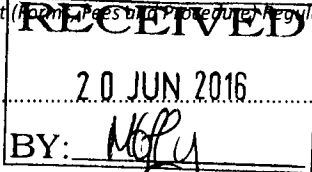


**Form 5: Submission on variation to the  
Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003



Office use

Date Received: 20 JUN 2016 (by authority) Submission Number: 01

To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

Name of Submitter(s) *Sherratt Holdings Ltd*

First Name	Middle Name(s)	Last Name
<i>Rachel</i>		<i>Sherratt</i>

**Trade Competition**

Submissions cannot be made 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**

The information contained in you submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

*Address - 1 Raupare Road*  
*Description Lot 1 DP 22262*  
*Property No Title Ref HB P1/1175*  
*Total Area 1.7569 ha*

**2. My submission is:** (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)

*(a) I support the Variations to the Proped boundaries of the Omahu Industrial Zone Extention in general and the boundaries of Lot 1 DP 22262 - Sherratt Holdings Ltd. in particular.*

(b) In the event of other property owners objecting to the Variation we would re-consider our support to the Variation in part

**3. I seek the following decision from the territorial authority:**

*(Give precise details, this section must be completed to ensure a valid submission)*

- (a) To Re Zone the Omaha Road properties in accordance with the proposal as advertised To re consider objections and initiate a Hearing of Objectors if appropriate.
- (b) To Re Zone the Sherratt Holdings property Industrial as advertised and in accordance with the plan attached.

4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

Agent Colin Shanley  
Signature of submitter  
(or person authorised to sign on behalf of submitter)

