



Further
Submission #01

RECEIVED
23 SEP 2016
BY: HDC

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:	
Full name of submitter:	H.B. PROJECT MANAGEMENT Agent/ company/ organisation name:
Postal address for service (including postcode):	P. O Box 2543 STORFORD LODGE HASTINGS.
Phone:	Mobile: 0274 491 526
Email:	
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post	

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

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	23/9/16
Signature of submitter	Date

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	See Attached letters.				

HAWKE'S BAY PROJECT management

23rd September, 2016.

To Hastings District Council.

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COSTS.

- There are many costs which contribute to the Infrastructure requirements for the Industrial Development at Irongate. Whilst our earlier submissions included the breakdown of costs and the alignment to the Development Contributions, there is some relevance with the type of infrastructure required along with the timing of some of the roading requirements which are in question.

WATER

- The OCDL report commissioned by HDC confirms that the reticulated system of providing Fire Fighting up the WS 4 is **not** able to be provided, due a limitation on the capacity of the supply bore. It is then stated that a minimum of 50l/ sec will be provided. (See attached report from OCDL)
- The report also misrepresents the earlier submissions from the landowners where a reticulated system is proposed from a single site with a proposed electricity backup system been provided for.
 - The notes provided by HDC / OCDL clearly link multiple sites for water supply rather than a central and reticulated supply from within Irongate.
- The recent water crisis in Havelock North has raised the issue of linking the Flaxmere/Hastings water supply to an Industrial Development where the proposed water requirement for domestic supply is very low, but the real potential is to provide a water supply suitable for building protection via the use of sprinklers.

- It is extremely difficult to increase water pressure suitable for fire fighting when you have an open main to either Flaxmere or Hastings. (*Council reticulated for Domestic services*)
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Our Recommendation

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Closing Comments

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I have attached the following letters of support for this submission.

Regards John

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- Jara Family Trust Address; 58 Irongate Rd.
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HASTINGS
DISTRICT COUNCIL

Further Submission
#02

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Contact Details:			
Full name of submitter:	JARA FAMILY TRUST.	Agent/ company/ organisation name:	
Postal address for service (including postcode):	P.O BOX 2543 STORFORD LODGE HASTINGS. 4153		
Phone:		Mobile:	0274 491 526
Email:	John @ JMAS NZ		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

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Further
Submission #03

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Contact Details:			
Full name of submitter:	BRENDON CANE	Agent/ company/ organisation name:	CENTRAL TRANSPORT LTD
Postal address for service (including postcode):	3016 BROADLANDS Rd. R.D. 1 REPOROA		
Phone:		Mobile:	021 7284855
Email:	Brendon@centraltransport.co.nz		
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Contact Details:			
Full name of submitter:	<i>Susan Heard</i>	Agent/ company/ organisation name:	<i>Irongate cabins</i>
Postal address for service (including postcode):	<i>114 Heretaunga st East Hastings</i>		
Phone:		Mobile:	<i>021 0450241</i>
Email:	<i>info@rotterapple.co.nz</i>		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:
I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition
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	<i>23/9/16</i>
Signature of submitter	Date

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Postal address: Hastings District Council, Private Bag 9002, HASTINGS 4156
 Delivery address: Hastings District Council, 207 Lyndon Road East, HASTINGS 4122
 Email: districtplanreview@hdc.govt.nz – please put "Proposed Hastings District Plan Further Submission" in the subject line.
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<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's submission of one residential building per 500m ² net site area should be allowed as it allows more opportunity for subdivision within the Clive-Whakatu area	<i>Example:</i> I seek that the whole submission be allowed.
	As per HBPM Submission 23/9/16				
			Please see attached.		

HAWKE'S BAY PROJECT management

23rd September, 2016.

To Hastings District Council.

References;

- A. Further Submissions dated 7th September, 2016 closing on Friday 23rd September.

NOTIFICATION OF VARIATION NO 2- IRONGATE INDUSTRIAL REZONING PROPOSAL

I have read through the Further submissions of the Irongate Industrial rezoning proposals dated 7th September 2016. (Ref A)

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 - Supports comments on the questioning around the most efficient and effective means to provide infrastructure in this location.

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 - I support the submission made under paragraphs 1-7b.

Submitter no 5

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 - I support the submission made under paragraphs 1-5b

Submitter No 7

- **Tumu Timbers Ltd**
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Submitter No 8

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Submitter No 9

- **Development Nous**
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Submitter No 11

- **HB Project Management Ltd**
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 - The following is a brief description and questioning of the proposed infrastructure servicing arrangements put forward by Council. This needs clarification as some aspects of the end financial / developments costs are reflective of the servicing of the Industrial Zone.

COSTS.

- There are many costs which contribute to the Infrastructure requirements for the Industrial Development at Irongate. Whilst our earlier submissions included the breakdown of costs and the alignment to the Development Contributions, there is some relevance with the type of infrastructure required along with the timing of some of the roading requirements which are in question.

WATER

- The OCDL report commissioned by HDC confirms that the reticulated system of providing Fire Fighting up the WS 4 is **not** able to be provided, due a limitation on the capacity of the supply bore. It is then stated that a minimum of 50l/ sec will be provided. (See attached report from OCDL)
- The report also misrepresents the earlier submissions from the landowners where a reticulated system is proposed from a single site with a proposed electricity backup system been provided for.
 - The notes provided by HDC / OCDL clearly link multiple sites for water supply rather than a central and reticulated supply from within Irongate.
- The recent water crisis in Havelock North has raised the issue of linking the Flaxmere/Hastings water supply to an Industrial Development where the proposed water requirement for domestic supply is very low, but the real potential is to provide a water supply suitable for building protection via the use of sprinklers.

- It is extremely difficult to increase water pressure suitable for fire fighting when you have an open main to either Flaxmere or Hastings. (*Council reticulated for Domestic services*)
- When you consider that the Building Code requires sprinklers to be installed on certain industrial buildings based on size and materials stored, the proposed system will not meet this requirement.
 - Consequently individual property owners / engineers and developers are required to provide a water supply, pumping system and back up power supply to be compliant with the building code requirements on each of the individual sites requiring sprinklers.
- The building code has the ability to provide for filters and UV sterilization for Potable water and this is controlled and monitored during the building consent process and Annual Building Warrant of Fitness Checks.
 - We have been made aware that export products are not able to be washed in Chlorinated water which is an issue when you consider HDC is directing these businesses into this Industrial zone away from Plains Production land.

Our Recommendation

- It seems relevant to reconsider the Irongate water reticulation based on the above issues.

WASTEWATER (Sewer)

- We have no issue with the reticulated wastewater to new sites.

ROADING

The issue around roading is primarily around Fairness and Equity.

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- The same is said for the proposed Whakatu Arterial Route which is been funded between HDC and NZTA due to the road been identified to take goods from Whakatu to the Port for Export.
- Again individual development pays for any internal roading requirement which is then gifted back to Council as part of their roading network.
- Also any member of the Public has access to these roads, which is quite different to the services such as water and effluent.
- The requirement to prepay for the roading/ roundabout upgrade many years in advance seems rather inequitable given that such infrastructure may not be required in the future due to a change of route or alternative funding been made available.

