

DEV3 - Mission Development Area

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
DEV3 - Mission Development Area /Issues /DEV3-12: Potential public benefit of a walkway network (between Pukekura/Sugar Loaf and Park Island) along the hills behind the Mission	Jayden Mellsoy	5.1	Support	Supports the addition of significant landscape amenity feature to the Taradale hills for community and visitor use	Amend to widen the scope of the paths to link all local/discrete reserves up together	Open Submission
DEV3 - Mission Development Area /Policies	Jayden Mellsoy	5.2	Amend	Amend as the current bare south and eastern facing hills are an eyesore without vegetation, as well as a fire hazard.	Amend to widen the scope of woodland provision to include all seen faces of the Taradale hills to protect the landscape value of the hills	Open Submission
DEV3 - Mission Development Area /Issues /DEV3-16: Subdivision and development can have significant adverse effects on natural and physical resources and on cultural and heritage sites, including cumulative effects	Margaret Symons	34.1	Oppose	Opposes the stormwater provisions relating to the Mission Development Area due to the potential to impact on the Puketapu, Waiohiki and Taradale land and water resources. Additional stormwater discharged into the Tutaekuri River could result in significant flood damage to Taradale and Napier properties.	Amend the stormwater provisions relating to the Mission development.	Open Submission
DEV3 - Mission Development Area /Policies /DEV3-P9: Walkway and cycleway networkEnable the use of the eastern hill face for the development of a walkway and cycleway network. Relates to DEV3-03	Cameron Drury	128.2	Oppose	Inconsistent with the alignment of public paths in the Mission Special Character Zone Structure Plan. Assessment criteria in the relevant precincts require consideration of an interconnected public path network generally consistent with the Structure Plan Map in Appendix 7(a) so this does not need to be duplicated in the Development Area.	Delete Policy.	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Cameron Drury	128.29	Oppose	Oppose DEV3-AC1(b) - The extent to which the objectives and policies for the Mission Development Area will be achieved is a section 104(1)(a) matter and does not need to be re-traversed in an assessment criteria.	Delete (b).	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Cameron Drury	128.30	Amend	DEV-AC1(g)-(h) - The stormwater solution for the Development Area is regulated by the HBRC stormwater discharge permit – meaning (g) – (h) are not necessary. Further, use of the word ‘wetland’ may be misleading i.e. low impact stormwater solutions involving attenuation and planted swales may appear as wetlands but may not meet the strict definition of wetlands.	Delete (g) and (h).	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Cameron Drury	128.31	Amend	Amend DEV3-AC1(i) - Design Outcome 2 of the ODP as developed through the Plan Change process included a statement that stormwater infrastructure is to be vested in Council. This direction should remain.	Amend (i) to give direction that stormwater infrastructure is to be vested in Council.	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Cameron Drury	128.32	Oppose	Oppose DEV3-AC1(n)-(q) - These provisions were determined as part of the original Plan Change to apply to the landscape and Visitor Precinct / Rural Production Precinct / Rural Residential Precinct.	Amend to clarify they do not apply to the Residential Precinct.	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Cameron Drury	128.33	Oppose	Oppose DEV3-AC1(o) - (iii) refers to planting of the Eastern Hill face being for the purpose of screening houses in the Residential Precinct when viewed from Church Road. The owner of land within which the Residential Precinct is located does not own the eastern hill face so has no way of implementing this outcome.	Amend (iii) to refer to softening rather than screening as strict implementation of (iii) in its current form is not possible.	Open Submission
DEV3 - Mission Development Area /General /General	Sian Stirling Jessica Ensing	231.101	Support	Supports the development areas as long as the amendments requested to any zone that enables residential development is adopted to provide educational facilities. The adoption of these provisions would enable educational facilities to support these development areas in the future.	Retain as proposed.	Open Submission
DEV3 - Mission Development Area /General /General	Sian Stirling Jessica Ensing	231.101	Support	Supports the development areas as long as the amendments requested to any zone that enables residential development is adopted to provide educational facilities. The adoption of these provisions would enable educational facilities to support these development areas in the future.	Retain as proposed.	Open Submission