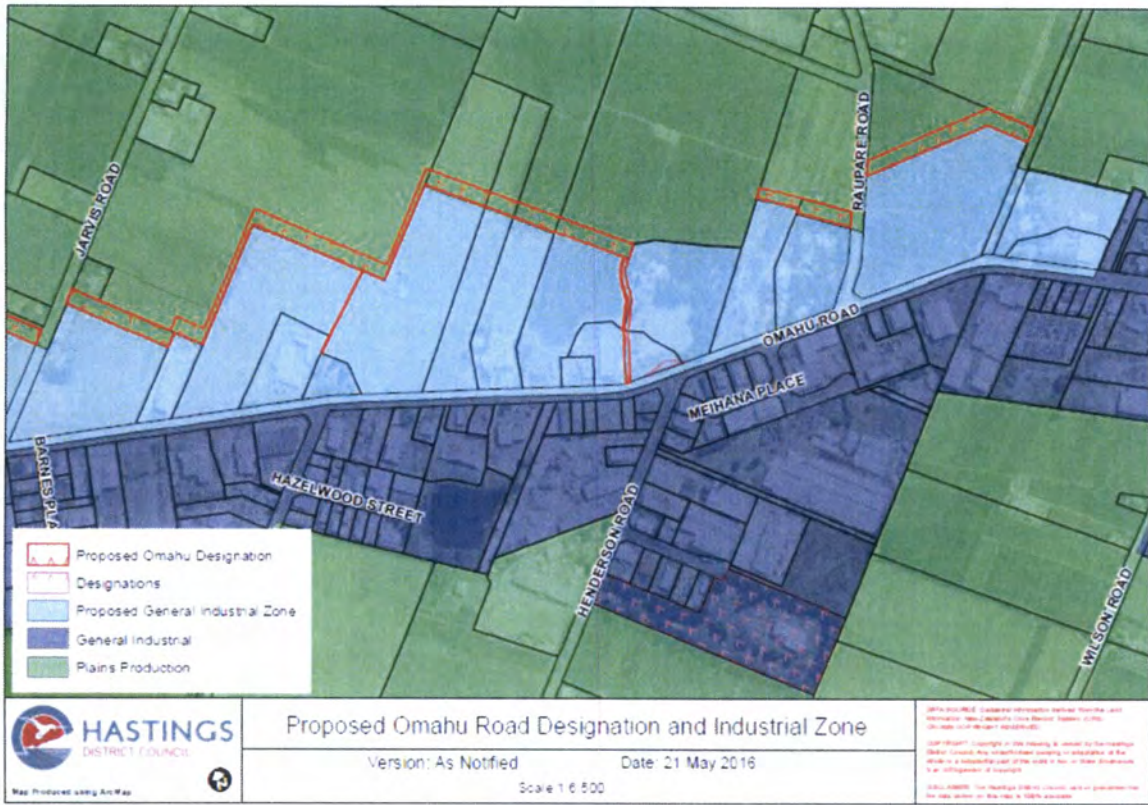
Shanley & Co  
Licensed Surveyors

20-6-16  
Date

*(A signature is not required if you make your submission by electronic means)*

**6. Submitter Contact Details**

Contact Person: Colin Shanley - Shanley & Co  
Postal address for service of submitter: P.O. Box 194 Hastings  
also Sherratt Holdings 7 Raupare Rd  
Daytime Phone Number: 87 85623 RD 5 Hastings  
Fax Number: 87 83489  
Mobile Phone Number:  
Email Address: shanco@xtra.co.nz



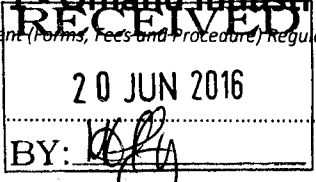
**Form 5: Submission on variation to the  
Proposed Hastings District Plan**

**'Variation 1 - Omaha Industrial'**

*Resource Management (Forms, Fees and Procedure) Regulations 2003*

Office use

Date Received: **20 JUN 2016** (by authority) Submission Number: **02**



To

Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156  
Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Andrew	James	Hope
Rochelle	Louise	Hope

**Trade Competition**

Submissions cannot be made 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**

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omaha Industrial that my submission relates to are:**

We support the Omaha Industrial – Variation 1 subject to points raised and not limited to, in section 2 of this form.

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

We support the notice of requirement for the designation (Omaha Industrial – Variation 1) subject to;

- \* We would request further consideration of noise restrictions on any industrial zoned land user bordering on plain zoned residential properties (specifically our boundaries) and therefore seek that they comply with all current regulations on **their** notional boundary. This mitigates noise hazards for plain zoned land owners place of residence.
- \* We would request further consideration of any environmental and or hazardous substances created from the activities of the industrial zoned land users and therefore seek that mitigation is sort.

\* We would request further consideration to restricted operational days / hours for any industrial zone land user boarding on plain zoned residential properties (specifically our boundaries) and therefore seek that mitigation is sort. Recommendation that Operation days for any industrial land user bordering on are restricted to 0700 hrs Monday – 1300hrs Saturday inclusive, excluding Sunday.

**3. I seek the following decision from the territorial authority:**

*(Give precise details, this section must be completed to ensure a valid submission)*

We would request that further consideration is made to the noise, environmental, hazardous substances and operation days/hours of industrial zoned land users boarding on plain zoned residential properties (specifically our boundary).

(as per 25.1 Noise, 29.1 Hazardous Substances of the Proposed HDC Plan as Amended by Decisions on Submissions – September 2015)

We seek confirmation of concerns raised in this submission form be responded too and mitigation for our plain zoned property be sort.

4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

**Signature of submitter**

*(or person authorised to sign on behalf of submitter)*

*(A signature is not required if you make your submission by electronic means)*

20/6/2016.  
Date

**6. Submitter Contact Details**

Contact Person:

Andrew & Rochelle Hope

Postal address for service of submitter:

30 Jarvis Road

RD5 Tūmāfard Hastings

Daytime Phone Number:

Andrew: 021 134 9818 Rochelle 021 0253 0345

Fax Number:

n/a

Mobile Phone Number:

as above

Email Address:

hbtilling@extra.co.nz

**Form 5: Submission on variation to the  
 Proposed Hastings District Plan  
 'Variation 1 - Omahu Industrial'**

*Resource Management (Forms, Fees and Procedure) Regulations 2003*

Office use

Date Received: ..... (by authority) Submission Number: ..... **03** .....

**To**

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
David	William	Rencuf

**Trade Competition**

Submissions cannot be made 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**

The information contained in you submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

See attached pages 2.

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

See attached pages 2.

3. I seek the following decision from the territorial authority:

(Give precise details, this section must be completed to ensure a valid submission)

See attached pages 2.

