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## **Variation 2 – Irongate Industrial Area**

### **Amendments to Proposed Hastings District Plan –**

### ***As amended by Decisions March 2017***

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**Contents - Parts of the Plan affected:**

**Planning Maps**

**Appendix 16 – Irongate Structure Plan**

**Appendix 26 – Scheduled Activities**

**Appendix 36A**

**Section 2.9 Industrial Strategy**

**Section 6.2 Plains Production Zone**

**Section 14.1 Industrial Zones**

**Section 26.1 Transport and Parking**

**Section 28.1 Advertising Devices and Signs DWA**

**Section 30.1 Subdivision and Land Development**

**Section 33.1 Definitions**

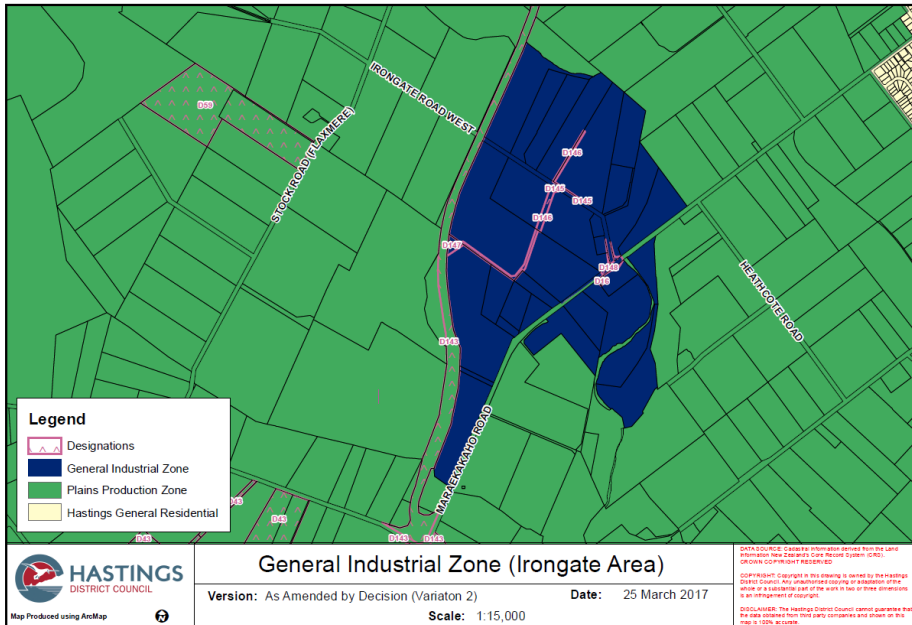
The changes proposed by the decisions on submissions (March 2017) are shown highlighted in blue.

The changes as per Notification in July 2016 are shown highlighted in red and strike throughs.

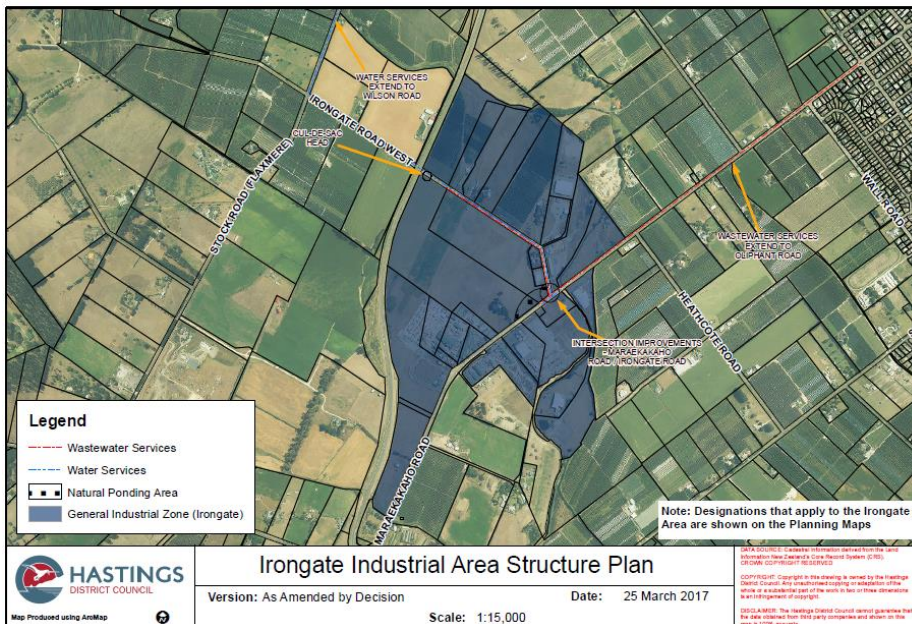
With regard to Section 14.1, text that is not amended by the variation is also shown to provide context. Any minor changes as a result of this Variation (such as numbering adjustments) will be addressed at the end of the Variation process.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

**Planning Map (MAP NO. 33) as amended by Decisions 25 March 2017**



**Irongate Structure Plan (Appendix 16) as amended by Decisions**

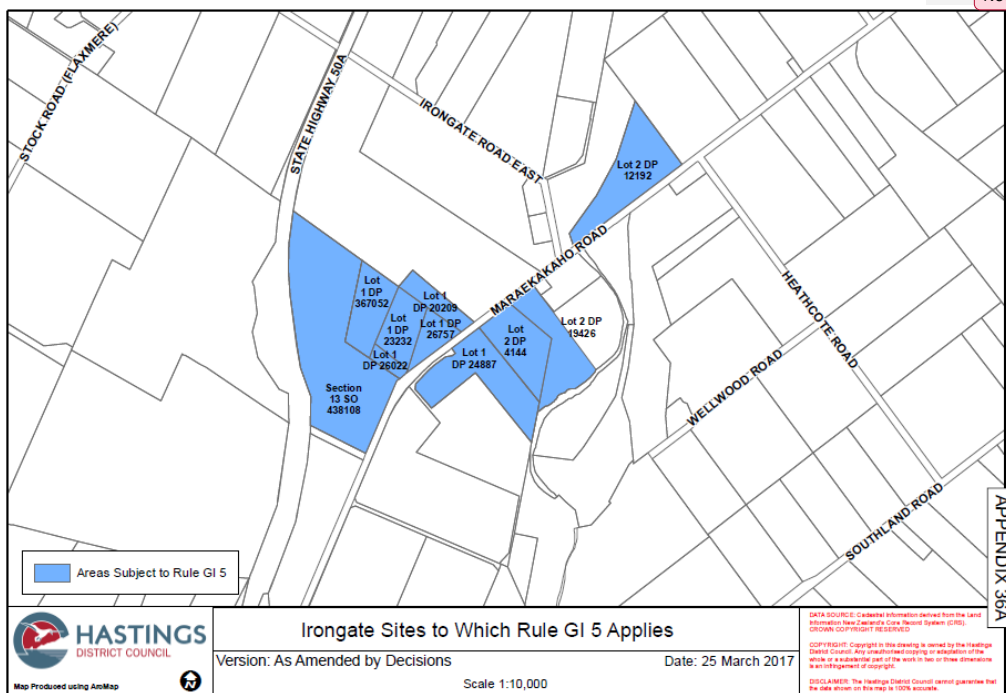


## Appendix 26 – Table of Scheduled Activities

APPENDIX 26 TABLE OF SCHEDULED ACTIVITIES			
No	Site	Legal Description	Permitted Activities
S24	1215 & 1229 Maraekakaho Road	Pt lot 1 DP 3470, Lot 1 DP 23232, Lot 1 DP 26022, Lot 1 DP 20209 and Lot 1 & 2 DP 367052	Timber Milling, Treatment, Storage, Sales and Sales of Building Supplies
S25	1206 Maraekakaho Road	Lot 1 DP 24887	Agricultural Contractors and Firewood Depot and The Sale of Landscaping Supplies and Firewood
S26	1172 and 1194 Maraekakaho Road	Lot 2 DP 4144 and that part of Lot 2 DP 19426 shown as schedule 26 on map 33	Transport Operators Depot

