



HASTINGS
DISTRICT COUNCIL

Further Submission #01
Variation One - Omaha Rd

RECEIVED
29 JUL 2016
BY: HDC #6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON THE PUBLICLY NOTIFIED PROPOSED HASTINGS DISTRICT PLAN
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions close end of day Friday 29 July 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: 027 043 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

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	28/07/2016
Signature of submitter	Date

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Email: districtplanreview@hdc.govt.nz – please put “Proposed Hastings District Plan Further Submission” in the subject line.

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Submission 07	Villa Maria Estate Ltd	Landscaping and Screening Provisions 14.1.6A.4 – 5, 14.1.6B.4 – 5 and 14.1.8.2(B)	Oppose	<p>We <u>oppose</u> the submission of Villa Maria Estate Ltd.</p> <p>Villa Maria have expressed that the area considered under the Omahu Road North Industrial Variation is the 'gateway to the Gimblett Gravels winery area'. However, they have failed to recognise that Omahu Road north is already zoned Industrial under Plan Change 57 and screening provisions have already been set. We oppose further mitigation given that the zoning and screening mitigation has already been set. in this case the 'horse has bolted' and should Villa Maria had an issue with industrial uses on Omahu Road North they should have made these concerns apparent under Plan Change 57.</p>	We seek that the whole submission be disallowed .

		Transport and Parking Provisions	Oppose	Villa Maria Ltd submission also mentions that the plan change shall ensure that there is sufficient manoeuvring for vehicles. I consider that the implementation of Section 26.1 – Transport and Parking of the District Plan is sufficient in achieving manoeuvring requirements.	We seek that the whole submission be disallowed .
Submission 6	Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust	Rule Table 14.1.5.2 14.1.6 General Performance Standards 14.1.6A.3 Setbacks 14.1.6A.4 Landscaping 14.1.6A.6 Stormwater (iii) 14.1.6A.6 Stormwater (iii) 14.1.7.1 Activity Threshold Limits - sale/hire 14.1.7.1 Activity Threshold Limits – offices 14.1.8.3 (c) 30.1.7E 3. (b) Property Access 30.1.7R.3(b) Planning Maps	Support	We <u>support</u> the submission of Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust in that all the changes proposed support the efficient and effective use of the proposed industrial zone.	We seek that the whole submission be allowed .
Submission 11	Raupare Partnership	Planning Maps	Support	We <u>support</u> the submission of Raupare Partnership in that all the changes proposed support the efficient and effective use of the proposed industrial zone. The submission and changes proposed avoid council purchasing additional land and installing services that are not considered required given the development proposed (Coolstore) and given that there is no adjoining designation or industrial land.	We seek that the whole submission be allowed .



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Contact Details:			
Full name of submitter:	David Osborne	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: 027 043 3541		
Email: jason.tickner@developmentnous.nz			
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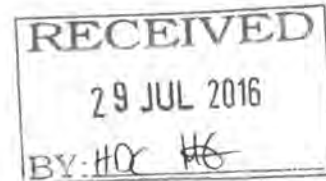
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				In addition to this, the proposed industrial expansion will provide for service industries that will serve the viticulture industry (such as allowing the expansion of NZ Frost Fans factory) and this should be encouraged, especially when the proposed plan change is encompassing land already zoned for industrial development and with limited productive value.	
		Transport and Parking Provisions	Oppose	Villa Maria Ltd submission also mentions that the plan change shall ensure that there is sufficient manoeuvring for vehicles. I consider that the implementation of Section 26.1 – Transport and Parking of the District Plan is sufficient in achieving manoeuvring requirements.	I seek that the whole submission be disallowed .
Submission 6	Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust	<p>Rule Table 14.1.5.2</p> <p>14.1.6 General Performance Standards</p> <p>14.1.6A.3 Setbacks</p> <p>14.1.6A.4 Landscaping</p> <p>14.1.6A.6 Stormwater (iii)</p> <p>14.1.6A.6 Stormwater (iii)</p> <p>14.1.7.1 Activity Threshold Limits - sale/hire</p> <p>14.1.7.1 Activity Threshold Limits – offices</p> <p>14.1.8.3 (c)</p> <p>30.1.7E 3. (b) Property Access</p> <p>30.1.7R.3(b)</p> <p>Planning Maps</p>	Support	I <u>support</u> the submission of Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust in that all the changes proposed support the efficient and effective use of the proposed industrial zone.	I seek that the whole submission be allowed .
Submission 10	Development Nous Ltd	<p>Rules Table 14.1.5.2</p> <p>Appendix 36</p> <p>Rule 14.1.6A.6 Stormwater (iii)</p> <p>14.1.7.1 Activity Threshold Limits</p> <p>30.1.7E 3. (b) Property Access</p> <p>30.1.8.2 (c)</p>	Support	I <u>support</u> the submission of Development Nous Limited in that all the changes proposed support the efficient and effective use of the proposed industrial zone.	I seek that the whole submission be allowed .