Closing Comments

It is very clear that there is huge support for the Industrial land to be developed as soon as possible. It is hoped that the points raised and supported by the landowners will allow a collaborative approach going forward.

It appears that individual land owners and Developers requesting to pay the total (or portion) of the Development Contributions on Day 1 are required to pay a large proportion of interest and finance costs for the future period, where it is evident that this in effect is reducing the quantum of total costs for the financing of the infrastructure.

My earlier comments around Development Contributions are raised in this submission, though I understand that each Development may challenge these individually through the Local Government Act at the time of Development Contributions been charged.

I have attached the following letters of support for this submission.

Regards John

Supporters of this Submission

- | | |
|---------------------------------|-------------------------------|
| • Greg and Ginny Harman; | Address; 11 Irongate Rd. |
| • Jason Heard; | Address; 15 Irongate Rd. |
| • Graeme and Ruth Heard | Address; 70 Irongate Rd. |
| • David Healey | Address; 62 Irongate Rd. |
| • Brendan Cane (CTL transport) | Address; 1168 Maraekakaho Rd. |
| • Jara Family Trust | Address; 58 Irongate Rd. |
| • Hawkes Bay Project Management | Address; 1139 Maraekakaho Rd. |



Further Submission #05

RECEIVED
23 SEP 2016
BY: HDC

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	David Healey	Agent/ company/ organisation name:	D & K Healey Family Trust
Postal address for service (including postcode):	62 Irongate Rd PO5 Hastings 4175.		
Phone:	06 8799073	Mobile:	021515364
Email:	Nil.		
Preferred method of contact: <input type="checkbox"/> Email <input checked="" type="checkbox"/> Post			

Further Submitter Relevance:
I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

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Signature of submitter: <i>D. Healey</i>	Date: 21.9.2016
------------------------------------------	-----------------

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See	Attached letter				

HAWKE'S BAY PROJECT management

23rd September, 2016.

To Hastings District Council.

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WASTEWATER (Sewer)

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- David Healey Address; 62 Irongate Rd.
- Brendan Cane (CTL transport) Address; 1168 Maraekakaho Rd.
- Jara Family Trust Address; 58 Irongate Rd.
- Hawkes Bay Project Management Address; 1139 Maraekakaho Rd.



Further Submission #06

RECEIVED
23 SEP 2016
BY: HDL

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	GREG HARMAN	Agent/ company/ organisation name:	GREG HARMAN JOINERY
Postal address for service (including postcode):	PO Box 2489 Hastings 4153		
Phone:	(06) 878-8552	Mobile:	027 536 0485
Email:	greg@kitchenjoinery.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

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Do you wish to be heard in support of your further submission? Yes No

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Signature of submitter	Date
	24/9/2016

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HAWKE'S BAY PROJECT management

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HASTINGS
DISTRICT COUNCIL

Further Submission #07

CUSTOMER SERVICES
23 SEP 2016
HASTINGS

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	irongate Holdings Ltd	Agent/ company/ organisation name:	Mary Green
Postal address for service (including postcode):	P.O. Box 941 Hastings		
Phone:	06 874 7943	Mobile:	027 423 2538
Email:	mjgreen@slingshot.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition

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	23/9/2016
Signature of submitter	Date

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Delivery address: Hastings District Council, 207 Lyndon Road East, HASTINGS 4122
Email: districtplanreview@hdc.govt.nz – please put "Proposed Hastings District Plan Further Submission" in the subject line.
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SUBMISSION DETAILS

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Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's submission of one residential building per 500m ² net site area should be allowed as it allows more opportunity for subdivision within the Clive-Whakatu area	<i>Example:</i> I seek that the whole submission be allowed.
	Please see the attached sheets.				

Irongate Holdings Limited
c/o Crowe Horwath
PO Box 941
Hastings

22th September, 2016.

To: Hastings District Council.

We would like to lodge this as a Further Submissions on Variation 2-Irongate Industrial Rezoning Proposal closing on Friday 23rd September.

We have read through the **Summary of Submissions: Variation 2- Irongate Industrial** (Ref A)

We would like to lodge the following Submission Details in respect to those submissions as well as make a further submission following on from our initial comments.

Submitter No 1

- **Federated Farmers of New Zealand;**
 - We support Sub Point 3 "Impact on Rates" with regard to a rates remission policy for land used for primary production and rural purposes in Industrial Zones as the current policy unfairly impacts on existing primary production properties.

Submitter No 2

- **H W Richardson Group;**
 - Supports comments on the questioning around the most efficient and effective means to provide infrastructure in this location.

Submitter no 3

- **HBRC**
 - The discharge of Storm water to land is currently a Permitted Activity and we question the HBRC comments around overland flow effect etc, when the land in General has very good soakage and is identified in Planning Maps as been over the **confined** aquifer.
 - It should also be noted that with any building consent application the storm water design must meet the current planning rules and guidelines set by the current HBRC and HDC discharge consent.

Submitter no 4

- **Mike Walmsley Ltd**
 - We support the submission made under Sub Points 1-7b.

Submitter no 5

- **John and Rose Roil**
 - We support the Roil's submission with a proviso that the fire fighting water supply needs to consider fire protection to a higher standard which may involve Irongate needing its own water supply and ring main from within its zone and each property to have a filter and UV sterilizer for potable drinking water.

Submitter no 6

- **Carrfield Investments Ltd**

- We support the submission made under Sub Points 1-5b

Submitter No 7

- **Tumu Timbers Ltd**

- We support the submission made under Sub Points s 1-6b

Submitter No 8

- **Navilluso Holdings Ltd**

- We support the submission made under Sub Points 1-6b

Submitter No 9

- **Development Nous**

- We support the submission made under Sub Points 1-10

Submitter No 11

- **HB Project Management Ltd**

- We fully support this submission.

To follow on we would like to make a further submission in regard to general finance as also partially raised by the HW Richardson Group (Submitter 2) with their questioning of the proposed infrastructure being established in the most efficient and effective way.

Costs.

- There are many costs which contribute to the Infrastructure requirements for the Industrial Development at Irongate. Whilst meetings with council included the breakdown of costs and the alignment to the Development Contributions, we remain concerned with the type of infrastructure required along with the timing of some of the roading requirements which we question.

WATER

- The OCDL report commissioned by HDC confirms that the reticulated system of providing Fire Fighting up the WS 4 is not able to be provided, due a limitation on the capacity of the supply bore. We note that a minimum of 50l/ sec will be provided. (See attached report from OCDL).
- The recent water crisis in Havelock North has raised the issue of linking the Flaxmere/Hastings water supply to an Industrial Development where the proposed water requirement for domestic supply is very low, but the real potential is to provide a water supply suitable for building protection via the use of sprinklers.
- It is extremely difficult to increase water pressure suitable for fire fighting when you have an open main to either Flaxmere or Hastings. (Council reticulated for domestic services)
- The proposed system will not meet the Building Code requirement for sprinklers to be installed on certain industrial buildings based on size and materials stored,
 - Consequently individual property owners / engineers and developers are required to provide a water supply, pumping system and back up power supply to be compliant with the building code requirements.
- The Building Code has the ability to provide for filters and UV sterilization for potable water and this is controlled and monitored during the building consent process and Annual Building Warrant of Fitness Checks.
 - We have been made aware that export products are not able to be washed in chlorinated water.