## Appendix 36A

**Commented [MG1]:** Issue 4 - M Walmsley Ltd (Submission 4); J & R Roil (Submission 5); Carrfields Investments Limited (Submission 6); Tumu Timbers Limited (Submission 7); Navilluso Holdings Ltd (Submission 8); and Development Nous Limited (Submission 9)



Sites for Appendix 36A: 1215 -1229 Maraekakaho Road - Lot 1 DP 367052, Lot 1 DP 26757, Lot 1 DP 209209, Lot 1 DP 23232, Lot 1 DP 26022, Sec 13 SO 4381081229; 1206 Maraekakaho Rd - Lot 1 DP 24887; 1172 & 1194 Maraekakaho Rd - Lot 2 DP 4144, and that part of Lot 2 shown as schedule 26 on Map 33 Lot 2 DP 19426 Int in ROW; 1139 Maraekakaho Rd - Lot 2 DP 12192 BLK XV Heretaunga SD

## **Section 2.9 Industrial Strategy**

### **2.9.2.1 Irongate Industrial Area**

The Irongate Cluster Area was identified in the Industrial Strategy as being suitable for further industrial development as it would consolidate the existing industrial area in this location while also catering for the demand for additional industrial land. The Irongate Industrial Area is located at the corner of Irongate and Maraekakaho Roads adjacent to the existing Industrial 6 Zone. In ~~2010~~ **2011** the Council ~~adopted~~ notified Plan Change 50 **to the Operative Plan** which ~~adopted a two stage approach to rezoning land at the Irongate Industrial Area for the development of dry industries in the District.~~

~~Initially the land was rezoned Deferred Industrial 2 (Irongate Industrial Area), but is now Deferred General Industrial. The Deferred zoning will be lifted in two stages. Stage 1 comprising approximately 35.4 hectares will be lifted once the appropriate infrastructure has been completed; Stage 2 will incorporate an additional 36.2 hectares extending out towards the Southern Expressway Extension, as well as the land zoned Industrial 6 and other Plains Zone land for which Resource Consent has been granted to undertake industrial activities. The deferment of Stage 2 will be lifted when demand for Stage 1 is largely complete.~~

### **2.9.2.4 Future Growth Areas**

The Heretaunga Plains Urban Development Strategy (HPUDS) considered the future industrial needs of both Napier and Hastings. One of the policies outlined in HPUDS is that “in locating future industrial land it must be in suitable areas to avoid sensitivity issues and maximise efficient use of existing and planned infrastructure”. HPUDS has identified the growth needs of the District through to 2045. It has taken a conservative approach to considering the industrial growth needs and adopted the highest ten year uptake rate (4.4 hectares per year) from the 2008 Industrial Demand Study to project the needs through to 2045. Future need has been considered under the three categories of Dry, Service and Wet Industry.

<b>SITES DEEMED SUFFICIENT TO CATER FOR THE GROWTH NEEDS OUT TO 2045</b>			
<b>LOCATION</b>	<b>CAPACITY (HA)</b>	<b>TIMING</b>	<b>POTENTIAL ACTIVITIES</b>
<del>Irongate Stage 1</del>	<del>35.4</del>	<del>Now</del>	<del>Dry Industry</del>
<del>Irongate Stage 2</del>	<del>36.2</del>	<del>After Irongate 1</del>	<del>Dry Industry</del>
<b>Irongate</b>	<b>118.52</b>	<b>Now</b>	<b>Dry Industry</b>
Omahu Stage 1	13	2015-	Service Industry
Omahu Stage 2	23	After Omahu 1	Service Industry
Tomoana/Whakatu	60	After Whakatu full	Wet Industry

Unlike the 2003 Industrial Strategy, HPUDS identifies that the future demand for land for wet industry may be accommodated adjacent to the existing Tomoana industrial area and/or existing Whakatu industrial area. These potential expansion areas both have recognised soil values. This is an issue that will require careful consideration as much of the infrastructure that is suited to industry is already in place in these areas. HPUDS has identified that the above sites are deemed sufficient to cater for the growth needs out to 2045 which is a period well beyond the lifespan of the District Plan.

The original proposal for Irongate Stages 1 & 2 which was identified in HPUDS and shown in the table above was for 71.6 ha of land. A further 46.98 ha of surrounding land now forms part of the General Industrial zone (Irongate). Several of the sites now included are developed with industrial activity (it was previously was provided for in the Operative Plan as 'Industrial 6' zone). The larger area:

- Enables peripheral land that is already used for industrial purposes to be included in the zone; and
- Provides a logical zone boundary to the industrial area that is defined by clear geographic features.

The removal of Staging and enabling of onsite servicing for stormwater disposal will also encourage greater developer uptake of these sites through providing more flexible and affordable land development options.

## Section 6.2 Plains Production Zone

### 6.2.4 RULES

The following table sets out the status of activities within the Plains Production Zone. These activities are all subject to the Standards and Terms set out in this Plan.

RULE TABLE 6.2.4 - PLAINS PRODUCTION ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
PP35	Residential Activities and visitor accommodation within 30 metres of any Industrial Zone on land identified within Appendix 36, Figure 2 <del>and within 50 metres of the General Industrial Zone (Irongate) as on land identified within Appendix 16.</del>	Non Complying

**Commented [MG2]:** V2 Issue 6  
M Walmsley Ltd (Submission 4); J & R Roil (Submission 5);  
and Hawke's Bay Fruit Growers Association (Submission 10)

### 6.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

(NO CHANGES)

### 6.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

#### 6.2.6K SCHEDULED ACTIVITIES

Activities associated with Scheduled Activities shall comply with the General Performance Standards and Terms for the Zone and District Wide Activity rules with the following exceptions.

(a) **Scheduled Activities: No's 22, 23, 24, 25, 26, 29, 30, 31 and 33**

1. **YARDS**

All buildings shall comply with the following minimum yard requirements:

**Front Yard** – 7.5 metres with the exception of Scheduled Site No 22 where the front yard setback is 80.0 metres.

Outcome

*The amenity of the surrounding residential and rural areas will be maintained by buildings being setback from roads and property boundaries.*

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

**Side Yard** – 4.5 metres

**Rear Yard** – 7.5 metres

**2. HEIGHT**

The maximum height of buildings shall be 11 metres with the exception of Scheduled Activity 24 where the maximum height is 30 metres.

Outcome

*Buildings will be of a scale that is not out of character with the Plains environment.*

**3. BUILDING COVERAGE**

Buildings accessory to the Permitted uses of the Scheduled Activity shall be permitted to occupy the following maximum coverage of the site: 40%.

Outcome

*The scale and coverage of buildings associated with the will not be overly dominant in the surrounding environment.*

**4. LANDSCAPING**

- (a) At least 50% of any required yard shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances)
- (b) Any landscaping strip shall have a minimum width of 1.0 metre.
- (c) Landscaping shall consist of a mixture of ground cover and specimen trees sufficient to reduce the visual impact of industry and to screen outdoor storage areas.
- (d) Planting shall be undertaken in accordance with a landscape plan to be submitted to Council for approval.
- (e) Landscaping on sites for Scheduled Activities 30 and 31 shall only be required in respect of the front yard, and for the site for Scheduled Activity 22 a landscaped strip of a minimum width of 25 metres shall be required in the front yard.