4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

D.W. Rencuf

Signature of submitter

(or person authorised to sign on behalf of submitter)

(A signature is not required if you make your submission by electronic means)

27<sup>th</sup> May 2016

Date

6. Submitter Contact Details

Contact Person:

David W. Rencuf

Postal address for service of submitter:

603 A Ballantyne St,  
Hastings 4120

Daytime Phone Number:

8783239

Fax Number:

Mobile Phone Number:

Email Address:

Environmental Policy Manager. – Planning & Regulatory Group  
Hastings District Council. PB 9002. Hastings 4156

Form 5: Submission on variation to the proposed Hastings District Plan  
'Variation 1 – Omahu Industrial'

David W. Renouf. 603A Ballantyne Street, Hastings 4120

1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:

**Road Stormwater - Road Runoff**

“Stormwater from the north eastern side of the road carriageway will be treated by means of some form of gross pollutant trap and sump, prior to discharge to the proposed HDC reticulation system.”

Ref: Page 17 Omahu Structure Plan Omahu Road Strip Industrial Zone HDC June 2007

All properties with sewage and wastewater shall be connected to HDC reticulated system - because “30.1.7R General Industrial Omahu North Area. “Each site shall be connected to Council’s reticulated water and wastewater”. Ref: 30.1.7R Variation 1 – Omahu Industrial – May 2016

2. My submission is:

NOTE: There is current appeal on Hastings District Council Plan to Environmental Court on Heretaunga Plains unconfined aquifer protection. So request that any changes which are related are included into Variation 1 – Omahu Industrial

It would be appreciated to have this specifically acknowledge thank you.

Support that all sites and properties with sewage and wastewater shall be connected to HDC reticulated system.

Support that “stormwater which falls on uncovered areas where bunding is required to contain spillage in material handing areas, will be directed to the sewer or containment for remote pump out”. Ref: As stated on page 16 Omahu Road Strip Industrial Zone Draft Structure Plan HDC June 2007

Support that **all road runoff stormwater** will be conveyed to the upper Southland Drain system. This is stated in the first part under Reticulation and Drainage on page 17. Omahu Structure Plan Omahu Road Strip Industrial Zone HDC June 2007

Support because of:

- Health (Drinking Water ) amended Act 2007 sections 69U, 69V, 69ZD, 69ZZO
- National Policy Statement for Freshwater Management 2014. Objective A1, A2.
- Omahu Urban Stormwater Data Presentation prepared for HDC January 2014
- Hastings District Council Engineering Code of Practice 2011

“Soakage is NOT to be used in the following circumstances”:

“For disposal of road runoff” page 124 HDC Engineering Code of Practice 2011 8<sup>th</sup> July 2011

- RMA sections – 5, 7(f), 15, 17, 75 – and others
- HBRC Regional Resource Management Plan

Decision [2015] ENV-2013-WLG-000050 Ngati Kahungunu Iwi V Hawkes Bay Regional Council [107] “For the reasons we have outlined, our decision is that, insofar as relevant to this appeal, the Decisions Version of Change 5 should be set aside, and Objectives 21 and 22 should be reinstated with amendments sought to Objective 22 in these terms:

Objective 21:

No degradation of existing groundwater quality in the Heretaunga Plains and Ruataniwha Plains<sup>15</sup> aquifer systems

And Objective 22:

The maintenance or enhancement of groundwater quality in aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this necessary because of the natural water quality”. Also see [108] Page 40 – 27 March 2015



Page 2 of 2

Submission on variation to the proposed Hastings District Plan

'Variation 1 – Omaha Industrial'

David W. Renouf. 603A Ballantyne Street, Hastings 4120

HBRC RRMP

Policy 75 Table 10 and

"Objective 43. The maintenance or enhancement of groundwater quality in unconfined or **semi-confined** productive aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality". [Emphasis added]

- Wording in documents on details and requirements from HBRC

"A HBRC initiated Plan Change for the Heretaunga Plains is anticipated in late 2017 and is expected to consider the issue of discharges and water quality. This may alter the status and consideration of on-site servicing, particularly in the Omaha area".

Ref: 10.2 Beca report CON201406 Omaha Corridor – Infrastructure Review Part 11 July 2015

"Drainage to the Ruapare Stream system is not preferred by HBRC due to stormwater quantity and quality issues in that catchment". Ref: p 17 Omaha Structure Plan HDC June 2007.

"Disposal of storm water on this site however needs further investigation, as it is anticipated that the Regional Council will require all storm water above the unconfined aquifer to be reticulated".