Proposal

- Reconsider the Irongate water reticulation based on the above issues.

WASTEWATER (Sewer)

- We have no issue with the reticulated wastewater to new sites.

ROADING

The issue around roading is primarily around Fairness and Equity.

- When considering the recent Tomoana industrial development, there was no consideration or cost attributed to the individual developments in regards to the Ellwood Road upgrade. We suggest that Irongate Road is in the same position as Ellwood Road and the costs should be identified as public good in the same manner.
- The same is said for the proposed Whakatu Arterial Route which is been funded between HDC and Transit due to the road been identified as necessary to take goods from Whakatu to the Port for export.
- We support individual developments paying for any internal roading requirement which is then gifted back to Council as part of their roading network.
- The Public has access to these roads, which is quite different to the services such as water and effluent.
- The requirement to prepay for the roading/ roundabout upgrade many years in advance is inequitable given that such infrastructure may not be required in the future due to a change of route or alternative funding been made available.

Closing Comments

It is very clear that there is huge support for the Industrial land to be developed as soon as possible. We hope that the points raised and supported by the landowners will allow a collaborative approach going forward. We remain concerned around the level of Development Contributions and how costs are applied.

Irongate Holdings Ltd



HASTINGS
DISTRICT COUNCIL

Further Submission #08

CUSTOMER SERVICES
22 SEP 2016
RECEIVED

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL

Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	George Bruce Stephenson and John Laurence Armstrong	Agent/ company/ organisation name:	Bruce Stephenson Family Trust
Postal address for service (including postcode):	41-43 Ruataniwha Street Waipawa 4210		
Phone:	06 8578170	Mobile:	027 5692225
Email:	hugo@stephensontransport.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

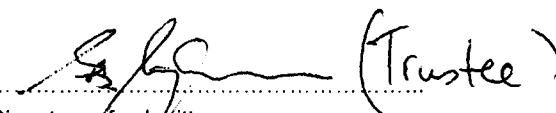
If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition

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Signature of submitter	 (Trustee)	Date	22/9/16
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Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's submission of one residential building per 500m ² net site area should be allowed as it allows more opportunity for subdivision within the Clive-Whakatu area	<i>Example:</i> I seek that the whole submission be allowed.
3	Hawkes Bay R.C Dalton Street Napier	Stormwater Servicing	Oppose	The variation as presently worded is adequate	Reject This part of the HBRC submission
4	Mike Walmsley Ltd P.O.Box 45 Napier	Paras 1 – 7(b)	Support	These are good suggestions	allow all of their submission
5	John & Rose Roil P.O.Box 45 Napier	Paras 1 – 7(b)	Support	These are all good suggestions	allow all of their submission

Further Submission #09



HASTINGS
DISTRICT COUNCIL

RECEIVED
23 SEP 2016
BY: *HC*

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Nicholas Jones	Agent/ company/ organisation name:	Hawke's Bay District Health Board
Postal address for service (including postcode):	Private Bag 9014 Hastings		
Phone: 06-834-1815	Mobile:		
Email: nicholas.jones@hbdhb.govt.nz			
Preferred method of contact: Email			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition

The HBDHB does not stand to gain an advantage through trade competition as per Clause 6 of the First Schedule of the Resource Management Act 1991.

Local Government Official Information and Meetings Act 1987

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Declaration

I acknowledge that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

	26/9/16
Signature of submitter	Date

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Submitter Number	Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/ Oppose the decision sought by the original submitter	Reason for Support or Opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details.
3	Hawkes Bay Regional Council Private Bay 6006 Napier 4110	All sections concerning stormwater In particular sections addressed by the following paragraphs of the submission: <ul style="list-style-type: none"> • Para 4 concerning the failure of the variation to give effect to Objectives 21 and 22 in the RPS • Para 12 concerning the need for planning and servicing at catchment scale • Para 14 concerning the greater risk of multiple system failure • Para 17 concerning the risk associated with the variation for groundwater contamination from infiltration of contaminants such as bacteria, nutrients 	Support	We agree with the points made by the HBRC and the reasons provided in the submission. In addition to the potential for overland flow we are concerned that there may be potential for subsurface flows into the confined aquifer through weak seal areas and through subsurface flows to the unconfined aquifer. The council has not in our view provided sufficient evidence that effects on the quality of the confined aquifer are avoided or mitigated.	Allow the HBRC submission

		<p>and chemicals into the unconfined aquifer</p> <ul style="list-style-type: none"> • Para 18 concerning the potential for overland flow to transport contaminants to unconfined areas 			
4,5, 6 & 7	<p>Mike Walmsley John and Rose Roil Carrfield Investments Tumu Timbers</p>	<p>Each of these submitters seeks that rules and provisions allow for existing infrastructure to be deemed compliant</p>	<p>Oppose</p>	<p>We believe that the plan needs to take cumulative effects into consideration. Thus while existing provisions might be adequate without further subdivision they may contribute to adverse effects with more intensive activity.</p>	<p>Rules and policies need to be applied at a catchment wide scale. If exemptions are applied to existing land users then measures to control the effects of new development need to take into account the effects of current stormwater discharge from existing land uses.</p>



HASTINGS
DISTRICT COUNCIL

Further Submission #10

RECEIVED
23 SEP 2016
BY: *KDC*

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Sunfruit Orchards Limited Mr J Altham	Agent/ company/ organisation name:	Cheal Consultants Ltd
Postal address for service (including postcode):	Sunfruit Orchards Ltd C/- Cheal PO Box 837 Napier 4140		
Phone: 06 835 2096	Mobile: 021 680 511		
Email:	rogerw@cheal.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:
I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or


The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

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Signature of submitter 	23 September 2016 Date
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SUBMISSION DETAILS

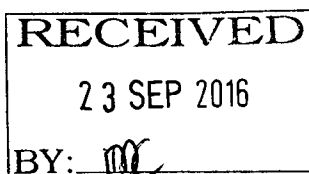
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<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's submission of one residential building per 500m ² net site area should be allowed as it allows more opportunity for subdivision within the Clive-Whakatu area	<i>Example:</i> I seek that the whole submission be allowed.
2	HW Richardson Group (HWRG) C/- Mitchel Partnerships Ltd PO Box 489 Dunedin 9054	General	Support	Support the need to ensure that most efficient means of servicing is provided to the area.	Allow submission, and support further detailed investigation into confirming the most efficient of servicing options is confirmed.
11	Hawke's Bay Project Management 1139 Maraekakaho Road Hastings 4175	General - Servicing - Roading	Support	Roading: that the roading network servicing the area should be fit for purpose in terms of capacity, design and timing of construction, and that road construction costs be borne equitably in terms of timing, and within the area and also in context of how roading investment is allocated across the District - i.e. Whakatu Arterial costs are not borne by the sites the that new road serves.	Allow submission, and support further detailed investigation into confirming the fair and equitable sharing of costs relative to timing demand for road upgrade works.