Outcome

*Buildings and activities associated with the scheduled use of the site will not adversely affect the amenity of the rural environment.*

**5. NOISE**

- (a) Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise with the following exception.
- (b) Additional standards apply to the concrete batching operations on Scheduled Site No 30 Lot 11 DP 12203 to control the adverse effect of noise of vehicles travelling to and from the site as follows:
  - (i) Operation of the concrete batching plant is restricted to the hours of 5am -7pm (Monday to Friday) and 6am- 4pm (Saturday, Sunday and Public Holidays).
  - (ii) No trucks shall leave the site prior to 5.30am (Monday to Friday) and on all other days trucks shall only leave the site from 6am-4pm.

6. **CONCEPT PLAN**

Any activity associated with Scheduled Activity 33 shall be in accordance with Fig 4 - Concept Plan in Appendix 26 of this document.

## **Section 14.1 Industrial**

### **14.1.1 INTRODUCTION**

No changes required.

### **14.1.2 ANTICIPATED OUTCOMES**

No changes required.

### **14.1.3 OBJECTIVES AND POLICIES**

**POLICY IZP3** *Ensure the integrated and efficient development of the Irongate Industrial Area through the use of a Structure Plan, ~~a deferred zone, and staging.~~*

Explanation

The Irongate Industrial Area (shown in the Structure Plan in Appendix 16) is anticipated to provide in the vicinity of ~~twenty~~ **thirty** years supply of 'dry' industrial land for the District. However, the actual take up of this land will depend upon the prevailing economic and market conditions. A flexible approach to the timing of infrastructural development of this area is therefore needed.

~~The entire area is initially to be zoned Deferred Industrial 2 Zone (Irongate). This deferred zone is intended to provide a clear signal of the Council's intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 16). The Structure Plan also provides details of: the bulk infrastructure to be provided; and the infrastructure corridors to be set aside. ~~and the stormwater features which must be addressed in developing the area.~~~~

**POLICY IZP5** *Avoid industrial development ~~within Stage 2 of the Irongate Industrial Area and within Stage 2 of the Omaha North Industrial Area prior to the deferred zoning of each area being lifted and rezoned General Industrial.~~*

Explanation

Concentrating the initial development of the ~~Irongate and Omaha North Industrial Areas~~ within Stage 1 is an effective and efficient means of servicing ~~this~~ **these** zones over time as it allows the investment in infrastructure to be staged to meet demand.

Allowing industrial development in Stage 2 prior to the deferment being lifted from that area has the potential to delay the rate at which land within Stage 1 is developed. Such delays would increase the financial costs of the Stage 1 water, sewer, stormwater and roading infrastructure for the community. It may also affect the efficient and effective operation of that infrastructure. ~~—especially the pressure sewer main servicing Irongate.~~

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

The potential for the timely, efficient and effective development of the infrastructure necessary for Stage 2 would also be reduced by such development, as the Council is unlikely to contemplate the implementation of any infrastructure for Stage 2 until there has been a substantial uptake of Stage 1 land.

**POLICY IZP14** Provide for the establishment of dry industrial activities on larger sites in the Irongate Industrial Area.

Explanation

The infrastructure for the Irongate Industrial Area has been designed to support dry industrial activities such as timber processing activities and transportation depots. No provision has been made for trade waste or reticulated stormwater disposal. A minimum site size has been set at 1 hectare as this is the density of development that service infrastructure and roading has been designed to accommodate. Some flexibility in lot size may be able to be accommodated provided a 1 hectare average site size density is retained. The limited access nature of Maraekakaho Road and the lack of profile on Irongate Road means that this area is not appropriate for activities seeking smaller sites with a high profile and access to passing traffic.

**14.1.5 RULES**

**14.10.5.1 GENERAL INDUSTRIAL RULES**

The following table sets out the status of activities within the General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

RULE TABLE 14.1.5.2 - GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
<b>G11</b>	Industrial activities	P
<b>G12</b>	Dairies and food premises	P
<b>G13</b>	Service Stations	P
<b>G14</b>	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
<b>G15</b>	The sale or hire of: <ul style="list-style-type: none"> <li>Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes<sup>1</sup>;</li> <li>Buildings</li> </ul> This rule only applies to those Omaha Road sites identified within the area identified in Appendix 36; and those sites in the Irongate Industrial Area identified in Appendix 36A	P
<b>G16</b>	Tyre Storage complying with Specific Performance Standard 14.1.7.5	P
<b>G17</b>	Temporary Events	P
<b>G18</b>	Emergency Service Facilities	P
<b>G19</b>	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6.	RD

**Commented [MG3]:** Variation 2 Issue 4  
 M Walmsley Ltd (Submission 4); J & R Roil (Submission 5);  
 Carrfields Investments Limited (Submission 6); Tumu Timbers  
 Limited (Submission 7); Navillusso Holdings Ltd (Submission  
 8); and Development Nous Limited (Submission 9)

**Commented [MG4]:** Variation 2 Issue 9  
 M Walmsley (Submission 4), J & R Roil (Submission 5),  
 Carrfields Investments Ltd (Submission 6); Tumu Timbers  
 Limited (Submission 7); and Navillusso Holdings Ltd  
 (Submission 8)



Variation 2 – Irongate Industrial as amended by Decisions– March 2017

<b>G110</b>	Tyre Storage not complying with specific performance standard 14.1.7.5	D
<b>G111</b>	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 14.1.7.	D
<b>G112</b>	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
<b>G113</b>	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
<b>G114</b>	Visitor Accommodation	NC
<b>G115</b>	Places of Assembly	NC
<b>G116</b>	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

*Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.*

#### 14.1.15.2 DEFERRED GENERAL INDUSTRIAL ZONE

The following table sets out the status of activities within the Deferred General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

##### Uplift of the Deferred Zone

~~The Deferred General Industrial Zone will be lifted from the Irongate Area and the subject land will be zoned General Industrial Zone once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational. This will occur in the two stages identified on the Structure Plan in Appendix 16.~~

The Deferred General Industrial Zone will be lifted from the Omaha North Area and the subject land will be zoned General Industrial Zone once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational. This will occur in the two stages identified on the Structure Plan in Appendix 17.

The Deferred Industrial Zoning will cease to have effect once the Council passes a resolution that it is appropriate that the deferred status can be lifted due to the zone being substantially developed or the Council having otherwise concluded that it is appropriate for the deferred status to be lifted.

After the deferred status ceases to have effect, the provisions of the General Industrial Zone will apply.

The Deferred General Industrial Zone will be uplifted from Lot 1 and Lot 3 DP 22545 (232 and 268 Ruahapia Road) and the subject land will be zoned General Industrial Zone once the Whakatu Arterial Project (new arterial road) has been constructed and the Council has confirmed it has been commissioned and is operational.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

RULE TABLE 14.1.5.3 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
DGI1	Land based primary production (excluding forestry)	P
DGI2	Commercial activities (excluding visitor accommodation) complying with Specific Performance Standard 6.2.6D of the Plains Zone	P
DGI3	Temporary Events	P
<del>DGI4</del>	<del>Industrial activities within Stage 1 of the Irongate Area as defined within Appendix 16</del>	<del>RD</del>
DGI5	Industrial activities within Stage 1 of the Omahu North Area as defined within Appendix 17	RD
<del>DGI6</del>	<del>Retail sales and offices on the same site and ancillary to an Industrial Activity within Stage 1 of the Irongate Area as defined within Appendix 16</del>	<del>RD</del>
DGI7	Retail sales and offices on the same site and ancillary to an Industrial Activity within Stage 1 of the Omahu North Area as defined within Appendix 17	RD
DGI8	<p>The sale or hire of:</p> <ul style="list-style-type: none"> <li>• Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes<sup>1</sup>;</li> <li>• Buildings</li> </ul> <p>This rule only applies to those Omahu Road sites identified within the area identified in Appendix 17</p>	RD
<del>DGI9</del>	<del>Tyre Storage within Stage 1 of the Irongate Area as defined within Appendix 16 complying with Specific Performance Standard 14.1.7.5</del>	<del>RD</del>
DGI10	Tyre Storage within Stage 1 of the Omahu North Area as defined within Appendix 17 complying with Specific Performance Standard 14.1.7.5	RD
DGI11	Any Permitted or Restricted Discretionary Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6 or the Specific Standards and Terms in Section 14.1.7.	D
DGI12	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
<del>DGI13</del>	<del>Tyre Storage within Stage 1 of the Irongate Area as defined within Appendix 16 not complying with Specific Performance Standard 14.1.7.5.</del>	<del>D</del>

