

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Marist Holdings (Greenmeadows) Ltd	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)	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 significant events with attendances of greater than 12,000 people.
Marist Holdings (Greenmeadows) Ltd	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)	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</u> concerts <u>and events</u> . <u>For the avoidance of doubt, the set up and pack up time is not restricted by this condition.</u>
Marist Holdings (Greenmeadows) Ltd	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)	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.
Marist Holdings (Greenmeadows) Ltd	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)	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.
Marist Holdings (Greenmeadows) Ltd	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)	234.5	Amend	Sometimes sound checks an 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.
Marist Holdings (Greenmeadows) Ltd	SCHED3 - Historic heritage items /SCHED3 - Heritage Items Schedule /20 La Grande Maison (Mission Estate Winery) & observatory base 198 Church Road Part Lot 1 DP 27138 B	234.6	Oppose	Heritage item 20, 'La Grande Maison (Mission Estate Winery) & observatory base' should be deleted from SCHED3 - Historic heritage items. These items are not included in any heritage New Zealand Pouhere Taonga Schedule and are adequately protected by other mechanisms. The observatory base is a recorded archaeological site, the building referenced as La Grande Masion is protected by PDP and provisions in PREC5-Mission Landscape and Visitor Precinct Chapters.The building has been significant altered overtime. The building is a flagship of the mission estate and is not in the commercial interest of MHGL to remove, MHGL would like to be able to make alterations to the building as required and have been doing so since 1910 without requiring consent.	Seeks to delete Heritage item 20 as follows: 20 La Grande Maison (Mission Estate Winery) & observatory base 198 Church Road Part Lot 1 DP 27138 B
Marist Holdings (Greenmeadows) Ltd	NOISE - Noise /NOISE - Noise - Standards Table / NOISE-S1: General noise limits	234.7		Sometimes sound checks an 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 NOISE-S1. Details are stated in the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	Planning Maps //	235.1	Oppose	Oppose the walking track shown on the planning maps (and refer full submission) that does not appear to have any purpose or destination and which is not part of the walking track network shown in the Mission Structure Plan APP7(a).	Delete the walking track from the planning maps as shown in the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	Planning Maps //	235.2	Amend	Amend the underlying zoning of the south eastern most area of Mission Rural Residential Precinct to General Residential Zone; and change the precinct applying to that area to a new Mission Church Road Residential Precinct, for the reasons set out in the section 32 report appended to this submission (refer full submission). The changes requested within the new Mission Church Road Residential Precinct will provide for an indicative yield is 48 residential properties. 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).	Rezone approximately 7.15ha of the south eastern most area of Mission Rural Residential Precinct (at 198 Church Road) to General Residential Zone, and change the precinct overlay to a new Mission Church Road Residential Precinct. Refer full submission to identify where this rezoning refers to.

Marist Holdings (Greenmeadows) Ltd (rezoning request)	SUB - Subdivision /SUB - Subdivision - Standards Table /	235.3	Amend	Amendments are sought to Subdivision Standards SUB-S5 and SUB-S18 as a consequence of the requested new Mission Church Road Residential Precinct. The specific reasons are set out in the S32 Report attached to this submission (a summary of which can be found in submission point 235.2). The specific amendments to be made to each standard and the reasons for these requested changes can be found in submission points 235.16 and 235.17.	Amendments to SUB-S5 and SUB-S18 as set out in the attached document SUB - Subdivision - MHGL Submission.pdf, the details of which can be found in submission points 235.16 and 235.17.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	General //	235.4	Amend	<p>Add a new Chapter to the Proposed Napier District Plan titled: PREC3A - Mission Church Road Residential Precinct.</p> <p>Full details as to the reasons for requesting these changes are outlined in the s.32 report (refer full submission), however a summary of these are outlined below:</p> <p>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 new chapter: PREC3A - Mission Church Road Residential Precinct. Refer to full submission for details.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area //	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> <p>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> <p>Details of the requested changes to the DEV3 chapter can be found in Submission points 235.18-235.25.</p>	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.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC5 - Mission Landscape and Visitor Precinct //	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> <p>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 PRC5 - 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.

Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC7 - Mission Rural Residential Precinct / /	235.7	Amend	Seeks consequential amendments to the Mission Rural Residential Precinct as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. The changes sought can be found in submission points 235.43 to 235.48.	The changes sought can be found in submission points 235.43 to 235.48.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	APP7 (a) - Mission Special Character Zone Structure Plan - Overall Map /APP7 (a) - Mission Special Character Zone Structure Plan - Overall Map /	235.8	Amend	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. 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 APP7(a) by showing the Mission Church Road Residential Precinct, the Artisan Village, and Future Development Area as set out in the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	APP7 (b) - Mission Special Character Zone Structure Plan - Area Plan Map /APP7 (b) - Mission Special Character Zone Structure Plan - Area Plan Map /	235.9	Amend	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: 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.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	APP7 (a) - Mission Special Character Zone Structure Plan - Overall Map /APP7 (a) - Mission Special Character Zone Structure Plan - Overall Map /General	235.10	Amend	Add a new Appendix APP7(g) Road Overview for the new development areas for the reasons explained in the Section 32 report (see full submission). Refer to submission point 235.2 for a summary of the reasons for requesting the change.	Add a new APP7(g) Road Overview (see full submission)..
Marist Holdings (Greenmeadows) Ltd (rezoning request)	General / /	235.11	Amend	Add new APP7(h) - Stormwater Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (see full submission). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(h) - Stormwater Overview as per the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	General / /	235.12	Amend	Add new APP7(i) Wastewater Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (refer to full submission for more detail). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(i) as set out in the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	General / /	235.13	Amend	Add new APP7(j) Water Overview in support of the requested new development areas for the reasons set out in the Section 32 Report (refer full submission for more detail). A summary of the reasons for requesting the change can be found in submission point 235.2.	Add new APP7(j) as set out in the full submission.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	Planning Maps / /	235.14	Amend	Amend the urban limit boundary overlay to include the requested Mission Church Road Residential Precinct and Artisan Village Areas for the reasons explained in the Section 32 Report provided in the full submission (refer full submission for more detail).A summary of the reasons for requesting the change can be found in submission point 235.2.	Amend the urban limit boundary to include the new development areas of the Mission Church Road Residential Precinct and Artisan Village as identified on the attached APP7(a)&(b) maps (refer to full submission for more detail).
Marist Holdings (Greenmeadows) Ltd (rezoning request)	General / /	235.15	Amend	Seeks consequential amendments as required to enable the requested Mission Church Road Residential Precinct and Artisan Village Area to be incorporated into the Proposed District Plan in a manner that implements the Mission Masterplan and appropriately provides for the sustainable management purpose of the RMA. See full submission for attachments including s.32 report, and evidence of appropriate development such as the landscape study, traffic assessment and design, and civil engineering assessment.	Seeks consequential amendments as required to enable the requested Mission Church Road Residential Precinct and Artisan Village Area to be incorporated into the Proposed District Plan in a manner that implements the Mission Masterplan and appropriately provides for the sustainable management purpose of the RMA.

Marist Holdings (Greenmeadows) Ltd (rezoning request)	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S5: Minimum allotment sizes - development areas	235.16	Amend	Amendments are sought to Subdivision Standards SUB-S5 as a consequence of the requested new Mission Church Road Residential Precinct. The reasons given for requesting changes are summarised in submission point 235.2.	Amend SUB-S5 Minimum allotments sizes - Development Areas as follows: SUB-S5 Minimum allotments sizes - Development areas Mission Development Area No minimum (550 houses required in the Mission Residential Precinct) Activity status where standards are not met: N/A
Marist Holdings (Greenmeadows) Ltd (rezoning request)	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S18: Esplanade reserves	235.17	Amend	Amendments are sought to Subdivision Standards SUB-S18 as a consequence of the requested new Mission Church Road Residential Precinct. The specific reasons are set out in the S32 Report and are summarised in submission point 235.2..	Amend SUB-S18 Esplanade Reserves as follows: Mission Development Area .. 1. There is no esplanade reserve requirement for the Taipo Stream where it traverses the Mission Special Character Zone land within the Mission Development Area except in the following circumstances: a. a 20m esplanade reserve must be vested in Council for land comprised in (either Lot 1 DP 27138 held in Certificate of Title W3/453 W1/63 and/or Part Lot 2 DP25932 held in Certificate of Title HBW1/63 (as at 12 September 2018) which falls within the <u>Mission</u> Productive Rural, and/or <u>Mission</u> Landscape & Visitor, and/or <u>Mission Church Road Rural Residential (fronting Church Road)</u> . Precincts where sites of less than 4ha are created wholly or partly within 100m of the Taipo Stream. b. No esplanade reserve will be required for sites created through subdivision within the <u>Mission Residential Precinct</u> and the <u>Rural Residential Precinct</u> which adjoins the Residential Precinct.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Introduction /General	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.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Issues /DEV3-I3: 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	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.	Amend DEV3-I3 as follows: 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 <u>and housing types</u> would provide greater housing choice.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Issues /DEV3-I4: Urban development can impact on the sustainability of the city's remaining versatile and highly productive land resource, including the Mission Estate flats	235.20	Amend	Amend DEV3-I4 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.	Amend DEV3-I4 as follows: ...The Mission Estate <u>vineyard</u> flats, in their current un-urbanised form and viticultural use, contribute to landscape and amenity values.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Issues /DEV3-I5: The potential of the Mission property to contribute further to the city as a tourism destination	235.21	Amend	Amend DEV3-I5 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)	Amend DEV3-I5 as follows: ... There is the potential to add an additional layer to this vertical integration by providing <u>associated</u> tourist <u>commerce</u> and accommodation 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.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Policies /DEV3-P2: Landscape – eastern hill face	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 <u>undeveloped natural</u> appearance and to stabilise...
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Policies /DEV3-P7: Precincts	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: • 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 <u>corners</u>).
Marist Holdings (Greenmeadows) Ltd (rezoning request)	DEV3 - Mission Development Area /Policies /DEV3-P8: Innovation	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, <u>residential and</u> and /or <u>recreation opportunity opportunities</u> provided that such approaches do not undermine the values that contribute to the Character of the area.

