

APP7 (b) - Mission Special Character Zone Structure Plan - Area Plan Map

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
APP7 (b) - Mission Special Character Zone Structure Plan - Area Plan Map /APP7 (b) - Mission Special Character Zone Structure Plan - Area Plan Map	Peter Holley	235.9	Amend	<p>Amend Mission Structure Plan map to show the three new development areas identified through the Mission Masterplan as explained in the Section 32 Report attached to this submission. See full submission for more 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; - 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 APP7(b) by showing the Mission Church Road Residential Precinct, the Artisan Village, and Future Development Area as set out in the full submission.	Open Submission