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

RULE TABLE 14.1.5.3 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
<b>DGI14</b>	Tyre Storage within Stage 1 of the Omaha North Area as defined within Appendix 17 not complying with Specific Performance Standard 14.1.7.5	D
<b>DGI15</b>	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
<del><b>DGI16</b></del>	<del>Industrial activities within Stage 2 of the Irongate Area as defined within Appendix 16</del>	<del>NC</del>
<b>DGI17</b>	Industrial activities within Stage 2 of the Omaha North Area as defined within Appendix 17	NC
<b>DGI18</b>	Visitor Accommodation	NC
<b>DGI19</b>	Places of Assembly	NC
<b>DGI20</b>	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

*Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.*

**14.1.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES**

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities.

**14.1.6A GENERAL INDUSTRIAL ZONE**

Refer to Appendix 16 and 17 for maps of the land within the Irongate and Omaha North areas.

**14.1.6A.1 BUILDING HEIGHT**

Zone	Maximum Height
Irongate Area	15 metres
All other locations	30 metres

Outcome  
*The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings*

**Exception to Height Requirement:**

**The maximum height for buildings on 1215 Maraekakaho Road (Pt Lot 1 DP 3470, Lot 1 DP 23232, Lot 1 DP 26022 and Lot 1 DP 20209) shall be 30 metres.**

**14.1.6A.2 HEIGHT IN RELATION TO BOUNDARY**

- (a) On any boundary with a site zoned Plains, Rural, Residential or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be Outcome  
*Sites on the industrial interface will be provided*

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

determined for each site by use of the recession plane indicator in Appendix 60. *access to daylight and sunlight.*

(b) That in addition to 14.1.6.A2(a), no building shall exceed 11m height within 15m of a boundary with the Flaxmere General Residential Zone.

**14.1.6A.3 SETBACKS**

Front Yards

No part of any building shall be located within the following yards:

Areas	Front Yard
<b>Irongate Area</b>	
All instances <sup>Note 1</sup>	10 metres
<b>All other General Industrial Areas</b>	
Sites opposite or adjacent to a Residential Zone	6 metres
Boundaries adjacent to Kirkwood Road	10 metres
Boundaries adjacent to Omaha Road (and not opposite a Residential Zone)	3 metres
Boundaries adjacent to any other Arterial Route	2 metres
All other instances	Nil

Outcome  
*The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.*

Note 1:

A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108-CT552616 (HB131/166) if:

- (a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 CT552616 (HB131/166); and
- (b) the boundary of the new site coincides with Plains Production Zone boundary

Internal Yards

No part of any building shall be located within the following yards:

Areas	Front Yard
<b>Irongate Area</b>	
Boundaries adjacent to the Plains Zone	10 metres
Boundaries adjacent to Section 17 SO 438108-CT552616 (HB131/166) <sup>Note 1</sup>	10 metres
All other instances	Nil

Outcome  
*The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.*

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

<b>All other Locations</b>	
Boundaries adjacent to Flaxmere General Residential Zone	10 metres
Boundaries adjacent to any other Residential Zone	5 metres
Boundaries adjacent to Open Space or Plains Zone	5 metres
All other instances	Nil

**Note 1:**

A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108 ~~CT552616~~ (HB131/166) if:

- (a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 ~~CT552616~~ (HB131/166); and
- (b) the boundary of the new site coincides with Plains Zone boundary

**Storage Setbacks**

No structure shall be erected or item/s stored in manner that exceeds a height of 1.5m from ground level within 2m of a boundary adjacent to a Residential, Open Space or Plains Zone.

**Setback from Irongate Stream**

No buildings, structures, storage of goods or impervious surfaces shall be located within 15m of the bank of the Irongate Stream.

Outcome

The amenity values of sites on the industrial interface will be maintained.

Outcome

That the riparian values of the Irongate Stream, including the potential for public access, are maintained or enhanced.

**14.1.6A.4 LANDSCAPING**

- (a) The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below:

<b>Areas</b>	<b>Minimum Width</b>
<b>Irongate Area</b>	
Boundaries adjacent to State Highway 50A	Nil
All other instances	2.5 metres
<b>All other General Industrial Areas</b>	
Sites opposite or adjacent to a Residential Zone	2 metres
Boundaries adjacent to Kirkwood Road	5 metres
Boundaries adjacent to Omaha Road	2 metres
All other instances	Nil

Outcome

The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

*Note: Except as required in 14.1.6A.4(b) below, landscaping required by way of Standard 14.1.6A.4(a) shall be provided and thereafter maintained in accordance with the definition of landscaped in Section 33.1*

- (b) Landscaping within the Irongate Area shall consist of a mixture of ground cover, shrubs and specimen trees complying with 14.1.6.4A(b)(i) and (ii) below.
- (i) At least one tree selected from the list below shall be provided for every 8m of road frontage (excluding vehicle entrances). These trees shall be located within the required landscaping area and shall be spaced at 8m intervals.
- Erect Oak (*Quercus robur Fastigiata*) (12m x 2.5m)
  - Oriental Plane (*Platanus orientalis 'Autumn Glory'*) (10m x 5m)
  - London Plane Tree (*Platanus acerifolia*) (15m x 6m)
- (ii) The ground cover and shrub plantings shall contain a mix of no less than four and no more than six species. These shall not exceed 1.8m in height.

Outcome

*To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place.*

14.1.6A.5 SCREENING

**1) General Industrial zone**

a) **All other internal boundaries adjacent to the Plains Production Zone**

Either a 1.8m high solid fence; or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Zone.

b) **Internal boundaries adjacent to a Residential or Open Space zone**

A 1.8m high solid fence shall be provided along the full length of any side or rear boundary adjoining land zoned Residential or Open Space.

**2) Irongate Area**

**(a) Irongate Area – Boundaries adjacent to the Plains Production Zone and Boundaries adjacent to Section 17 SO 438108 (HB131/166)**

- i) A shelterbelt shall be established along the full length of each boundary
- ii) The shelterbelt shall consist of one of the following tree species:
  - Sheoak – Casuarina
  - Cryptomeria
- iii) The individual trees shall be at least 2m in height at the time of planting.
- iv) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- v) The shelterbelt shall be maintained so that:
  - the branches do not extend over the boundary; and
  - its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.  
  
(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- vi) That the shelterbelt must be capable of being fully maintained from within the site it is located.

Outcome

Industrial activities adjoining Open Space, Residential or Plains Zones will have a pleasant appearance, and provide protection to mitigate reverse sensitivity effects.

Outcome

Industrial activities shall have a pleasant appearance from the neighbouring State highway and Residential Zone.

Outcome

The visual amenities of adjacent Plains Production zoned sites will be maintained.

Commented [MG7]: V2 Issue 5 Submission Point 7 Shelterbelt Planting - a consequential amendment

Commented [MG5]: V2 Issue 5 Submission Point 7 Shelterbelt Planting Consequential amendment (was included in the deferred irongate zone, but was not transferred to the full zone standards, when it should have been)

**vii) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.**

**(b) Irongate Area - Boundaries adjacent to State Highway 50A and Boundaries adjacent to Section 17 SO 438108**

Outcome

*The visual amenities of adjacent State Highway 50A will be maintained.*

- (i) A shelterbelt shall be established along the full length of each boundary.
- (ii) The shelterbelt shall consist of one of the following tree species:
  - Poplar varieties
  - Pittosporum varieties
  - Beech – *Fagus sylvatica*
  - Salix varieties
- (iii) The individual trees shall be at least 2m in height at the time of planting.
- (iv) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- (v) The shelterbelt shall be maintained so that:
  - the branches do not extend over the boundary;
  - and its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.
  - (e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- (vi) That the shelterbelt must be capable of being fully maintained from within the site it is located.