Ref: page 59 - 6.3.1 -Servicing Omaha Road Industrial Site Selection Report Hastings District

### 3. I seek the following decision from the territorial authority - Hastings District Council

- That all sites and properties in the Omaha North Industrial Zone shall be connected to Hastings District Council reticulated sewage and wastewater system  
Note: there is at least four properties passed Kirkwood Road, which are shown on variation 1 – Omaha Industrial – May 2016 Changes to Planning Maps of Omaha North Industrial Zone. Version as Notified 21 May 2016
- That all stormwater which falls on uncovered areas where bunding is required to contain spillage in material handing areas, will be directed to the sewer or containment for remote pump out.
- **That all road runoff (road stormwater)** from the north eastern side of the road carriageway shall be conveyed to the upper Southland Drain system after prior treatment of gross pollutant trap and sump

Signature of submitter and date

*D. W. Renouf.*

David W. Renouf.

603A Ballantyne Street, Hastings 4120

Telephone 06-8783239

*27<sup>th</sup> May 2016*

Page 2 of 2

## Form 5: Submission on variation to the Proposed Hastings District Plan

### 'Variation 1 - Omahu Industrial'

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: ..... 20 JUN 2016 ..... (by authority) Submission Number: ..... 04 .....



To

Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156  
Email: districtplanreview@hdc.govt.nz

### Name of Submitter(s)

First Name	Middle Name(s)	Last Name
Hawke's Bay Regional Council		

### Trade Competition

Submissions cannot be made 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

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

#### 1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:

The relationship between Variation 1 and the Regional Policy Statement parts of the Hawke's Bay Regional Resource Management Plan.

The proposed servicing of the new zone, in particular the discharge of contaminants over the Heretaunga Plains unconfined aquifer.

#### 2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)

Supports in-part the intent of the Variation and the Notice of Requirement ('NOR') to provide an appropriate greenfield dry industrial growth zone within the Hastings District

On balance the Regional Council is satisfied that Variation 1 and the associated Notice of Requirement, as proposed, gives particular effect to Chapter 3.1B of the Regional Policy Statement ('RPS') for the reasons addressed in paragraphs 4-8. However, we are not entirely satisfied that the stormwater servicing proposal underpinning Variation 1 and the NOR does give effect to other policies in the RPS, particularly Objectives 21 and 22 and associated policies.

#### 3. I seek the following decision from the territorial authority:

(Give precise details, this section must be completed to ensure a valid submission)

---

That HDC takes into account HBRC's position and gives effect to the policies of the RPS in making their decisions.

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4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

---

**Signature of submitter**

*(or person authorised to sign on behalf of submitter)*

*(A signature is not required if you make your submission by electronic means)*

Date

11/07/2016

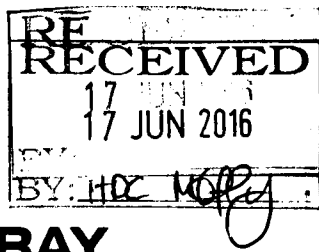
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**Esther-Amy Powell**

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## 6. Submitter Contact Details

Contact Person:	Esther-Amy Powell
Postal address for service of submitter:	Private Bag 6006
	Napier 4110
Daytime Phone Number:	06 833 8026
Fax Number:	n/a
Mobile Phone Number:	021 847598
Email Address:	Esther-amy@hbrc.govt.nz



20 June 2016

Submission 04

Hastings District Council  
Private Bag 4156  
Hastings 4156

Attention: Megan Gaffaney

Dear Megan,

**SUBMISSION ON OMAHU INDUSTRIAL VARIATION #1 AND NOTICE OF REQUIREMENT**

1. Thank you for the opportunity to submit on Variation 1 and the associated Notice of Requirement. Having reviewed the documents, the Regional Council supports in-part the intent of the Variation and the Notice of Requirement ('NOR') to provide an appropriate greenfield dry industrial growth zone within the Hastings District.
2. The Regional Council make several points in this submission. In particular:
  - a) the relationship between Variation 1 and the Regional Policy Statement parts of the Hawke's Bay Regional Resource Management Plan; and
  - b) the proposed servicing of the new zone, in particular the discharge of contaminants over the Heretaunga Plains unconfined aquifer.
3. Section 75(3)(c) of the Resource Management Act states that a district plan must give effect to a regional policy statement. On balance the Regional Council is satisfied that Variation 1 and the associated Notice of Requirement, as proposed, gives particular effect to Chapter 3.1B of the Regional Policy Statement ('RPS') for the reasons addressed in paragraphs 4-8. However, we are not entirely satisfied that the stormwater servicing proposal underpinning Variation 1 and the NOR does give effect to other policies in the RPS, particularly Objectives 21 and 22 and associated policies. This is discussed further in paragraphs 9-16 of this submission.