<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development</p>	<p>235.25</p>	<p>Amend</p>	<p>Amend DEV3-AC1 as a consequential amendment. The reasons provided in the full submission have been summarised in submission point 235.2.</p>	<p>Amend DEV3-AC1 as follows:</p> <p>General</p> <p>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 APP7(a) – (j)</p> <p>...</p> <p>d. Whether the green network is designed to integrated stormwater management....</p> <p>e.i.Alternatively, the southern walkway connection.....</p> <p>.....</p> <p>g.i. Be in general accordance with the drawings in Appendix APP13E7(e) or APP7(h) or APP7(h)....</p> <p>h. ... Whether wetlands are proposed to be constructed in step with the staging of development within the relevant catchments identified in Appendix 13E APP7(e) or APP7(h) or APP7(h) and as per the 'Residential Precinct 3 Waters Staging Plan' in Appendix 13DAPP7(d).</p> <p>....</p> <p>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> <p>....</p> <p>p. Whether the subdivision and development provides for a buffer between the Mission Residential Precinct and Mission Productive Rural Precinct and the adjacent properties to the south. The sSpecific outcomes for the Mission Rural Residential precinct include is</p> <p>i. Maintenance of open farmland on the Church Road frontage of the Mission Rural Residential Precinct Planting planting a band of indigenous vegetation (nominally 20m wide) on the south side of the Mission Residential Precinct to soften views of housing, and provide shelter, in the event the existing pine plantation is removed.</p> <p>..</p> <p>q. Any subdivision application for land in the Mission Development Area which falls with in the Mission Productive Rural Precinct, and/or Mission Landscape & Visitor Precinct, and/or Mission Rural Church Road Residential precinct where sites of less than 4ha are created wholly and partly within 100m of the Taipo Stream will be subject to the provision of a 20m esplanade reserve requirement adjacent to those sites. The esplanade reserve of 20m allows for the protection of conservation values and particularly effective stormwater quality improvements, in addition to access for maintenance purposes. An esplanade esplanade reserve also provides for the mitigation of natural hazards, public access and recreational use. Not requiring the full esplanade reserve....</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Introduction</p>	<p>235.26</p>	<p>Amend</p>	<p>Amend PREC5 as a consequential amendment. The reasons given for this requested change are summarised in submission point 235.2.</p>	<p>Amend PREC5 Introduction as follows:</p> <p>....</p> <p>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></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Objectives /PREC5-O1: Commercial hub</p>	<p>235.27</p>	<p>Amend</p>	<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> <p>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;</p> <p>the land has limited productive value;</p> <p>The land is generally higher in elevation and is therefore less susceptible to natural hazards than much of urban Napier;</p> <p>the land is located immediately opposite existing residential land and the currently developing Mission Residential Precinct behind it;</p> <p>the proposal is generally consistent with relevant PDP policy direction (particularly DEV3);</p> <p>technical supporting information demonstrates feasibility;</p> <p>four reasonably practicable options have been considered, and it has been found that the proposed approach is the most effective and efficient;</p> <p>there are a number of environmental, economic, social and cultural benefits, as well as costs (as detailed in the s.32 report).</p>	<p>Amend PREC5-O1 as follows:</p> <p>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></p>