~~(vii) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.~~

Outcome

~~*Industrial activities adjoining Open Space, Residential or Plains Zones will have a pleasant appearance.*~~

**(c) All other Internal boundaries adjacent to Plains Production zone**

~~Either a 1.8m high solid fence, or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Zone.~~

Outcome

~~*Industrial activities shall have a pleasant appearance from the neighbouring State highway and Residential Zone.*~~

**(d) Internal boundaries adjacent to a Residential or Open Space zone**

~~A 1.8m high solid fence shall be provided along the full length of any side or rear boundary adjoining land zoned Residential or Open Space.~~

**Commented [MG6]:** V2 Issue 5 Submission Point 7 Shelterbelt Planting consequential amendment (moved to beginning of standard)



14.1.6A.6 STORMWATER

**(a) General Industrial Zone (Irongate) Area**

- (i) All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.

Outcome

**The use of inert roofing materials will reduce the level of contaminants in stormwater.**

- (ii) **All stormwater discharge shall be disposed of within the site (on-site).**

Outcome

The potential for effects from stormwater discharges associated with the industrial land use in the industrial zone will be avoided, remedied or mitigated.

~~Irongate Catchment (as shown in Appendix 16): All stormwater shall either be disposed of on site or discharged to the Irongate Stream.~~

~~Sissons Drain Catchment (as shown in Appendix 17): All stormwater from roof surfaces shall be disposed of on-site.~~

~~Note: Yard stormwater from within the Sissons Drain Catchment may be discharged to the Council's reticulated system. These discharges must comply with the Hastings District Water Services Bylaw.~~

- **No stormwater (from any site) shall enter the Hastings District Council's road side stormwater system.**
- **All other on-site stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan.**
- **For guidance on Industrial Stormwater Design refer to the Hawke's Bay Waterway Guidelines..**

**(b) Omaha North Area**

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated.

- i) All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.
- ii) Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be disposed via a council reticulated network when they become available.

Note: Stormwater may only be discharged to a Council reticulated network in compliance with the Hastings District Council Water Services Bylaw.

All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

(e) All Other Areas

Where a reticulated stormwater network is available for the site to connect to the site shall not exceed the following standards:

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.7
50 year	0.75
The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, approved Document E1 – Surface Water. See Hastings District Council website to assist with calculations.	

Where no reticulated stormwater network is available for the site to connect to stormwater shall be disposed of on-site.

*Note: All on-site stormwater discharges are regulated through the Hawke’s Bay Regional Resource Management Plan.*

All Areas

Inert Roofing

All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.

Outcome

*The potential for negative environmental effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.*

Outcome

*The use of inert roofing materials will reduce the level of contaminants in stormwater*

**14.1.6A.7 TRANSPORT AND PARKING**

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

*The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.*

**14.1.6A.8 NOISE**

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

*The outcomes of the Noise Section of the District Plan will be achieved.*

**14.1.6A.9 LIGHT AND GLARE**

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

Any outdoor lighting shall be selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

Outcome  
*Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities.*

**14.1.6B DEFERRED GENERAL INDUSTRIAL ZONE**

Refer to Appendix 16 and 17 for maps of the land within the Irongate and Omaha North areas.

**14.1.6B.1 BUILDING HEIGHT**

AREA	Maximum Height
Irongate area	15 metres
Omaha area	30 metres

Outcome

*The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings*

**14.1.6B.2 HEIGHT IN RELATION TO BOUNDARY**

On any boundary with a site zoned Plains or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

Outcome

*Sites on the industrial interface will be provided access to daylight and sunlight.*

**14.1.6B.3 SETBACKS**

Front Yards

No part of any building shall be located within the following yards:

AREA	Front Yard
<del>Irongate Area:</del>	
<del>All Instances</del>	<del>10 metres</del>
<del>Omaha Area:</del>	
<del>Boundaries adjacent to Omaha Road</del>	<del>3 metres</del>
<del>All other instances</del>	<del>Nil</del>

Outcome

*The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening*

Note 1:

~~A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108 (CT 552616) if:~~

- ~~(a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 (CT 552616); and~~
- ~~(b) the boundary of the new site coincides with Plains Zone boundary~~

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

Internal Yards

No part of any building shall be located within the following yards:

AREA	Internal Yard
<b>Irongate Area:</b>	
Boundaries adjacent to Section 17 SO 438108 (CT 552616) <sup>Note 1</sup>	10 metres
Boundaries adjacent to the Plains Production Zone	
Stage 1 <sup>Note 1</sup>	10 metres
Stage 2 <sup>Note 2</sup>	15 metres
All other instances	Nil
<b>Omahu Area:</b>	
Boundaries adjacent to the Plains Production Zone	5 metres
All other instances	Nil

Note 1: A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108 (CT 552616) if:

- (a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 (CT 552616); and
- (b) the boundary of the new site coincides with Plains Zone boundary

Note 2: Refer to Appendix 16 for a plan of Stage 1 and Stage 2

Storage Setbacks

No structure shall be erected or item/s stored in manner that exceeds a height of 1.5m from ground level, within 2m of a boundary adjacent to a Residential or Plains Zone.

Setback from Irongate Stream

No buildings, structures, storage of goods or impervious surfaces shall be located within 15m of the bank of the Irongate Stream.

Outcome

The provision of generous yards in order to separate incompatible activities and to facilitate the establishment of planting and screening.

Outcome

The amenity values of sites on the industrial interface will be maintained.

Outcome

That the riparian values of the Irongate Stream, including the potential for public access, are maintained or enhanced.

**14.1.6B.4 LANDSCAPING**

- (a) Where a site is used for an industrial activity or for the sale or hire of machinery, equipment or supplies, the full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below.

AREA	Minimum Width
<b>Irongate Area:</b>	
Boundaries adjacent to State Highway 50A	Nil
All other instances	2.5 metres
<b>Omahu Area:</b>	
Boundaries adjacent to Omahu Road	2 metres
All other instances	Nil

*Note: Except as required in 14.1.6B.4(b) below, landscaping required by way of Standard 14.1.6B.4(a) shall be provided and thereafter maintained in accordance with the definition of landscaped in section 33.1*

- ~~(b) Landscaping within the Irongate Area shall consist of a mixture of ground cover, shrubs and specimen trees complying with 14.1.6B.4(b)(i) and (ii) below.~~
  - ~~(i) At least one tree selected from the list below shall be provided for every 8m of road frontage (excluding vehicle entrances). These trees shall be located within the required landscaping area and shall be spaced at 8m intervals.~~
    - ~~Erect Oak (Quercus robur Fastigiata) (12m x 2.5m)~~
    - ~~Oriental Plane (Platanus orientalis 'Autumn Glory') (10m x 5m)~~
    - ~~London Plane Tree (Platanus acerifolia) (15m x 6m)~~
  - ~~(ii) The ground cover and shrub plantings shall contain a mix of no less than four and no more than six species. These shall not exceed 1.8m in height.~~

Outcome

*The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.*

Outcome

*To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place.*

**14.1.6B.5 SCREENING**

Where a site is used for an industrial activity or for the sale or hire of machinery, equipment or supplies, the full length of each boundary (excluding vehicle entrances) shall be in accordance with 14.1.6B.5(a) to (e) below.