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11	Hawke's Bay Project Management 1139 Maraekakaho Road Hastings 4175	General - Servicing - Water supply	Support	Water Supply: That the reticulated water supply be provided at a quality and quantity (including rate of supply, pressure), to support development anticipated in the zone, and in accordance with Building Act (firefighting) requirements for the types of land use development/s anticipated. The water quality be provided to meet the water quality requirements in support of produce export, in order that such industries have confidence and security to invest in development within the zone.	Allow submission, and support further detailed investigation into confirming the quality and quantity, (rate and pressure) of water supply throughout the zone.



**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL**

Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Tumu Timbers Ltd	Agent/ company/ organisation name:	Jason Tickner Senior Planner Development Nous Limited
Postal address for service (including postcode):	Development Nous Ltd PO Box 385 HASTINGS 4156 Attn: Jason Tickner		
Phone: (06) 876 2159	Mobile: 022 043 3541		
Email: jason.tickner@developmentnous.nz			
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

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	23/09/2016
Signature of submitter	Date

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Submission 03	Hawkes Bay Regional Council	Structure Planning – Stormwater Infrastructure (Para 11. -14)	Oppose	<p>We <u>oppose</u> the submission of the Hawkes Bay Regional Council for the following reasoning:</p> <p>A prescriptive structure plan identifying 'indicative land uses' and 'including land required for stormwater treatment' does not allow flexibility for the market to decide the development on the site, and the land uses are controlled by the district plan rules already.</p> <p>The Regional Resource Management Plan (RRMP) specifically manages stormwater discharge, and this is considered an appropriate mechanism to protect the environment (providing it is adequately implemented and monitored by the HBRC). The submission that these stormwater services should be in predetermined locations will only further hinder the development of the zone and we believe by having each land owner/developer design and construct their own individual stormwater discharge system for their specific development is the most appropriate service method for the proposed zoning. An 'effects based'</p>	We seek that the submission in relation to requiring <i>Communal Stormwater Solution</i> be disallowed .



				<p>approach rather than a prescriptive based approach is needed.</p> <p>Onsite solutions have been established on all sites developed to date in the Irongate area and requiring a new communal discharge, and the infrastructure involved, is considered unneeded, inefficient and uneconomic.</p> <p>This submission also considers that the <i>'multiple individual on-site disposal systems to be less desirable than a communal system, as there is a greater risk of multiple system failures, the potential for adverse effects and an increased cost of monitoring and resource consents.</i></p> <p>All of the reasoning put forward in the submission of HBRC are unsustainable (in our opinion) and mirror the very arguments had and resolved with the revised Omaha Road rezoning.</p> <p>In regard to comment that there is 'greater risk of multiple system failures' – this argument can be <i>flipped on its head</i> in that the risk of failure of a large communal system would have a much greater environmental impact and the than one or two site specific system failures.</p> <p>The <i>'additional cost of monitoring and consenting'</i> that has been raised is not an issue of concern for HBRC. These costs are simply captured as part of standard monitoring and consent application fees charged to the consent holder for the discharge permit under s36 of the RMA1991 and councils schedule of fees. This is standard procedure for all councils and onsite systems will not become a financial burden to either the District or Regional Councils.</p> <p>We consider that the application fees and ongoing monitoring costs paid by each land owner is a more cost effective and flexible option than a communal system which would be governed by the District Council (with all cost on changed to the land owners through Development Contributions and rates). This is particularly the case for all the existing developed sites which are already services and do should be forced to connect to a communal system.</p> <p>Overall the environmental outcomes in relation to stormwater discharge quality and quantity can be achieved through onsite solutions with robust resource consent processes and regular monitoring. All costs involved with these process are covered by the consent holder.</p>	
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				We consider the onsite solution to be the most effective and efficient option for stormwater discharge under this Plan Change.	
		Heretaunga Plains Unconfined Aquifer (Para 15.-18)	Oppose	<p>HBRC have drawn a very tenuous and unsustainable link to the chance that (although the site is not over the Heretaunga Plains Unconfined Aquifer[HPUA]) the stormwater discharge from the proposed industrial zone may through lead to the contamination of the HPUA.</p> <p>The facts are that the unconfined aquifer at its closet point is located 1.5km to the northwest of the proposed Irongate Industrial Zone and the ground level rises 5 metres between the highest point in the proposed industrial zone (13 above sea level) to the unconfined aquifer (17m above sea level at Henderson Road). Stormwater overland flow does not flow uphill.</p> <p>The specific overland flowpath from the Irongate Area discharges to the south, away from the unconfined aquifer to the north. Water cannot flow uphill and therefore there is <u>no risk</u> of overland flow transporting contaminants to the HPUA as suggested by the Regional Council submission. In simple terms provided compliance with the RRMP rules and/or consent conditions there should be no concerns for HBRC.</p>	We seek that the submission in relation to potential effects on the Heretaunga Plains Unconfined Aquifer be disallowed .
Submission 04 Submission 05	Mike Walmsley Ltd. John Roil and Rose Roil	Rule G15 (Provision for Specific Commercial Service Activities)	Support	The submission recognises that the Plan Change (Variation 2) should allow for the <i>sale or hire of building and landscaping supplies</i> , along with other specific commercial activities. For Tumu Timbers operation to be permitted in the new zoning Rule G15 needs include the Irongate Zone to allow these existing uses to operate and expand.	We seek that the whole submission be allowed .
		Policy IZP14 Provision of Section 30.1 (Minimum Lot Size)	Support	<p>This submission has proposed a minimum lot size of 5,000m². We support this submission in that it will allow for more flexibility with the size of lots and industries that could develop in the area.</p> <p>It will also see the land rezoned used in a more efficient manner, in that an industry may only require between 5,000m² however under the proposed plan they would have to purchase the full 1.0ha.</p>	
		Standard 14.1.6A.1 – Building Height	Support	<p>The submitter seeks amendment to the maximum building height in the zone from 15m proposed to 30m, being the maximum height in the other industrial zones.</p> <p>A 15m maximum height restricts the construction of stacks, silos and large storage buildings, which are most</p>	

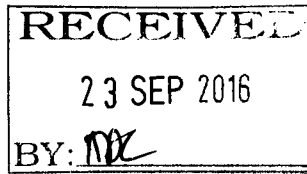


				appropriately located in the industrial zone. Therefore, the maximum height should be increased.	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	Council have proposed a 10m front yard setback, oppose to the standard setback on the Industrial Zone. We are of the opinion that this increased yard setback is not the most efficient use of industrial zoned land and the setbacks as proposed for 'all other General Industrial Area' should apply.	
		Standard 26.1.6.A – Access Separation		<p>This submission identifies that the 100m separation distance from the Maraekakaho intersection will force properties in these areas to gain resource consent to breach this standard (which in some cases is unavoidable).</p> <p>We consider that the traffic safety effects can be effectively controlled under the existing provision of the plan (Access Provisions) and under the Engineering Code of Practice. This would avoid further and unneeded resource consents and the traffic safety outcomes can still be achieved. The District Plan already requires safe and efficient access with sufficient sightlines.</p> <p>We also note that the speed limit in this area is highly likely to be reduced with the industrial intensification and expansion in this area, further reducing traffic safety issues.</p>	
Submission 06 Submission 08 Submission 07	Carrfields Investments Limited Navilluso Holdings Limited Tumu Timbers Ltd	Amend Map 33 (Remove Designation)	Support	We request that confirmation that the unneeded designations identified on Plan Map 33 (D145 – 147) will be removed on conclusion of the District Plan Variation process.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission, specific and existing commercial activities need to be recognised as <i>permitted uses</i> in the proposed zone.	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)		As per earlier comments in this further submission, A reduced lot size is more likely to achieve the purpose of the RMA.	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission, the max building height should match other general industrial zones rules	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	As per earlier comments in this further submission, there is no valid reason for increased front yard setback. The setback should match that of the other industrial zones.	
		Standard 26.1.6.A – Access Separation	Support	As per earlier comments in this further submission, the separation distance will potentially limit the ability to develop	