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DEV3 - Mission Development Area / /	Peter Holley	235.5	Amend	<p>Amendments are sought to the Mission Development Area Chapter to enable the implementation of the Mission Masterplan and specifically a new Mission Church Road Residential Precinct and an Artisan Village area within the Mission Landscape and Visitor Precinct.</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). 	Amend the provisions of DEV3 as set out in the attached document showing the additions and deletions sought, as as detailed in submission points 235.18 - 235.25.	Open Submission
DEV3 - Mission Development Area /Introduction /General	Peter Holley	235.18	Amend	Amendments are required to DEV3 - Mission Development Area to enable a new chapter to be incorporated in the District Plan for the Mission Church Road Residential Precinct.Refer to the full submission for more detail. A summary of the reasons for requesting changes is outlined in submission point 235.2.	Amend the introduction to the Mission Development Area to recognise the introduction of the Mission Church Road Residential Precinct.	Open Submission
DEV3 - Mission Development Area /Issues /DEV3-13: A lack of diversity in the options available for greenfield residential development within the city and the need for an elevated and landform responsive option	Peter Holley	235.19	Amend	Amend DEV3 - Mission Development Area as a consequential change to enable the changes requested. The reasons provided in the s.32 report (refer full submission) are summarised in submission point 235.2.	<p>Amend DEV3-13 as follows:</p> <p>Existing greenfield residential building areas within the City are all located on flat topography with a conventional suburban layout. A supply of elevated and undulating land offering different section sizes and <u>housing types</u> would provide greater housing choice.</p>	Open Submission
DEV3 - Mission Development Area /Issues /DEV3-14: Urban development can impact on the sustainability of the city's remaining versatile and highly productive land resource, including the Mission Estate flats	Peter Holley	235.20	Amend	Amend DEV3-14 as a consequential amendment to enable the requested changes. A summary of reasons given for the proposed changes can be found in submission point 235.2.	<p>Amend DEV3-14 as follows:</p> <p>....The Mission Estate <u>vineyard</u> flats, in their current un-urbanised form and viticultural use, contribute to landscape and amenity values.</p>	Open Submission
DEV3 - Mission Development Area /Issues /DEV3-15: The potential of the Mission property to contribute further to the city as a tourism destination	Peter Holley	235.21	Amend	Amend DEV3-15 as a consequential amendment to the changes requested. The reasons provided for the changes requested are summarised in submission point 235.2 (see full submission for s.32 report)	<p>Amend DEV3-15 as follows:</p> <p>... There is the potential to add an additional layer to this vertical integration by providing <u>associated tourist commerce and accommodation</u> through both the use of existing former seminary buildings and the development of a new "<u>artisan village</u>" as well as standalone accommodation buildings. The potential contribution to the cycle and walkway network would also provide additional tourism opportunities. Development of new tourism infrastructure has the potential to reduce the values of the landscape, heritage, archaeological and versatile land resources that create the special character. There is also potential for additional tourism development to create off site effects. The size of the Development Area means that potential adverse effects on these values or on neighbouring residents can be avoided or mitigated.</p>	Open Submission

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DEV3 - Mission Development Area /Policies /DEV3-P2: Landscape – eastern hill face	Peter Holley	235.22	Amend	Amend DEV-P2 as a consequential amendment (refer to full submission for more detail): Submission point 235.2 provides a summary of the reasons given for the change.	Amend DEV3-P2 as follows: by requiring the implementation and retention of woodland planting to the hill face to retain its undeveloped-natural appearance and to stabilise...	Open Submission
DEV3 - Mission Development Area /Policies /DEV3-P7: Precincts	Peter Holley	235.23	Amend	Amend DEV3-P7 as a consequential change. The reasons given for the changes requested are summarised in Submission Point 235.2.	Amend DEV3-P7 as follows: Manage the use and development of the Mission Development Area within four <u>five</u> precincts of like character and physical attributes. The precincts consist of: <ul style="list-style-type: none"> • the Residential Precinct (comprising the north western segment of the zone); • <u>the Church Road Residential Precinct;</u> • the Productive Rural Precinct (correlating with the boundaries of the former Main Rural Zone on the flats fronting Church Road); • the Landscape and Visitor Precinct (comprising the existing Mission Estate buildings and facilities and the eastern hill face); and • the Rural Residential Precinct (comprising the balance of the zone, being the south western and south eastern corners). 	Open Submission
DEV3 - Mission Development Area /Policies /DEV3-P8: Innovation	Peter Holley	235.24	Amend	Amend DEV3-P8 as a consequential amendment. The reasons for making this change is summarised in submission point 235.2.	Amend DEV3-P8 as follows: To enable innovative approaches to land use and development within the Mission Development Area to enhance tourism, residential and and / or recreation opportunity opportunities provided that such approaches do not undermine the values that contribute to the Character of the area.	Open Submission
DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	Peter Holley	235.25	Amend	Amend DEV3-AC1 as a consequential amendment. The reasons provided in the full submission have been summarised in submission point 235.2.	Amend DEV3-AC1 as follows: General a. The extent to which the proposed subdivision and/or development is consistent with the Mission Structure Plan as set out in the maps at Appendix <u>APP7(a) – (j)</u> ... d. Whether the green network is designed to <u>integrated</u> stormwater management e.i.Alternatively, the southern walkway connection... g.i. Be in general accordance with the drawings in Appendix <u>APP13E7(e) or APP7(h)</u> . or APP7(h).... h. ... Whether wetlands are proposed to be constructed in step with the staging of development within the relevant catchments identified in Appendix <u>13E APP7(e) or APP7(h) or APP7(h)</u> and as per the ‘Residential Precinct 3 Waters Staging Plan’ in Appendix 13DAPP7(d) n..... c.iii. The separate cluster of ‘retreat’ buildings on the hillside at Mary Knoll. It is noted that other buildings are part of the existing landscape including the cluster of winery buildings below the Grande Maison, including the historic cellars, the traditional woolshed, and other scattered rural buildings amongst the vineyard..... p. Whether the subdivision and development provides for a buffer between the Mission Residential Precinct and Mission Productive-	Open Submission

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DEV3 - Mission Development Area /Objectives /DEV3-01: Special character	Trevor Ellis	253.105	Amend	Considers that special character of a zone includes the ecological resources and values of the zone. Adding in that ecological values will assist in maintaining special character.	<p>Seeks to amend DEV3-01 as follows:</p> <p>DEV3-01: Special character</p> <p>The special character of the Mission Development Area is maintained through sustainable management, including the retention and enhancement of the values of the landscape, heritage, cultural, archaeological, <u>ecological</u>, and versatile land resources.</p>	Open Submission