**(a) Irongate Area – front boundaries adjacent to State Highway 50**

- i) A shelterbelt shall be established along the full length of each boundary
- ii) The shelterbelt shall consist of one of the following tree species:
  - Poplar varieties
  - Pittosporum varieties
  - Beech – Fagus sylvatica
  - Salix varieties
- iii) The individual trees shall be at least 2m in height at the time of planting.
- iv) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- v) The shelterbelt shall be maintained so that:
  - the branches do not extend over the boundary; and
  - its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- vi) That the shelterbelt must be capable of being fully maintained from within the site it is located.
- vii) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.

Outcome

*The visual amenities of adjacent State Highway 50 will be maintained.*

**(b) Irongate Area – boundaries adjacent to the Plains Zone and Boundaries adjacent to Section 17 SO 438108 (CT 552616)**

- i) A shelterbelt shall be established along the full length of each boundary
- ii) The shelterbelt shall consist of one of the following tree species:
  - Sheoak – Casuarina
  - Cryptomeria
- iii) The individual trees shall be at least 2m in height at the time of planting.

Outcome

*The visual amenities of adjacent Plains zoned sites will be maintained.*

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

- ~~iv) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.~~
- ~~v) The shelterbelt shall be maintained so that:
  - the branches do not extend over the boundary; and
  - its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.~~

~~(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).~~

- ~~vi) That the shelterbelt must be capable of being fully maintained from within the site it is located.~~
- ~~vii) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.~~

Note 1:

*A site shall be exempt from the screening requirement along the boundary with Section 17 SO 438108 (CT 552616) if:*

- ~~(i) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 (CT 552616); and~~
- ~~(ii) the boundary of the new site coincides with Plains Zone boundary~~

**(a) Omahu Area - Boundaries Adjacent to a Plains Zone**

Either: a 1.8m high solid fence; or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjoining land zoned Plains.

Outcome

*The visual amenities of adjacent Plains zoned sites will be maintained.*

**14.1.6B.6 SERVICING**

**Stage 1 of the Irongate Area**

Any proposal for an industrial activity shall demonstrate that:

- ~~i) A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater (where the site contains land within the Sissons Drain Catchment as shown in Appendix 16) networks when these are available;~~
- ~~ii) A suitable water supply will be available for the activity in advance of a reticulated system being available;~~
- ~~iii) Suitable on site stormwater and sewerage systems will be provided to service the activity in advance of a reticulated system being available.~~



**Stage 1 of the Omaha North Area:**

Any proposal shall demonstrate that:

- i) A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater networks when these are available.
- ii) A suitable water supply will be available for the activity in advance of a reticulated system being available;
- iii) A suitable on-site wastewater system will be provided to service the activity in advance of a reticulated system being available.
- iv) A suitable on-site stormwater system will be provided for the disposal of the stormwater generated from yard surfaces in advance of a reticulated system being available.
- v) A suitable on-site stormwater system will be provided for the disposal of stormwater generated from roof surfaces.

*Note: All on-site stormwater and wastewater discharges are regulated by the Hawke's Bay Regional Resource Management Plan.*

**14.1.6B.7 STORMWATER**

Irongate Area

~~All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.~~

~~Irongate Catchment (as shown in Appendix 16): All stormwater shall either be disposed of on-site or discharged to the Irongate Stream.~~

~~Sissons Drain Catchment (as shown in Appendix 16): All stormwater from roof surfaces shall be disposed of on-site.~~

~~*Note: Yard stormwater from within the Sissons Drain Catchment may be discharged to the Council's reticulated system. These discharges must comply with the Hastings District Water Services Bylaw. All other stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan*~~

Omaha North Area

All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order. Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be

Outcome

*Industrial and commercial activities will be able to establish within Stage 1 of the Deferred Zone where they have suitable temporary services and the efficiency and effectiveness of the reticulated services for the proposed zone is not undermined.*

Outcome

*The potential for effects from stormwater discharges associated with the industrial*

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

disposed via a council reticulated network when they become available.

*activities will be avoided, remedied or mitigated.*

*Note: Stormwater may only be discharged to a Council reticulated network in compliance with the Hastings District Council Water Services Bylaw.*

*All on-site stormwater discharges are regulated by the Hawke’s Bay Regional Resource Management Plan.*

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**14.1.6B.8 TRANSPORT AND PARKING**

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome  
*The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.*

**14.1.6B.9 NOISE**

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome  
*The outcomes of the Noise Section of the District Plan will be achieved.*

**14.1.6B.10 LIGHT AND GLARE**

Irongate Area

~~All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.~~

Outcome  
~~*Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities*~~

### 14.1.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

#### 14.1.7.1 ACTIVITY THRESHOLD LIMITS

- (a) General Industrial Zone and Deferred General Industrial Zone:

Dairies and food premises: The gross floor area of the premise shall not exceed 50m<sup>2</sup>.

Service Stations: No limit.

Retail sales on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> retail display space (indoor and outdoor) whichever is the lesser.

Offices on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> gross floor area whichever is the lesser.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and the sale or hire of buildings on sites fronting Omaha Road: No limit.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and the sale or hire of buildings on those sites in the Irongate Industrial Area identified in Appendix 36A: 100m<sup>2</sup> indoor retail display space. There shall be no limit on outdoor display space.

#### **Outcome**

**Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zone (Irongate).**

**Commented [MG8]:** V2 Issue 4  
M Walmsley Ltd (Submission 4); J & R Roil (Submission 5);  
Carrfields Investments Limited (Submission 6); Tumu Timbers  
Limited (Submission 7); Navilluso Holdings Ltd (Submission  
8); and Development Nous Limited (Submission 9)

#### 14.1.8 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

This part of the Plan sets out the assessment criteria for different types of Restricted Discretionary and Discretionary Activities. The criteria are designed to be flexible and provide opportunities for site responsive designs, while ensuring that developments provide a positive contribution to the character and amenity of both residential and/or commercial areas.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted the exercise of its discretion over in assessing Resource Consent applications.

##### 14.1.8.1 ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN SECTION 14.1.6 AND IN SECTION 14.1.7

(NO CHANGES)

##### 14.1.8.2 ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN SECTION 14.1.6

(a) – (g) NO CHANGES

**(h) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of Maraekakaho Road.**

##### 14.1.8.3 ACTIVITIES WITHIN THE DEFERRED GENERAL INDUSTRIAL ZONE:

1) ~~Both Stage 1 of the Irongate Area and Stage 1 of the Omaha North Area:~~

- (a) The suitability of the sewage disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (b) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (c) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plans in Appendix 16 and 17), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (d) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (e) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (f) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.

~~2) Stage 1 of the Irongate Area~~

- ~~(g) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of the Maraekakaho Road / Irongate Road intersection~~

**Commented [MG9]:** V2 Issue 4  
M Walmsley Ltd (Submission 4); J & R Roil (Submission 5);  
Carrfields Investments Limited (Submission 6); Tumu Timbers  
Limited (Submission 7); Navilluso Holdings Ltd (Submission  
8); and Development Nous Limited (Submission 9)

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

3) *Stage 1 of the Omaha North Area*

- (g) The extent to which adverse effects (including cumulative effects) on the safe operation of the road network will be avoided in advance of the Council's implementation of the road upgrades and roundabouts proposed for the zone.
- (h) Whether a practical method is available for safe and efficient access from each site to the road network once the road upgrades and roundabouts proposed for the zone have been implemented.

## **Changes to Section 26.1 Transport and Parking**

### **GENERAL PERFORMANCE STANDARDS AND TERMS**

#### **26.1.6A**

- (3) **Vehicle access to Property Zoned ~~General Industrial (Irongate Area) and Deferred Industrial 2 (Irongate)~~**

**Outcome**

***The safe operation of Maraekakaho Road and where it intersects with Irongate Road.***

Except where the Engineering Code of Practice Driver Sightline Requirements are greater:

- (a) The minimum separation distance between vehicle accesses shall be:
  - Maraekakaho Road – 100m.
  - any other road – 15m.
- (b) No vehicle access located on Maraekakaho Road shall be closer than 100m to an intersection.
- (c) No vehicle access located on a Local Road or District Collector Road shall be closer than 30m to Maraekakaho Road.