				some sites and require further unneeded consent when it can be controlled under the engineering code of practice.	
Submission 09	Development Nous Limited	Map 33 (Irongate Industrial Area – Zoning)	Support	As per earlier comments in this further submission.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission.	
		Standard 30.1.7E – Property Access	Support	As per earlier comments in this further submission	
		Standard 26.1.6A and 30.1.7E Property Access	Support	As per earlier comments in this further submission	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)	Support	As per earlier comments in this further submission	
Submission 11	Hawkes Bay Project Management	Financial Costs	Support	<p>We support this submission in that the most cost effect servicing and roading solutions will encourage development of the area, which in turn will provide employment opportunities and economic prosperity for the wider Hastings District.</p> <p>We also are strongly opposed to development contributions being charged for existing onsite serviced properties - however understand future development of the vacant areas of these sites will trigger future contributions if connected to council services.</p> <p>We support the submission in that clarification is sort in regard to the contributions.</p>	We seek that the whole submission be allowed .





**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL**

Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Navillus Holdings Limited	Agent/ company/ organisation name:	Jason Tickner Senior Planner Development Nous Limited
Postal address for service (including postcode):	Development Nous Ltd PO Box 385 HASTINGS 4156 Attn: Jason Tickner		
Phone: (06) 876 2159	Mobile: 022 043 3541		
Email: jason.tickner@developmentnous.nz			
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition

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	23/09/2016
Signature of submitter	Date

Please note: You must also send a copy of your further submission to the person who made the original submission within 5 working days of lodging your further submission with the Council. Addresses of original submitters are available within the original submissions.

Postal address: Hastings District Council, Private Bag 9002, HASTINGS 4156
Delivery address: Hastings District Council, 207 Lyndon Road East, HASTINGS 4122
Email: districtplanreview@hdc.govt.nz – please put “Proposed Hastings District Plan Further Submission” in the subject line.
 *If you have emailed us your submission, please **do not** post us a hard copy of your email*

For any enquiries about the Proposed Hastings District Plan or making a further submission
 please call our Planning Policy team on (06)871 5000
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SUBMISSION DETAILS

Details of Original Submitter who you are making a further submission on (Provided in the Summary of Decisions Requested)			Details of Further Submission (You may use additional paper but please ensure you follow this format)		
Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
Submission 03	Hawkes Bay Regional Council	Structure Planning – Stormwater Infrastructure (Para 11. -14)	Oppose	<p>We <u>oppose</u> the submission of the Hawkes Bay Regional Council for the following reasoning:</p> <p>A prescriptive structure plan identifying ‘indicative land uses’ and ‘including land required for stormwater treatment’ does not allow flexibility for the market to decide the development on the site, and the land uses are controlled by the district plan rules already.</p> <p>The Regional Resource Management Plan (RRMP) specifically manages stormwater discharge, and this is considered an appropriate mechanism to protect the environment (providing it is adequately implemented and monitored by the HBRC). The submission that these stormwater services should be in predetermined locations will only further hinder the development of the zone and we believe by having each land owner/developer design and construct their own individual stormwater discharge system for their specific development is the most appropriate service method for the proposed zoning. An ‘effects based’</p>	We seek that the submission in relation to requiring <i>Communal Stormwater Solution</i> be disallowed .



				<p>approach rather than a prescriptive based approach in needed.</p> <p>Onsite solutions have been established on all sites developed to date in the Irongate area and requiring a new communal discharge, and the infrastructure involved, is considered unneeded, inefficient and uneconomic.</p> <p>This submission also considers that the <i>'multiple individual on-site disposal systems to be less desirable than a communal system, as there is a greater risk of multiple system failures</i>, the potential for adverse effects and an increased cost of monitoring and resource consents.</p> <p>All of the reasoning put forward in the submission of HBRC are unsustainable (in our opinion) and mirror the very arguments had and resolved with the revised Omaha Road rezoning.</p> <p>In regard to comment that there is 'greater risk of multiple system failures' – this argument can be <i>flipped on its head</i> in that the risk of failure of a large communal system would have a much greater environmental impact and the than one or two site specific system failures.</p> <p>The <i>'additional cost of monitoring and consenting'</i> that has been raised is not an issue of concern for HBRC. These costs are simply captured as part of standard monitoring and consent application fees charged to the consent holder for the discharge permit under s36 of the RMA1991 and councils schedule of fees. This is standard procedure for all councils and onsite systems will not become a financial burden to either the District or Regional Councils.</p> <p>We consider that the application fees and ongoing monitoring costs paid by each land owner is a more cost effective and flexible option than a communal system which would be governed by the District Council (with all cost on changed to the land owners through Development Contributions and rates). This is particularly the case for all the existing developed sites which are already services and do should be forced to connect to a communal system.</p> <p>Overall the environmental outcomes in relation to stormwater discharge quality and quantity can be achieved through onsite solutions with robust resource consent processes and regular monitoring. All costs involved with these process are covered by the consent holder.</p>	
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				We consider the onsite solution to be the most effective and efficient option for stormwater discharge under this Plan Change.	
		Heretaunga Palins Unconfined Aquifer (Para 15.-18)	Oppose	<p>HBRC have drawn a very tenuous and unsustainable link to the chance that (although the site is not over the Heretaunga Plains Unconfined Aquifer[HPUA]) the stormwater discharge from the proposed industrial zone may through lead to the contamination of the HPUA.</p> <p>The facts are that the unconfined aquifer at its closet point is located 1.5km to the northwest of the proposed Irongate Industrial Zone and the ground level rises 5 metres between the highest point in the proposed industrial zone (13 above sea level) to the unconfined aquifer (17m above sea level at Henderson Road). Stormwater overland flow does not flow uphill.</p> <p>The specific overland flowpath from the Irongate Area discharges to the south, away from the unconfined aquifer to the north. Water cannot flow uphill and therefore there is <u>no risk</u> of overland flow transporting contaminants to the HPUA as suggested by the Regional Council submission. In simple terms provided compliance with the RRMP rules and/or consent conditions there should be no concerns for HBRC.</p>	We seek that the submission in relation to potential effects on the Heretaunga Plains Unconfined Aquifer be disallowed .
Submission 04 Submission 05	Mike Walmsley Ltd. John Roil and Rose Roil	Rule G15 (Provision for Specific Commercial Service Activities)	Support	<p>The submission recognises that the Plan Change (Variation 2) should allow for the <i>sale or hire of building and landscaping supplies</i>, along with other specific commercial activities. For Tumu Timbers operation to be permitted in the new zoning Rule G15 needs include the Irongate Zone to allow these existing uses to operate and expand.</p> <p>There is also 'building sales' (A1 Homes – Total Span Buildings) and agricultural supplement stores in this area that need to be recognised and provided for through the inclusion of the Irongate area under Rule G15.</p>	We seek that the whole submission be allowed .
		Policy IZP14 Provision of Section 30.1 (Minimum Lot Size)	Support	<p>This submission has proposed a minimum lot size of 5,000m². We support this submission in that it will allow for more flexibility with the size of lots and industries that could develop in the area.</p> <p>It will also see the land rezoned used in a more efficient manner, in that an industry may only require between 5,000m² however under the proposed plan they would have to purchase the full 1.0ha.</p>	