29 July 2016

Hastings District Council
Private Bag 9002
Hastings 4156
Attn: Megan Gaffaney



Via email to districtplanreview@hdc.govt.nz

Dear Megan,

FURTHER SUBMISSION VARIATION ONE – OMAHU INDUSTRIAL REZONING AND NOTICE OF REQUIREMENT FOR DESIGNATION – OMAHU INDUSTRIAL INFRASTRUCTURE SERVICING CORRIDOR

1. Thank you for the opportunity to provide a further submission on Variation One – Omaha Industrial Rezoning and the corresponding Notice of Requirement. The Regional Council's further submissions and brief reasons for those are set out in Attachment 1.
2. We do wish to be heard in support of our further submissions.
3. We would not consider presenting a joint case with other submitters.
4. Regional Council representatives are willing to have further discussions with Hastings District Council planning staff about matters raised in this further submission.
5. The Regional Council's address for service in relation to this further submission is:

Hawke's Bay Regional Council
159 Dalton Street
Private Bag 6006
NAPIER 4110
Attn: Esther-Amy Powell
P: 06 833-8026 | E: esther-amy@hbrc.govt.nz

6. Thank you for the opportunity to make this further submission. If you have any queries on this submission, in the first instance please contact Esther-Amy Powell using the details above.

Yours sincerely

A handwritten signature in black ink, appearing to be "James Palmer".

James Palmer
GROUP MANAGER STRATEGIC DEVELOPMENT

Hawke's Bay Regional Council

159 Dalton St. Private Bag 6006. Napier 4112. New Zealand. Tel 06 833 9200. Fax 06 833 9501. Freephone 0800 106 838

www.hbrc.govt.nz

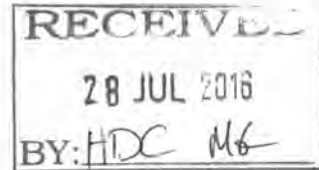
Attachment 1: Hawke's Bay Regional Council – Further Submissions

Variation One – Omahu North Industrial Area

HBRC Ref#	Submitter Number	Submitter Name	HDC Summary point	HBRC Position	Reason(s)	Relief Requested
1	3	David William Renouf	1	Oppose	There is no available design capacity in the Southland Drain to take additional volumes of stormwater. The Southland Drain is part of the Heretaunga Plains Drainage Scheme managed by the Regional Council.	Reject submission
2	6	Kevin & Karen Bayley, Totara Hastings Ltd, Rimu Hastings Ltd & Bayley Family Trust.	6	Oppose	Length of swale should be proportional to the site of the parent site not the development and the capacity should contain 100% of runoff.	Reject submission (i.e. retain swale proportions as notified in Variation 1)
3	6	Kevin & Karen Bayley, Totara Hastings Ltd, Rimu Hastings Ltd & Bayley Family Trust.	12	Oppose	Length of swale should be proportional to the site of the parent site not the development and the capacity should contain 100% of runoff.	
4	10	Development Nous	3	Oppose	Length of swale should be proportional to the site of the parent site not the development and the capacity should contain 100% of runoff.	
5	8	Population Health Service – Hawke's Bay District Health Board	1	Oppose	HDC Stormwater Bylaw provides scope to require site specific stormwater management plans including pollution prevention measures.	Reject submission

Variation One - Notice of Requirement

HBRC Ref#	Submitter Number	Submitter Name	HDC Summary point	HBRC Position	Reason(s)	Relief Requested
6	3	David William Renouf	1	Oppose	There is no available design capacity in the Southland Drain to take additional volumes of stormwater. The Southland Drain is part of the Heretaunga Plains Drainage Scheme managed by the Regional Council.	Reject submission



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Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 29th July 2016

Contact Details:			
Full name of submitter:	Villa Maria Ltd	Agent/ company/ organisation name:	Barber & Associates
Postal address for service (including postcode):	PO Box 1986 Shortland Street Auckland		
Phone:	(09) 375-0910	Mobile:	029-930-6026
Email:	rayn@barber.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

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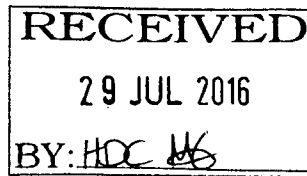
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<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's 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.
6.	Kevin & Karen Bayley, Kimo Totara Hastings Limited, Kimo Hastings Limited & Bayley Family Trust.	14.1.6A.4 landscaping	Oppose	The removal of this landscaping requirement will adversely affect the amenity values of this area.	I seek that this part of the submission be disallowed
" "	" "	14.1.6B.5 screening	Oppose	Screening is an appropriate rule to detain at the interface of an industrial area & entry to the vineyard area for amenity reasons.	I seek that this part of the submission be disallowed
10.	Development Nons	30.1 TF 3.(b) property access			
		Separation of vehicle access should be left as a function of the Engineering Code of Practice	Oppose	Removal of this standard will allow for vehicle crossings to be located in close proximity to each other and reduce necessary area for turning off into these sites.	I seek that this part of the submission be disallowed.



IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Proposed Variation 1 Omaha North Industrial Area
to the Proposed Hastings District Plan

Further Submission from: Hawkes Bay Fruitgrowers Association Inc

To: Hastings District Council

Date: 26th July 2016

1. Introduction

Hawkes' Bay Fruitgrowers Association Inc (HBFA) generally support the intent of Variation 1 to ensure that there is adequate land available for Industrial activities in the district to reduce the pressure off the use of Plains Production Zone or Rural Zone land for industrial activities.

The Fruitgrowers Association members have a major interest in the quality of water which is the lifeblood of the industry and its people.

2. Submitter 8 - The Population Health Service - Oppose in part

The Health Service has requested the HDC to implement a new performance standard/a Bylaw which includes applicants/developers to present a Pollution Prevention Plan which would be administered and monitored by the HDC.

The District Council does not have the expertise or resources to effectively administer and monitor such a bylaw.

The HBRC is the provider of this type of service and all HB people pay rates in support of this type of activity which is managed under the RPS and the resource consent process.

It would be unfortunate, expensive and bureaucratic if both the Hastings District and Regional Councils each had a separate water discharge consent process. Today, there is a real push to avoid duplication of services, reduce bureaucracy and compliance costs, and there would be a concerning precedent set for the future.

Standards are set under the Regional Council Resource Management Plan. Consents related to the water resource should be managed by the Regional Council and reflect the policies and objectives of the Regional Resource Management Plan.

We ask that the request to add a new performance standard/bylaw be rejected

3. Submitter 3 - David William Renouf - oppose in part

The submitter's intention is understood, there is however concern about how practical the requests would be to implement, and whether if implemented, they would be more effective in achieving the objectives of the RPS than the current methods.

Standards are set under the Regional Council Resource Management Plan. Consents related to the water resource should be managed by the Regional Council and reflect the policies and objectives of the Regional Resource Management Plan.

We ask that submission 3 be rejected

4. Submitter 4 - HBRC - support

We support the HBRC Request to encourage the HDC to take in to account the HBRC's position and give effect to the policies of the RPS in making their decisions.

We ask that submission 4 be accepted

5. Submitter 9 - Federated Farmers - Support

The Fruitgrowers Association generally supports the entire submission. Most specifically we support Paragraph 3 of the submission

It is considered that any new development associated with the Proposal should include adequate internal buffer zones so as to allow future activities that might take place on surrounding farmland, to take place, such as normal rural development, the development of residential accommodation that is normally associated with rural activities, and the development of home stays, farm stay accommodation, home occupations, etc. Federated Farmers would be extremely concerned should any externalisation of the effects of the rezoning in the Proposal take place, with the cost of the effects of the rezoning being borne by adjacent land owners rather than the owner of the land that is undergoing the rezoning and redevelopment.

Changes to the Plains Production Zone of the Proposed Plan, Table 6.2.4 Rule PP34

In this variation the Non complying activity status distance has been raised from 30m to 50m.

The Fruitgrowers Association was involved in consultation on Plan change 57 in February 2013. The outcome following submissions and hearings was a new non complying activity, specific to the Omahu industrial Development where the building of new residential or visitor accommodation would non complying unless situated at greater than 30 meters from the boundary of the new industrial development.

In this variation, the distance has changed from 30 metres to 50 metres - and this is a significant change.

If the suggested increase in distance from 30m to 50m, Plains production Zone Landowners adjacent to the Omahu Road Development will have their existing rights further eroded to enable the new industrial development to establish.

An additional 20 metres is a significant change and means that landowners have even less options for the placement of facilities and will force more of the facilities further out in to the middle of the production land affecting the overall productivity of a site. Ideally, accommodation units should be placed where they will have the least impact on the productivity of the land. An additional 20 metres will significantly increase the impact on productions sites.

Both the operative and proposed Hastings District Plans Policies and objectives task the new development with avoiding, remedying or mitigating its effects on the surrounding environment. It is unfair to ask the adjoining land owners to sacrifice a further 20 metres and 100% of the reverse sensitivity mitigation or to compromise their ability to make the best decisions for their land and businesses.

The Variation 1 Section 32 Analysis discusses Reverse Sensitivity and in the final paragraphs recommended that the amended variation distance be 30 metres.