***Note: Maraekakaho Road is a Limited Access Road which has certain restrictions on the number and location of access.***

## **Changes to Section 28.1 Advertising Devices and Signs DWA**

### **GENERAL PERFORMANCE STANDARDS AND TERMS**

#### **28.1.6A TOTAL AREA OF ADVERTISING DEVICE(S)**

The maximum total area of Advertising Devices, per site, in any Zone is as shown in Table 28.1.6A.

Industrial Zones (except <del>General Industrial Zone (Irongate), Deferred General Industrial Zone (Irongate),</del> Tomoana Food Industry Zone) and Industrial Activities within the Large Format Retail Zone	All Advertising Devices	5.0m <sup>2</sup> or 0.7m <sup>2</sup> of signage per metre of site frontage (whichever is larger).* <i>(for the purposes of this rule site frontage means the length of the legal road frontage of the site)</i>
<del>General Industrial Zone (Irongate) and Industrial Activities within Stage 1 Deferred General Industrial Zone (Irongate)</del>	<del>All Advertising Devices</del>	<del>5.0m<sup>2</sup> or 0.7m<sup>2</sup> of signage per metre of site frontage (whichever is larger).* <i>(for the purposes of this rule site frontage means the length of the legal road frontage of the site)</i></del>
<del>Stage 2 of the Deferred and General Industrial Zone (Irongate) and Non-Industrial Activities within Stage 1 Deferred General Industrial Zone (Irongate)</del>	<del>All Advertising Devices</del>	<del>2.5m<sup>2</sup></del>

## **Changes to Section 30.1 ‘Subdivision and Land Development’**

### **30.1.1 INTRODUCTION**

(NO CHANGES)

### **30.1.2 ANTICIPATED OUTCOMES**

(NO CHANGES)

### **30.1.3 OBJECTIVES AND POLICIES**

(NO CHANGES)

### **30.1.4 METHODS**

(NO CHANGES)

### **30.1.5 RULES**

<b>SLD11</b>	<b>Stage 1 Deferred General Industrial Irongate and Omaha North Areas</b> Subdivisions in Stage 1 of the Deferred General Industrial Zone Irongate Area and Omaha North Area, which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	Restricted Discretionary Non Notified
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### **30.1.6 SUBDIVISION SITE STANDARDS AND TERMS**

*Note: Development Contributions are charged under the Local Government Act for subdivisions that create additional development rights; refer to Council’s Development Contributions Policy: <http://www.hastingsdc.govt.nz/development-contributions>*

The minimum net site area specified below in 30.1.6A and 30.1.6B shall be exclusive of all legal access strips to or over the site

#### **30.1.6A GENERAL SITE STANDARDS (EXCEPT LIFESTYLE, FARM PARK AND CONSERVATION LOT SUBDIVISION)**

Sites created by subdivision shall comply with the Standards specified for each SMA/Zone in Table 30.1.6A.

TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS		
SMA/ZONE		MINIMUM NET SITE AREA
<b>7.</b>	<b>INDUSTRIAL</b>	
<b>A</b>	General Industrial Deferred General Industrial Stage 1 of Omaha North Area	Front and corner sites: 1000m <sup>2</sup> Rear sites: 2000m <sup>2</sup>
<b>B</b>	General Industrial Irongate Area <del>Deferred General Industrial Stage 1 of Irongate Area</del>	1 hectare
<b>C</b>	<del>Deferred General Industrial Stage 2 of Irongate Area</del> Deferred General Industrial Stage 2 of Omaha North Area	12 hectares
<b>D</b>	Whirinaki Industrial	1000m <sup>2</sup>
<b>E</b>	Tomoana Food Industry	5000m <sup>2</sup>

TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS		MINIMUM NET SITE AREA
SMA/ZONE		
<b>10.</b>	<b>PLAINS PRODUCTION</b>	
<b>A</b>	Plains Production	12 hectares
<b>B</b>	Plains Settlement in areas with reticulated sewerage	500m <sup>2</sup>
<b>C</b>	Plains Settlement in areas without reticulated sewerage (Omahu) Plains Settlement in areas without reticulated sewerage (All other areas)	800m <sup>2</sup> 1000m <sup>2</sup>
<b>D</b>	Scheduled Sites S24, S25, S26 (Maraekakaho Road)	3 Hectares

### 30.1.6C EXEMPTION TO MINIMUM SITE PROVISIONS

#### 2. Irongate Industrial Area

**Where:**

- (a) A subdivision creates a site within Stage 1 of the Deferred General Industrial Irongate Area which complies with 30.1.7Q and a balance site in Stage 2 of the Deferred General Industrial Irongate Area; or
- (b) A subdivision creates a site within the General Industrial Irongate Area which complies with 30.1.6A and a balance site in Stage 2 of the Deferred General Industrial Irongate Area; or
- (c) A subdivision creates a site within the General Industrial **Zone** - Irongate Area which complies with 30.1.6A and a balance site in the Plains Zone **There** shall be no minimum site size for the balance site.

### 30.1.7 GENERAL SITE PERFORMANCE STANDARDS AND TERMS

#### 30.1.7E PROPERTY ACCESS

1. Activities shall comply with the provisions of Section 26.1 Transport and Parking, except for eco-residential lifestyle sites in the Nature Preservation Zone: Cape Kidnappers Building and Infrastructure Development Nodes shown on Appendix 23: Figure 1 where appropriate Transport and Parking requirements will be assessed and defined through Site Performance Standard 30.1.7S and the specific assessment criteria process set out in Rule 30.1.8.2(18).
2. Access to property in General Industrial Irongate Area and ~~Deferred General Industrial Irongate Area~~ except where the Engineering Code of Practice driver sightline requirements are greater:
  - (a) The minimum separation distance between vehicle crossings shall be:
    - Maraekakaho Road – 100m.
    - any other road – 15m.
  - (b) No vehicle crossing located on Maraekakaho Road shall be closer than 100m to an intersection

**Outcome**  
***The safe operation of Maraekakaho Road and where it intersects with Irongate Road.***



Variation 2 – Irongate Industrial as amended by Decisions– March 2017

- (c) No vehicle crossing located on a local road or district collector road shall be closer than 30m to Maraekakaho Road.

All other vehicle crossings shall be located in accordance with the dimensions shown in the Appendix 73.

**Note: Maraekakaho Road is a Limited Access Road which has certain restrictions on the number and location of access.**

**30.1.7Q GENERAL INDUSTRIAL IRONGATE AREA & DEFERRED GENERAL INDUSTRIAL IRONGATE AREA**

- ~~(a) The minimum net site area within Stage 1 of the Deferred General Industrial Irongate Area shall be 1 hectare.~~
- ~~(b) The minimum legal access width within Stage 1 of the Deferred General Industrial Irongate Area shall be 6m.~~
- ~~(c) A suitable legal mechanism shall be implemented to ensure that each site will be connected to the Council's reticulated water, sewer and stormwater (where the site contains land within the Irongate Stream Catchment as shown in Appendix 16) networks when these are available.~~

- (b) Each site shall be provided with **an on-site stormwater disposal system to service the site. A stormwater management plan shall be provided at the time of subdivision based on a conceptual development scenario for each lot, to demonstrate that a feasible stormwater disposal system can be achieved.**

- ~~i) a water supply~~
- ~~ii) a sewerage system; and~~
- ~~iii) if located within the Irongate Stream Catchment (as shown in Appendix 16), an on-site stormwater system to service the site, in advance of the Council's reticulated systems being available.~~

~~Note: Sites located outside the Irongate Stream Catchment must provide a permanent alternative method of stormwater disposal in accordance with 30.1.7D.~~

**Note: All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan and require treatment in accordance with the HBRC Waterway Design Guidelines.**

**Outcome**

**The collection and disposal of stormwater from each site will be provided for in a manner that avoids significant adverse effects on the environment, including the inundation of the land being subdivided and adjoining land.**

**Commented [MG10]:** Variation 1 – Issue 1 HBRC (sub 3)

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

(c) Where any portion of the General Industrial Irongate Area or ~~Deferred General Industrial 2 Irongate Area~~ is subdivided and/or developed the relevant Assessment Criteria in Section ~~16.1.8~~ **30.1.8** shall apply, and all development shall be undertaken in general accordance with the Structure Plan in Appendix 16.

