ‘Commercial Development Node’.</u> <u>b. Whether the building design and site layout achieves the following characteristics:</u> <u>i. Strong sense of place in keeping with the character of the Mission Development Area.</u> <u>ii. Provides a visitor experience, with architecture and landscaping designed to celebrate the setting and walkways to link the buildings with the Grande Maison, the Mission Residential Precinct, and Church Road.</u> <u>iii. Implements the stormwater swale design shown in Appendix APP7(h) and otherwise mitigates any potential adverse effects of stormwater quality and quantity on the Taipo Stream.</u> <u>iv. Provides a suitable building setback from the toe of the hills, or other mitigation, to ensure any potential adverse effects from slope instability can be appropriately avoided or mitigated.</u> <u>c. Whether commercial and craft activities are in keeping with one or more of the following themes:</u> <u>i. Relationship to Mission Estate and / or the Hawke’s Bay wine and food industry.</u> <u>ii. Production of artisan or craft products and the retail of those</u></p>	Open Submission