		Standard 14.1.6A.1 – Building Height	Support	The submitter seeks amendment to the maximum building height in the zone from 15m proposed to 30m, being the maximum height in the other industrial zones. A 15m maximum height restricts the construction of stacks, silos and large storage buildings, which are most appropriately located in the industrial zone. Therefore, the maximum height should be increased.	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	Council have proposed a 10m front yard setback, oppose to the standard setback on the Industrial Zone. We are of the opinion that this increased yard setback is not the most efficient use of industrial zoned land and the setbacks as proposed for 'all other General Industrial Area' should apply.	
		Standard 26.1.6.A – Access Separation		This submission identifies that the 100m separation distance from the Maraekakaho intersection will force properties in these areas to gain resource consent to breach this standard (which in some cases is unavoidable). We consider that the traffic safety effects can be effectively controlled under the existing provision of the plan (Access Provisions) and under the Engineering Code of Practice. This would avoid further and unneeded resource consents and the traffic safety outcomes can still be achieved. The District Plan already requires safe and efficient access with sufficient sightlines. We also note that the speed limit in this area is highly likely to be reduced with the industrial intensification and expansion in this area, further reducing traffic safety issues.	
Submission 06	Carrfields Investments Limited	Amend Map 33 (Remove Designation)	Support	We request that confirmation that the designation identified on Plan Map 33 will be removed on conclusion of the District Plan Variation process.	We seek that the whole submission be allowed .
Submission 08	Navillus Holdings Limited	Rule GI5 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission, specific and existing commercial activities need to be recognised as <i>permitted uses</i> in the proposed zone.	
Submission 07	Tumu Timbers Ltd	Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)		As per earlier comments in this further submission, A reduced lot size is more likely to achieve the purpose of the RMA.	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission, the max building height should match other general industrial zones rules	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	As per earlier comments in this further submission, there is no valid reason for increased front yard setback. The setback should match that of the other industrial zones.	



		Standard 26.1.6.A – Access Separation	Support	As per earlier comments in this further submission, the separation distance will potentially limit the ability to develop some sites and require further unneeded consent when it can be controlled under the engineering code of practice.	
Submission 09	Development Nous Limited	Map 33 (Irongate Industrial Area – Zoning)	Support	As per earlier comments in this further submission.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission.	
		Standard 30.1.7E – Property Access	Support	As per earlier comments in this further submission	
		Standard 26.1.6A and 30.1.7E Property Access	Support	As per earlier comments in this further submission	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)	Support	As per earlier comments in this further submission	
Submission 11	Hawkes Bay Project Management	Financial Costs	Support	<p>We support this submission in that the most cost effect servicing and roading solutions will encourage development of the area, which in turn will provide employment opportunities and economic prosperity for the wider Hastings District.</p> <p>We also are strongly opposed to development contributions being charged for existing onsite serviced properties - however understand future development and intensification of these sites will trigger future contributions when connected to council services.</p> <p>We support the submission in that clarification is sort in regard to the contributions.</p>	We seek that the whole submission be allowed .





RECEIVED
23 SEP 2016
BY: KDC

Further Submission # 13



FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON VARIATION 2 – IRONGATE INDUSTRIAL REZONING PROPOSAL
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Carrfields Investments Limited	Agent/ company/ organisation name:	Jason Tickner Senior Planner Development Nous Limited
Postal address for service (including postcode):	Development Nous Ltd PO Box 385 HASTINGS 4156 Attn: Jason Tickner		
Phone: (06) 876 2159	Mobile: 022 043 3541		
Email: jason.tickner@developmentnous.nz			
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:
I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition
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	23/09/2016
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SUBMISSION DETAILS

Details of Original Submitter who you are making a further submission on (Provided in the Summary of Decisions Requested)			Details of Further Submission (You may use additional paper but please ensure you follow this format)		
Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
Submission 03	Hawkes Bay Regional Council	Structure Planning – Stormwater Infrastructure (Para 11. -14)	Oppose	<p>We <u>oppose</u> the submission of the Hawkes Bay Regional Council for the following reasoning:</p> <p>A prescriptive structure plan identifying 'indicative land uses' and 'including land required for stormwater treatment' does not allow flexibility for the market to decide the development on the site, and the land uses are controlled by the district plan rules already.</p> <p>The Regional Resource Management Plan (RRMP) specifically manages stormwater discharge, and this is considered an appropriate mechanism to protect the environment (providing it is adequately implemented and monitored by the HBRC). The submission that these stormwater services should be in predetermined locations will only further hinder the development of the zone and we believe by having each land owner/developer design and construct their own individual stormwater discharge system for their specific development is the most appropriate service method for the proposed zoning. An 'effects based'</p>	We seek that the submission in relation to requiring <i>Communal Stormwater Solution</i> be disallowed .