(d) **All sites within the Irongate Area shall demonstrate how legal and physical access can connect to the existing roading network for both the subject site and adjacent sites, in accordance with the Engineering Code of Practice Standards (for public roads).**

**Note: Maraekakaho Road is a Limited Access Road which has certain restrictions on the number and location of access.**

(e) No new site created from ~~Pt Lot 1 DP 2589~~, **Section 14 SO Plan 438108** or part thereof, shall be provided with vehicular access to Maraekakaho Road.

~~Note: An internal access corridor is shown on Structure Plan in Appendix 16 and has been designated to enable access to any such new sites. This access corridor will be provided by Council should the landowner wish to utilise it.~~

~~(iii) New industrial sites created shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991 stating that:~~

~~i) Owners of sites within the General Industrial Irongate Area are advised that, District Plan noise limits apply to their land to protect the amenity of residents in the Deferred General Industrial Irongate Area, until the deferred status is lifted, and residents in the Plains SMA/Zone. Buildings and activities should therefore be designed with the need to meet these noise limits in mind.~~

~~ii) These noise limits are required to be met at a distance of 20m from the facade of the closest (or any) dwelling within the Deferred General Industrial Irongate Area or Plains SMA/Zone and include the following limits:~~

~~iii) 55dBA L<sub>10</sub> during the hours of 7am – 10pm Monday – Friday and 7am – 12 noon Saturday~~

~~iv) 45dBA L<sub>10</sub> at all other times and public holidays~~

~~v) 75dBA L<sub>MAX</sub> during the hours of 10pm – 7am the following day~~

Outcome

**All sites within the Irongate Area shall be protected from being landlocked or restricted from undertaking subdivision by neighbouring developments.**

**Commented [MG11]:** Minor amendment – S16A RMA – currently cross references to the waahi tapu section – not right. Should be assessment criteria for subdivision. Looking back at the operative plan (section 15.1.9.22 (e) ) confirm this.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

- ~~vi) L<sub>10</sub> limits are designed to protect general amenity by limiting constant noise, but are able to be equalled or exceeded 10% of the time.~~
  - ~~vii) L<sub>MAX</sub> limits are designed to protect residents' sleep from bangs or crashes or other short duration noises and only apply during the night time hours stated above.~~
  - ~~viii) The limits stated above are those applying in the District Plan at the time of writing, if the District Plan noise limits are subsequently amended it is the amended limits that would apply. The limits stated above are provided for information purposes to illustrate the principle that the ability to generate noise (particularly during night time hours) will be limited by the proximity of the nearest dwellings either in the Deferred General Industrial Irongate Area or Plains SMA/Zone and buildings and activities need to be planned with this in mind.~~
- Scheduled Site 24 (Irongate)
- e) No new site created from Lots 1 & 2 DP 367052, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

### 30.1.8 ASSESSMENT CRITERIA – CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

The following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions.

#### 30.1.8.1 GENERAL ASSESSMENT CRITERIA

1. **Structure Plans...** (NO CHANGES)
2. **Subdivision Design...** (NO CHANGES)
3. **Property Access** - Council will have regard to the following:
  - (i) The design and construction of roads, with reference to the Council's District Transport Hierarchy (see Section 2.5 of the District Plan on Transportation and the Road Hierarchy Maps in the District Planning Maps and the guidelines contained in the Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide).
  - (ii) The provision, location and design of access for vehicles, pedestrians and cyclists.
  - (iii) The design of the subdivision to accommodate the provision of roads identified as being required in the Council's District Transport network strategies.
  - (iv) The vesting of roads in the Hastings District Council.

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

- (v) The requirements of New Zealand Transport Agency (NZTA) and Part IV of the Government Roadway Powers Act 1989 with regard to vehicle entrances onto State Highways.
- (vi) How the proposed subdivision may be related to the re-subdivision or development of adjoining land and the ability for optimum development for all the land concerned to be realised.
- (vii) The ability to achieve the access separation requirements on the subject site and adjoining sites in the General Industrial Irongate Area, Omaha North Area, ~~and the Deferred General Industrial Irongate Area and Omaha North Area.~~

**4. Water Supply, Wastewater Disposal, Stormwater Disposal (NO CHANGES)**

Council will have regard to the following:

- (i) The location of reticulation facilities to allow suitable servicing of the sites and reasonable access for the maintenance of the facilities.
- (ii) The need for a local purpose reserve to be set aside and vested in Council as a site for any public water supply, sanitary sewage disposal or stormwater disposal facility required to be provided.
- (iii) When the site is not proposed to be connected to a public water supply, the ability for the site to effectively and efficiently meet firefighting requirements and the ability to show how the site will be serviced by a water supply for which consent has been obtained (as a Permitted or Controlled Activity) from the Hawkes Bay Regional Council.
- (iv) When the site is not proposed to be connected to a public wastewater system or public stormwater solution, how the site will be serviced by an on-site wastewater treatment system or stormwater treatment and disposal system that will cause no environmental contamination on or beyond the site.
- (v) The use of low impact design solutions to collect and dispose of stormwater on site.
- (vi) In the Tomoana Food Industry Zone, where wastewater, water supply and stormwater disposal infrastructure servicing more than one site that will be privately owned and operated, the mechanisms in place for the management and maintenance of the infrastructure to ensure appropriate level of service is maintained.

30.1.8.2 SPECIFIC ASSESSMENT CRITERIA

1...13. (NO CHANGES)

14. **General Industrial Zone**

**Irongate Area**

**Council will have regard to:**

- (i) **The feasibility of a conceptual on-site stormwater disposal system for each site;**
- (ii) **(ii) the results of infiltration tests to confirm that sufficient soakage is present for a conceptual development of each proposed lot.**

**Stage 1 of the Deferred General Industrial Irongate Area, and Stage 1 of the Deferred General Industrial Omaha North Area**

**Council will have regard to the following:**

**Both Zones:**

- (a) The suitability of the wastewater disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (b) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (c) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plans in ~~Appendices 16 and~~ Appendix 17), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (d) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (e) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (f) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.

**Stage 1 of the Deferred General Industrial Irongate Area:**

- ~~(g) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of the Maraekakaho Road / Irongate Road intersection.~~

**Stage 1 of the Deferred General Industrial Omaha North Area:**

- (h) The extent to which adverse effects (including cumulative effects) on the safe operation of the road network will be avoided in advance of the Council's implementation of the road upgrades and roundabouts proposed for the Zone.

**Commented [MG12]:** Variation 2 – Issue 1 HBRC (submission 3)

Variation 2 – Irongate Industrial as amended by Decisions– March 2017

- (i) Whether a practical method is available for safe and efficient access from each site to the road network once the road upgrades and roundabouts proposed for the Zone have been implemented.

### **Changes to Section 33.1 Definitions**

Add the following definition to this section:

**On-site: In relation to stormwater, 'on-site' means management of all stormwater surface flows generated within a site including overland flow when stormwater capacity is exceeded.**