<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P1: Hospitality and entertainment</p>	<p>235.28</p>	<p>Amend</p>	<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> <p>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>	<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. Relates to DEV3-O1, <u>DEV3-O2</u>, and <u>PRC5-O1</u></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P2: Visitor accommodation</p>	<p>235.29</p>	<p>Amend</p>	<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> <p>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>	<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>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Policies /PREC5-P3: Landscape and connectivity</p>	<p>235.30</p>	<p>Amend</p>	<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> <p>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>	<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. <u>Relates to DEV3-O1, and DEV3-O3</u></p>

<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Policies /General</p>	<p>235.31</p>	<p>Amend</p>	<p>Add a new policy to PREC5 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> <p>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>	<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> <u>Relates to DEV3-O1, DEV3-O2, DEV3-O4 and PRC5-O1</u></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct - Rules Table /PREC5-R5: Art cabins, where located within area identified on structure plan</p>	<p>235.32</p>	<p>Amend</p>	<p>Amend PREC5 to PREC5 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> <p>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>	<p>Amend PREC5-R5 as follows:</p> <p>....</p> <p><u>Matters of discretion are restricted to:</u> <u>5. Character of the Mission Development Area</u> <u>6. Landscape character</u> <u>7. Public health and safety</u> <u>8. Amenity values</u> <u>9. Safe and efficient operation of the integrated transportation network</u> <u>10. Reverse sensitivity</u> <u>11. The matters set out under DEV3-AC1 and PREC12-AC2.</u> <u>Notification: Non-notified</u></p> <p><u>Matters of discretion are restricted to:</u> <u>11. The matters set out under DEV3-AC1 and PREC5-AC3</u></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General</p>	<p>235.33</p>	<p>Amend</p>	<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> <p>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>	<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> <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).</u> <u>2. The maximum building gross floor area of commercial and craft buildings within the Artisan Commercial Building Area shall be 3,500m2.</u> <u>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).</u></p> <p><u>Matters of discretion are restricted to:</u> <u>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, PREC5-AC2 and PREC5-AC4.</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: Non-complying.</u></p>

<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General</p>	<p>235.34</p>	<p>Amend</p>	<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> <p>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>	<p>Add a new rule as follows:</p> <p>PREC5-R8 Residential activities within the artisan village area Activity Status: Restricted discretionary</p> <p>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).</p> <p>Matters of discretion are restricted to: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 and PREC5- AC5.</p> <p>Notification status: Any application under this rule is precluded from being notified on a public or limited basis. Activity Status where activity conditions are not met: Non complying</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Rules Table /General</p>	<p>235.35</p>	<p>Amend</p>	<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> <p>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>	<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: Non complying</u></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>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 Precinct</p>	<p>235.36</p>	<p>Amend</p>	<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> <p>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>	<p>Amend as follows:</p> <p>PREC5-R7-R10 Commercial activities not otherwise provided for in the Mission Landscape and Visitor Precinct</p>