				<p>approach rather than a prescriptive based approach in needed.</p> <p>Onsite solutions have been established on all sites developed to date in the Irongate area and requiring a new communal discharge, and the infrastructure involved, is considered unneeded, inefficient and uneconomic.</p> <p>This submission also considers that the <i>'multiple individual on-site disposal systems to be less desirable than a communal system, as there is a greater risk of multiple system failures</i>, the potential for adverse effects and an increased cost of monitoring and resource consents.</p> <p>All of the reasoning put forward in the submission of HBRC are unsustainable (in our opinion) and mirror the very arguments had and resolved with the revised Omaha Road rezoning.</p> <p>In regard to comment that there is 'greater risk of multiple system failures' – this argument can be <i>flipped on its head</i> in that the risk of failure of a large communal system would have a much greater environmental impact and the than one or two site specific system failures.</p> <p>The <i>'additional cost of monitoring and consenting'</i> that has been raised is not an issue of concern for HBRC. These costs are simply captured as part of standard monitoring and consent application fees charged to the consent holder for the discharge permit under s36 of the RMA1991 and councils schedule of fees. This is standard procedure for all councils and onsite systems will not become a financial burden to either the District or Regional Councils.</p> <p>We consider that the application fees and ongoing monitoring costs paid by each land owner is a more cost effective and flexible option than a communal system which would be governed by the District Council (with all cost on changed to the land owners through Development Contributions and rates). This is particularly the case for all the existing developed sites which are already services and do should be forced to connect to a communal system.</p> <p>Overall the environmental outcomes in relation to stormwater discharge quality and quantity can be achieved through onsite solutions with robust resource consent processes and regular monitoring. All costs involved with these process are covered by the consent holder.</p>	
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				We consider the onsite solution to be the most effective and efficient option for stormwater discharge under this Plan Change.	
		Heretaunga Palms Unconfined Aquifer (Para 15.-18)	Oppose	<p>HBRC have drawn a very tenuous and unsustainable link to the chance that (although the site is not over the Heretaunga Plains Unconfined Aquifer[HPUA]) the stormwater discharge from the proposed industrial zone may through lead to the contamination of the HPUA.</p> <p>The facts are that the unconfined aquifer at its closet point is located 1.5km to the northwest of the proposed Irongate Industrial Zone and the ground level rises 5 metres between the highest point in the proposed industrial zone (13 above sea level) to the unconfined aquifer (17m above sea level at Henderson Road). Stormwater overland flow does not flow uphill.</p> <p>The specific overland flowpath from the Irongate Area discharges to the south, away from the unconfined aquifer to the north. Water cannot flow uphill and therefore there is <u>no risk</u> of overland flow transporting contaminants to the HPUA as suggested by the Regional Council submission. In simple terms provided compliance with the RRMP rules and/or consent conditions there should be no concerns for HBRC.</p>	We seek that the submission in relation to potential effects on the Heretaunga Plains Unconfined Aquifer be disallowed .
Submission 04 Submission 05	Mike Walmsley Ltd. John Roil and Rose Roil	Rule G15 (Provision for Specific Commercial Service Activities)	Support	The submission recognises that the Plan Change (Variation 2) should allow for the <i>hire and sale of machinery, equipment and supplies used for agricultural and horticultural purposes</i> , along with other specific commercial activities. For Carrfeilds operations to be permitted in the new zoning Rule G15 needs include the Irongate Zone to allow these existing uses to operate and expand. This zone is considered the most appropriate for the sale of farm machinery and bulk sale of agricultural supply's, including seed and grain.	We seek that the whole submission be allowed .
		Policy IZP14 Provision of Section 30.1 (Minimum Lot Size)	Support	<p>This submission has proposed a minimum lot size of 5,000m². We support this submission in that it will allow for more flexibility with the size of lots and industries that could develop in the area.</p> <p>It will also see the land rezoned used in a more efficient manner, in that an industry may only require between 5,000m² however under the proposed plan they would have to purchase the full 1.0ha.</p>	

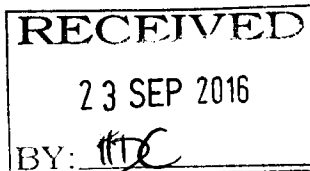


		Standard 14.1.6A.1 – Building Height	Support	The submitter seeks amendment to the maximum building height in the zone from 15m proposed to 30m, being the maximum height in the other industrial zones. A 15m maximum height restricts the construction of stacks, silos and large storage buildings, which are most appropriately located in the industrial zone. Therefore, the maximum height should be increased.	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	Council have proposed a 10m front yard setback, oppose to the standard setback on the Industrial Zone. We are of the opinion that this increased yard setback is not the most efficient use of industrial zoned land and the setbacks as proposed for 'all other General Industrial Area' should apply.	
		Standard 26.1.6.A – Access Separation		This submission identifies that the 100m separation distance from the Maraekakaho intersection will force properties in these areas to gain resource consent to breach this standard (which in some cases is unavoidable). We consider that the traffic safety effects can be effectively controlled under the existing provision of the plan (Access Provisions) and under the Engineering Code of Practice. This would avoid further and unneeded resource consents and the traffic safety outcomes can still be achieved. The District Plan already requires safe and efficient access with sufficient sightlines. We also note that the speed limit in this area is highly likely to be reduced with the industrial intensification and expansion in this area, further reducing traffic safety issues.	
Submission 06	Carrfields Investments Limited	Amend Map 33 (Remove Designation)	Support	We request that confirmation that the designation identified on Plan Map 33 will be removed on conclusion of the District Plan Variation process.	We seek that the whole submission be allowed .
Submission 08	Navilluso Holdings Limited	Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission, specific and existing commercial activities need to be recognised as <i>permitted uses</i> in the proposed zone.	
Submission 07	Tumu Timbers Ltd	Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)		As per earlier comments in this further submission, A reduced lot size is more likely to achieve the purpose of the RMA.	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission, the max building height should match other general industrial zones rules	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	As per earlier comments in this further submission, there is no valid reason for increased front yard setback. The setback should match that of the other industrial zones.	



		Standard 26.1.6.A – Access Separation	Support	As per earlier comments in this further submission, the separation distance will potentially limit the ability to develop some sites and require further unneeded consent when it can be controlled under the engineering code of practice.	
Submission 09	Development Nous Limited	Map 33 (Irongate Industrial Area – Zoning)	Support	As per earlier comments in this further submission.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission.	
		Standard 30.1.7E – Property Access	Support	As per earlier comments in this further submission	
		Standard 26.1.6A and 30.1.7E Property Access	Support	As per earlier comments in this further submission	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)	Support	As per earlier comments in this further submission	
Submission 11	Hawkes Bay Project Management	Financial Costs	Support	<p>We support this submission in that the most cost effect servicing and roading solutions will encourage development of the area, which in turn will provide employment opportunities and economic prosperity for the wider Hastings District.</p> <p>We also are strongly opposed to development contributions being charged for existing onsite serviced properties - however understand future development and intensification of these sites will trigger future contributions when connected to council services.</p> <p>We support the submission in that clarification is sort in regard to the contributions.</p>	We seek that the whole submission be allowed .





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 Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close 5pm, Friday 24th September 2016

Contact Details:			
Full name of submitter:	Development Nous Limited	Agent/ company/ organisation name:	Jason Tickner Senior Planner Development Nous Limited
Postal address for service (including postcode):	Development Nous Ltd PO Box 385 HASTINGS 4156 Attn: Jason Tickner		
Phone: (06) 876 2159	Mobile: 022 043 3541		
Email: jason.tickner@developmentnous.nz			
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

Further Submitter Relevance:

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission? Yes No

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Postal address: Hastings District Council, Private Bag 9002, HASTINGS 4156
Delivery address: Hastings District Council, 207 Lyndon Road East, HASTINGS 4122
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If you have emailed us your submission, please do not post us a hard copy of your email

For any enquiries about the Proposed Hastings District Plan or making a further submission
please call our Planning Policy team on (06)871 5000
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SUBMISSION DETAILS

Details of Original Submitter who you are making a further submission on (Provided in the Summary of Decisions Requested)			Details of Further Submission (You may use additional paper but please ensure you follow this format)		
Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
Submission 03	Hawkes Bay Regional Council	Structure Planning – Stormwater Infrastructure (Para 11. -14)	Oppose	<p>We <u>oppose</u> the submission of the Hawkes Bay Regional Council for the following reasoning:</p> <p>A prescriptive structure plan identifying ‘indicative land uses’ and ‘including land required for stormwater treatment’ does not allow flexibility for the market to decide the development on the site, and the land uses are controlled by the district plan rules already.</p> <p>The Regional Resource Management Plan (RRMP) specifically manages stormwater discharge, and this is considered an appropriate mechanism to protect the environment (providing it is adequately implemented and monitored by the HBRC). The submission that these stormwater services should be in predetermined locations will only further hinder the development of the zone and we believe by having each land owner/developer design and construct their own individual stormwater discharge system for their specific development is the most appropriate service method for the proposed zoning. An ‘effects based’</p>	<p>We seek that the submission in relation to requiring <i>Communal Stormwater Solution</i> be disallowed.</p>