**Managing the Built Environment**

4. As you will be aware, historically Hastings and Napier have planned for growth independently. However in recognising the interrelationship of key urban zones and the pressures on shared resources and infrastructure, the Regional Council, Napier City Council and Hastings District Council embarked on a collaborative approach to urban development on the Heretaunga Plains for the planning period 2015-2045. This cumulated in the three partner councils adopting the Heretaunga Plains Urban Development Strategy (HPUDS) in 2010.
5. The purpose of HPUDS is to assist in a collaborative approach to planning and managing urban development on the Heretaunga Plains. HPUDS takes a long-term approach to addressing the key issues facing the Heretaunga Plains in an integrated way, and focuses on a preferred settlement pattern that will in time, lead to more compact development through gradual restrictions on urban boundaries to allow for improved planning and design.

Omahu Road is identified in HPUDS as an appropriate location for industrial development in the Business Land Staging for 2010-2045.

6. Chapter 3.1B of the RPS sets out objectives and policies for managing urban development and the strategic integration of infrastructure at a regional level. Managing urban growth and development is a regionally significant issue because what occurs in one area will inevitably have an effect on other locations. The RPS embeds HPUDS' general principles and settlement pattern into the statutory regional planning document. In this way, the outcomes of the HPUDS process align with the statutory functions of the Regional Council and subsequently, the RPS's policy framework drives territorial authorities to ensure decisions on development proposals also align with the common policy direction adopted in HPUDS 2010.
7. The provision of land for the appropriate expansion of industrial activities is provided for in Objective UD3, as long as the development is in line with the settlement pattern specified in Objective UD1. Policy UD4.5(b) of the RPS names the Omahu Road area as an appropriate industrial greenfield growth location. Regional Council notes that the Omahu North area has previously been identified by the Hastings Industrial Development Strategy 2003, for industrial rezoning and development. Furthermore the location of the Omahu industrial area is integrated within the transportation network (Objective UD6) and is adjacent to the existing industrial development on the south side of Omahu Road.
8. The Regional Council notes that the Variation proposes an expansion of the proposed industrial zone from the 36 hectares originally anticipated through the 2010 HPUDS process, to now 63 hectares. We understand that the additional land extent is, in part, to accommodate the stormwater soakage swale and service corridor that defines the rear of the zone.

#### **Discharges over the Heretaunga Plains unconfined aquifer**

9. Chapter 3.8 of the RPS sets out objectives and policies for Groundwater Quality. Objective 21 states:

***"No degradation of existing groundwater quality in the Heretaunga Plains and Ruataniwha Plains aquifer systems."***<sup>1</sup>

Objective 22 states:

***"The maintenance or enhancement of groundwater quality in unconfined or semi-confined productive aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality."***<sup>2</sup>

10. Both Objectives 21 and 22 were the focus of a recent Environment Court decision (refer *Ngati Kahungunu Iwi Incorporated v Hawke's Bay Regional Council [2015] NZEnvC 50*).
11. The most significant groundwater resource in Hawke's Bay is the Heretaunga Plains aquifer system. Overall present groundwater quality is high. For instance, high enough that Napier

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<sup>1</sup> Change 5 to the HB RRMP proposes an amendment to Objective 21, but that amendment is not material in relation to the Heretaunga Plains aquifer system. Change 5 is not yet fully operative, but provisions regarding Objective 21 are beyond challenge.

<sup>2</sup> Change 5 to the HB RRMP proposes an amendment to Objective 22. Change 5 is not yet fully operative, but provisions regarding Objective 22 are beyond challenge and so it would read: *"The maintenance or enhancement of groundwater quality in aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality."*

and Hastings councils use this groundwater for municipal water supply with very little treatment. However there remains a relatively high risk of groundwater contamination from infiltration of contaminants such as bacteria, nutrients and chemicals into the unconfined aquifer.