We ask that 50 metres be deleted and the 30 metre distance be restored in Rule PP34

Ends



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CUSTOMER SERVICES

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Further submissions 5pm, Friday 29th July 2016

Contact Details:	
Full name of submitter:	Ja V Currie Family Trust Scarrie Family Trust Hunter Equipment Ltd S Currie J Currie
Agent/ company/ organisation name:	Lawson Robinson Ltd
Postal address for service (including postcode):	P.O. Box 415 Napier 4140
Phone:	06 833 5012
Mobile:	029 205 1699
Email:	mbruce@lawsonrobinson.co.nz
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post

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2	Aa R Hope 30 Jarvis Rd RD 5 Twyford Hastings.		support/ oppose.	We support those aspects of the submission that support the variation.	
				We oppose changes to noise hours of operation and other hazard mitigation as those are all appropriately dealt with in the Plan.	
12.	Hd Fruit Growers Assn. P.O. Box 689 Hastings 4152		support/ oppose	We support those aspects of the submission that support the variation. We oppose those aspects that would require solid fencing along the service & access corridor boundary.	



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Full name of submitter:	Kevin + Karen Bayley Hastings Ltd Rimua Hastings Ltd Bayley Family Trust	Agent/ company/ organisation name:	Lawson Robinson Ltd
Postal address for service (including postcode):	P.O. Box 45 Napier 4140. Attn: M.B. Lawson		
Phone:	06 8335012	Mobile:	029 2051699
Email:	mlawson@lawson-robinson.co.nz		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

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 M.B. Lawson Submitter for the submitters	29/7/16

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2	Ao R Hope 30 Jarvis Road Hastings	whole submission	support		



FURTHER SUBMISSIONS
29 JUL 2016
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Further Submits

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON THE PUBLICLY NOTIFIED PROPOSED HASTINGS DISTRICT PLAN
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 29th July 2016

Contact Details:

Full name of submitter:	Kevin & Karen Bayley Hastings Ltd Rimua Holdings Ltd Bayley Family Trust	Agent/ company/ organisation name:	Lawson Robinson Ltd
Postal address for service (including postcode):	P.O. Box 45 Napier 4140. Attn: M.B. Lawson		
Phone:	06 8335012	Mobile:	029 2051699
Email:	mblawson@bwsr-robinson.co.nz		
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post		

Further Submitter Relevance:

I am: (please select one)

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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

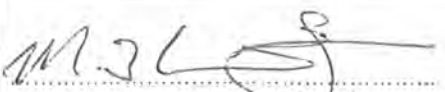
If others make a similar submission, I will consider presenting a joint case with them as a hearing? Yes No

Trade Competition

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Signature of submitter		Date	29/7/16
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3	David Renouf 603A Sallantyne St Hastings 4120.		Support Oppose	We support those elements of the submission that support the reasoning. We do not support the need for additional stormwater treatment or the conveyance of stormwater to the Southland Drain.	



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

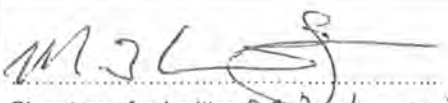

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7	Villa Monica Estate Ltd. Darken & Associates		oppose.	oppose landscaping and amenity aspects of the submission	
	P.O Box 1982 Shatford St			oppose any change to the vehicle related aspects of the plan change other than those submitted by the further submitter's original submission	
	Auckland.				



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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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	29/7/16
Signature of submitter <i>M.B. Lawson</i>	Date

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4	HSRC Private Day 6006 Napier 4110		Support/ Oppose	We support those aspects of the HSRC submission that support the proposed rezoning. We oppose those parts of the submission that appear to require additional storm water provision.	



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Clause 8 of the First Schedule, Resource Management Act 1991

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Email: mbwson@bwsn-robinson.co.nz	
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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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8.	H/D DHD, Private Box 9014 Hastings		Support/ Oppose.	We support those aspects of the submission that support the variation We do not support changes requested relating to storm water as those aspects are already provided for in the Plan and in the Regional Planning Framework.	



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

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Date: 29/7/16

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9.	Federated Farms P.O. Box 715 Wellington 6140		support	We support Federated Farms concern relating to reverse sensitivity and the need for no covenants and buffer areas where sites are not separated by the service and access corridor.	

SCANNED TO TRIM

Further Submission #13



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12.	H/S Fruitgrove Assn Inc. P.O Box 889 Hastings 4156.		support/ oppose	support those aspects that support the vegetation.	
				oppose the proposed amendment to 14.1.6A.5 which would	
				see a solid fence being required along a boundary	
				between the services/access	
				consider and the Planning Zone.	

Further Sub # 14

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10.	Development News P.O Box 385 Hastings 4152		Support		