				<p>approach rather than a prescriptive based approach in needed.</p> <p>Onsite solutions have been established on all sites developed to date in the Irongate area and requiring a new communal discharge, and the infrastructure involved, is considered unneeded, inefficient and uneconomic.</p> <p>This submission also considers that the <i>'multiple individual on-site disposal systems to be less desirable than a communal system, as there is a greater risk of multiple system failures,</i> the potential for adverse effects and an increased cost of monitoring and resource consents.</p> <p>All of the reasoning put forward in the submission of HBRC are unsustainable (in our opinion) and mirror the very arguments had and resolved with the revised Omaha Road rezoning.</p> <p>In regard to comment that there is 'greater risk of multiple system failures' – this argument can be <i>flipped on its head</i> in that the risk of failure of a large communal system would have a much greater environmental impact and the than one or two site specific system failures.</p> <p>The <i>'additional cost of monitoring and consenting'</i> that has been raised is not an issue of concern for HBRC. These costs are simply captured as part of standard monitoring and consent application fees charged to the consent holder for the discharge permit under s36 of the RMA1991 and councils schedule of fees. This is standard procedure for all councils and onsite systems will not become a financial burden to either the District or Regional Councils.</p> <p>We consider that the application fees and ongoing monitoring costs paid by each land owner is a more cost effective and flexible option than a communal system which would be governed by the District Council (with all cost on changed to the land owners through Development Contributions and rates). This is particularly the case for all the existing developed sites which are already services and do should be forced to connect to a communal system.</p> <p>Overall the environmental outcomes in relation to stormwater discharge quality and quantity can be achieved through onsite solutions with robust resource consent processes and regular monitoring. All costs involved with these process are covered by the consent holder.</p>	
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				We consider the onsite solution to be the most effective and efficient option for stormwater discharge under this Plan Change.	
		Heretaunga Plains Unconfined Aquifer (Para 15.-18)	Oppose	<p>HBRC have drawn a very tenuous and unsustainable link to the chance that (although the site is not over the Heretaunga Plains Unconfined Aquifer[HPUA]) the stormwater discharge from the proposed industrial zone may through lead to the contamination of the HPUA.</p> <p>The facts are that the unconfined aquifer at its closet point is located 1.5km to the northwest of the proposed Irongate Industrial Zone and the ground level rises 5 metres between the highest point in the proposed industrial zone (13 above sea level) to the unconfined aquifer (17m above sea level at Henderson Road). Stormwater overland flow does not flow uphill.</p> <p>The specific overland flowpath from the Irongate Area discharges to the south, away from the unconfined aquifer to the north. Water cannot flow uphill and therefore there is <u>no risk</u> of overland flow transporting contaminants to the HPUA as suggested by the Regional Council submission. In simple terms provided compliance with the RRMP rules and/or consent conditions there should be no concerns for HBRC.</p>	We seek that the submission in relation to potential effects on the Heretaunga Plains Unconfined Aquifer be disallowed .
Submission 04 Submission 05	Mike Walmsley Ltd. John Roil and Rose Roil	Rule GI5 (Provision for Specific Commercial Service Activities)	Support	The submission recognises that the Plan Change (Variation 2) should allow for the <i>sale or hire of building and landscaping supplies</i> , along with other specific commercial activities. We support the inclusion of these specific commercial uses in that it recognises the existing activities in the area and are considered appropriate in this specific industrial zone.	We seek that the whole submission be allowed .
		Policy IZP14 Provision of Section 30.1 (Minimum Lot Size)	Support	<p>This submission has proposed a minimum lot size of 5,000m². We support this submission in that it will allow for more flexibility with the size of lots and industries that could develop in the area.</p> <p>It will also see the land rezoned used in a more efficient manner, in that an industry may only require between 5,000m² however under the proposed plan they would have to purchase the full 1.0ha.</p>	
		Standard 14.1.6A.1 – Building Height	Support	The submitter seeks amendment to the maximum building height in the zone from 15m proposed to 30m, being the maximum height in the other industrial zones.	



				A 15m maximum height restricts the construction of stacks, silos and large storage buildings, which are most appropriately located in the industrial zone. Therefore, the maximum height should be increased.	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	Council have proposed a 10m front yard setback, oppose to the standard setback on the Industrial Zone. We are of the opinion that this increased yard setback is not the most efficient use of industrial zoned land and the setbacks as proposed for 'all other General Industrial Area' should apply.	
		Standard 26.1.6.A – Access Separation		This submission identifies that the 100m separation distance from the Maraekakaho intersection will force properties in these areas to gain resource consent to breach this standard (which in some cases is unavoidable). We consider that the traffic safety effects can be effectively controlled under the existing provision of the plan (Access Provisions) and under the Engineering Code of Practice. This would avoid further and unneeded resource consents and the traffic safety outcomes can still be achieved. The District Plan already requires safe and efficient access with sufficient sightlines. We also note that the speed limit in this area is highly likely to be reduced with the industrial intensification and expansion in this area, further reducing traffic safety issues.	
Submission 06 Submission 08 Submission 07	Carrfields Investments Limited Navillusso Holdings Limited Tumu Timbers Ltd	Amend Map 33 (Remove Designation)	Support	We request that confirmation that the unneeded designations identified on Plan Map 33 (D145 – 147) will be removed on conclusion of the District Plan Variation process.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission, specific and existing commercial activities need to be recognised as <i>permitted uses</i> in the proposed zone.	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)		As per earlier comments in this further submission, A reduced lot size is more likely to achieve the purpose of the RMA.	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission, the max building height should match other general industrial zones rules	
		Standard 14.1.6A.3 – Front Yard Requirements	Support	As per earlier comments in this further submission, there is no valid reason for increased front yard setback. The setback should match that of the other industrial zones.	



		Standard 26.1.6.A – Access Separation	Support	As per earlier comments in this further submission, the separation distance will potentially limit the ability to develop some sites and require further unneeded consent when it can be controlled under the engineering code of practice.	
Submission 09	Development Nous Limited	Map 33 (Irongate Industrial Area – Zoning)	Support	As per earlier comments in this further submission.	We seek that the whole submission be allowed .
		Rule G15 (Provision for Specific Commercial Service Activities)	Support	As per earlier comments in this further submission.	
		Standard 30.1.7E – Property Access	Support	As per earlier comments in this further submission	
		Standard 26.1.6A and 30.1.7E Property Access	Support	As per earlier comments in this further submission	
		Standard 14.1.6A.1 – Building Height	Support	As per earlier comments in this further submission	
		Policy IZP14 Provisions of Section 30.1 (Minimum Lot Size)	Support	As per earlier comments in this further submission	
Submission 11	Hawkes Bay Project Management	Financial Costs	Support	<p>We support this submission in that the most cost effect servicing and roading solutions will encourage development of the area, which in turn will provide employment opportunities and economic prosperity for the wider Hastings District.</p> <p>We also are strongly opposed to development contributions being charged for existing onsite serviced properties - however understand future development of the vacant areas of these sites will trigger future contributions if connected to council services.</p> <p>We support the submission in that clarification is sort in regard to the contributions.</p>	We seek that the whole submission be allowed .