12. The proposed Omaha industrial zone is situated over parts of the Heretaunga Plains unconfined aquifer. High risk activities that can lead to contamination include the use, transportation and storage of hazardous substances, industrial discharges and stormwater discharges. It is the Regional Council's policy to regulate discharges into the aquifer or onto land that may enter the Heretaunga Plains unconfined aquifer system.
13. The Hastings District Council currently holds resource consents granted by the Regional Council for the discharge of stormwater for the originally proposed (36 hectares) zone. Those consents (refs DP120072L and DP120073W) and the associated plans include a detailed description of that consented stormwater treatment and disposal system and its potential effects on the environment. Those consents would not cover the methods of stormwater treatment and disposal now being proposed to service industrial development contemplated by Variation 1. A new consent application or a variation to the existing consents will be required in the event that industrial development and stormwater servicing is implemented as proposed within Variation 1 and the NOR. The Regional Council's consents staff welcome a pre-application meeting to discuss Hastings District Council's options in this regard.
14. The Regional Council's Asset Management Team is responsible for flood control and drainage schemes in and around the Heretaunga Plains area. Senior staff from the Asset Management team have been involved in HDC's assessment of stormwater servicing options for the proposed Omaha industrial area (and incidentally also the Irongate industrial area). Regional Council engineers are satisfied with Hastings District Council's proposal for on-site stormwater disposal. However this approval is on the basis that there is only light industrial activity to take place in the zone, and that contaminants are collected in pre-treatment devices prior to discharge into the 'swale' drain managed by Hastings District Council. Please note that any stormwater not discharging into the Hastings District Council system from the proposed industrial area will likely require resource consent under the Region Resource Management Plan.
15. The Regional Council considers that the proposed swale is not a typical 'swale' in terms of stormwater engineering design and function. Rather, it is in fact a storage trench with infiltration through a sand filter base. It appears that the storage trench is appropriately sized, although Regional Council's engineers have not yet sighted calculations from the designer. These calculations have been requested from Hastings District Council engineers and will ultimately form part of the stormwater discharge consent conditions. Approval of the calculations by Regional Council engineers will be required before the issue of any discharge consent by the Regional Council consents team.
16. We note that management of potential contaminants through the use of pre-treatment devices is described in general terms in the report by O'Callaghan Design Ltd (OCDL) accompanying Variation 1 documentation. Specific details of the pre-treatment device will need to be matched with the particular industry and contaminants of concern. This will be required by Regional Council consent and can be achieved as the zone is developed, together with the requirements of the Hastings District Council Stormwater Bylaw. The OCDL Report also notes that the solution is not a 'fit and forget' solution and it is necessary for regular monitoring and maintenance. Monitoring and maintenance conditions will be part of any discharge consent issued by the Regional Council. That consent is likely to have a limited duration and so upon expiry, will need renewing, subject to whatever the regional rules are at that future point in time.

### **Other Matters**

17. We do wish to be heard in support of our submission.
18. We would not consider presenting a joint case with other submitters.
19. Regional Council representatives are willing to have further discussions with Hastings District Council planning staff about matters raised in this submission over the coming weeks.
20. The Regional Council's address for service in relation to this 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

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

Yours sincerely

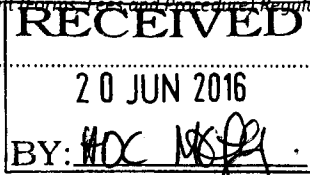
**James Palmer**  
**Group Manager Strategic Development**

**Form 5: Submission on variation to the  
 Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

*Resource Management (Forms, Fees and Procedures) Regulations 2003*

Date Received: ..... (by authority) Submitter Number: ..... **05** .....



To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
<b>Nathan</b>		<b>Strong</b>
General Manager, Business Assurance Unison Networks Limited		

**Trade Competition**

Submissions cannot be made 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**

The information contained in you submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

Seeking Hastings District Council's (HDC) agreement to extend the Industrial Zone to include 9 Ormond Road.

**2. My submission is:** *(include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)*

Unison Networks Limited (Unison) welcomes the opportunity to provide a submission on HDC's Proposed Hastings District Plan Variation 1 – Omahu Industrial. Unison is supportive of HDC's proposal to rezone the 'Omahu Road Strip' to Industrial. This plan change makes sense and fits with the current and future land use in this area.

Unison currently operates out of several sections of land along Omahu Road (1101-1113) adjacent to the new Omahu Road rezoning proposal. These lots are currently zoned 'Industrial', which fits with Unison's operations. Unison also owns a section of land at 9 Ormond Road, directly behind 1101 Omahu Road. This particular section is currently zoned 'Plains', which effectively limits the extent of Unison's operations in this particular lot.