Marist Holdings (Greenmeadows) Ltd (rezoning request)	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	235.37	Amend	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: 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 as follows: PREC5- R8 -R11 Activities not otherwise provided for in the Mission Landscape and Visitor Precinct
Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /PREC5-S1: Density	235.38	Amend	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: 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-S1 as follows: 1. Excepting residential units within the Artisan Village Concept Plan area, 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). 4-2. A maximum of 22 residential units may be established within the Artisan Village Residential Development Node.
Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /General	235.39	Amend	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: 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).	Add a new standard as follows: PREC5-S4 Other yards Purpose: to maintain the character of the Mission Landscape and Visitor precinct and enable the establishment of the Artisan Village concept 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. Matters of discretion are restricted to: NA
Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC5 - Mission Landscape and Visitor Precinct /PREC5 - Mission Landscape and Visitor Precinct - Standards Table /PREC5-S4: Trees	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 Trees
Marist Holdings (Greenmeadows) Ltd (rezoning request)	PREC5 - Mission Landscape and Visitor Precinct /Assessment criteria /PREC5-AC3: Art cabins	235.41	Amend	Amend PREC5-AC3 to make correct an error in numbering.	Amend as follows: b.... 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>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC5 - Mission Landscape and Visitor Precinct /Assessment criteria /General request</p>	<p>235.42</p>	<p>Amend</p>	<p>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>	<p>Add new assessment criteria as follows:</p> <p><u>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 products.</u> <u>iii. Hospitality.</u> <u>iv. Visitor souvenir and tourism products and experiences.</u> <u>d. Whether commercial and craft activities avoid duplicating CBD or town centre retail and office activities, in avoiding retail distribution effects on commercial zones.</u> <u>e. Whether the level of development necessitates the construction of the proposed access road layout shown in APP7(g) – Road Overview.</u></p> <p><u>PREC5-AC5 – Residential 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 residential units or visitor accommodation is located within the area depicted in Appendices APP7(g) – (j) as within the Artisan Village ‘Residential 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 high level of amenity for residents and visitors, with architecture and landscaping designed to celebrate the setting, and walkways to link the buildings with the Grande Maison, 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>v. Provides vehicle access and integral garages to the rear (west facing façade) of the buildings.</u> <u>vi. Residential unit design contributes to a diversity of residential choice, with a different typology to the Mission residential precincts, and with buildings designed to provide outlook over and beyond the Commercial Development Node.</u> <u>vii. A comprehensive design of residential units that complement each other and the setting and provide an efficient use of the available land.</u> <u>c. Whether the level of development necessitates the construction of the proposed access road layout shown in APP7(g) – Road Overview.</u></p> <p><u>PREC5-AC6 – Subdivision 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 the proposal for subdivision is based on creating allotments for commercial and / or residential buildings located within the Artisan Village as shown in Appendices APP7(g) – (j).</u> <u>b. Whether the proposed subdivision is to be serviced in a manner generally consistent with the infrastructure shown on the Structure Plan in Appendices APP7(g) – (j).</u></p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /Policies /PREC7-P2: Existing buildings</p>	<p>235.43</p>	<p>Oppose</p>	<p>Delete PREC14-P2 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Delete PREC14-P2.</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /PREC7 - Mission Rural Residential Precinct - Rules Table /PREC7-R2: Use of the Maryknoll buildings as identified on the Structure Plan for visitor accommodation or education activities</p>	<p>235.44</p>	<p>Oppose</p>	<p>Delete PREC14-R2 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Delete PREC14-R2</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /PREC7 - Mission Rural Residential Precinct - Rules Table /PREC7-R3: Commercial activities utilising buildings existing on 1 January 2017</p>	<p>235.45</p>	<p>Oppose</p>	<p>Delete PREC14-R3 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Delete PREC14-R3</p>

<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /PREC7 - Mission Rural Residential Precinct - Rules Table /PREC7-R4: Activities not otherwise provided for</p>	<p>235.46</p>	<p>Amend</p>	<p>Amend PREC7-R4 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Amend PREC7-R4 as follows: PREC7-R4R2 Activities not otherwise provided for Activity Status: non-complying Where the following activity conditions are met: 1. The activity is not provided for under Rules PREC7-R1 PREC14-R4 or the Rural Residential Zone activity table</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /PREC7 - Mission Rural Residential Precinct - Rules Table /PREC7-R4: Activities not otherwise provided for</p>	<p>235.47</p>	<p>Amend</p>	<p>Amend PREC7-R5 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Amend PREC7-R5 as follows: PREC7-R5R3 Subdivision PREC7-R5R3A Activity Status: Restricted Discretionary Where: 1. The relevant activity conditions in the chapter SUB Subdivision are complied with. Matters of discretion are: 2. The matters of discretion for the relevant subdivision activity in the Subdivision chapter apply. 3. The matters set out under DEV3-AC1 and PREC7-AC1 PREC7-R5R3B Activity Status where activity conditions are not met: Discretionary.</p>
<p>Marist Holdings (Greenmeadows) Ltd (rezoning request)</p>	<p>PREC7 - Mission Rural Residential Precinct /Assessment criteria /PREC7-AC1: All subdivision and development</p>	<p>235.48</p>	<p>Amend</p>	<p>Amend PREC7-AC1 as a consequential amendment as a result of changing the zoning of the south eastern component of that precinct to General Residential and to the new Mission Church Road Residential Precinct. Refer to submission point 235.2 for a summary of the reasons for requesting the change.</p>	<p>Amend PREC7-AC1 as follows: a. ii. provide.....to be administered by Marist Holdings (Greenmeadows) Ltd the subdivider or successor b. v. Consideration of rural heritage values (i.e. the traditional farming buildings and yards on the Church Road frontage) c. ... i. Composition of the panel (it is envisaged the panel will include a representative of the subdivider Marist Holdings Ltd (or successor), one or two design professionals covering architecture, urban design and landscape...</p>