Unison is currently seeking a designation (for Network Utility Operations purposes) over the entire Unison site. This application will be lodged for consideration by HDC in July. However, as part of the Omahu Industrial variation, Unison is also seeking HDC consideration to extend the industrial zone to include the 0.76 ha section at 9 Ormond Road. This would allow Unison to have more flexibility to undertake non-network utility related activities on the land in the future (providing they comply with Industrial Zone rules). Given the section of land is



adjacent to our existing Industrial sections, we consider the impact of this change on the surrounding environment to be minimal.

**3. I seek the following decision from the territorial authority:**

Unison is seeking an extension to the Omaha Industrial zone proposal to include the 0.76 ha section at 9 Ormond Road, directly behind 1101 Omaha Road (this is currently zoned 'Plains'). Unison currently operates out of a number of sections along Omaha Road, however, our ability to use the land at 9 Ormond Road is limited due to the different zone. Note – Unison is also seeking a designation (for Network Utility Operations purposes) across the entire site. We consider that the rezoning of 9 Ormond Road would give us additional certainty around the land use at this site.

4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case



20 June 2016

**Signature of submitter**

Date

*(or person authorised to sign on behalf of submitter)*

*(A signature is not required if you make your submission by electronic means)*

**6. Submitter Contact Details**

Contact Person:	Nathan Strong, General Manager Business Assurance3
Postal address for service of submitter:	Unison Networks Limited 1101 Omaha Road PO Box 555 Hastings 4156
Daytime Phone Number:	06 873 9406
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 207 Lyndon Road East  
 Hastings 4122  
 Private Bag 9002  
 Hastings 4156

Phone 06 871 5000  
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TE KAUNIHERA O HERETAUNGA

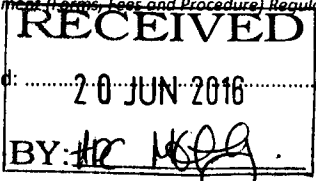
**Form 5: Submission on variation to the  
 Proposed Hastings District Plan**

**'Variation 1 - Omaha Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: 20 JUN 2016 (by authority) Submission Number: 06



To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
① Kevin & Karen Bayley		④ Bayley Family Trust
② Titara Hastings Limited		
③ Ruma Hastings Limited		

**Trade Competition**

Submissions cannot be made 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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**1. Specific Provisions of Variation 1 – Omaha Industrial that my submission relates to are:**

As per attached sheets, these submissions relate to the whole of variation 1.

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

As per attached sheets.

3. I seek the following decision from the territorial authority:

(Give precise details, this section must be completed to ensure a valid submission)

As per attached sheets

4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

Signature of submitter

(or person authorised to sign on behalf of submitter)

M. J. Lawson

Date

(A signature is not required if you make your submission by electronic means)

M. B. Lawson

Solicitor for the submitter

6. Submitter Contact Details

Contact Person:

Matthew Lawson

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Napier 4140

Daytime Phone Number:

06 833 5012

Fax Number:

06 833 5014

Mobile Phone Number:

029 205 1699

Email Address:

m.lawson@lawsonwarburton.co.nz

## The Specific Provisions of Variation -1 Omahu Industrial that this submission relates to are:

1. These submissions relate to the whole of Variation 1.

## The submitters Submit:

2. The submitters support the provisions of variation 1 with minor amendments to the boundary of the industrial zone on PID 101508 being Lot 2 DP 419221 as shown in the Plan attached to this submission and marked "A". Corresponding changes to the location of the services corridor are sought as part of a submission on the associated Notice of Requirement.
3. The Submitters also seek minor amendments to the following provisions of Variation 1 so as to improve the efficiency and effectiveness of the Omahu Industrial Zone.
4. The Submitters support the Changes proposed to Section 2.9 and the Objectives and Policies in 14.1 as proposed by Variation 1.

## Suggested Changes to Section 14 Amendments

5. The rule table 14.1.5.2 should be amended by adding "viticulture" to the list of activities in Rule GI 5 so that it reads:

*GI 5 The sale or hire of:*

- *Machinery, equipment and supplies used for industrial, agricultural, horticultural, viticultural, building or landscaping purposes,*
- ...

6. Rule GI 5 also refers to Appendix 36. Appendix 36 needs to be amended to reflect the increased depth of the Omahu Industrial Zone proposed by Variation 1.
7. In the General Performance Standards there are numerous references to the "Plains Zone". For example 14.1.6A.2 refers to "... a site zoned Plains..." and 14.1.6A.3 refers to "Plains Zone" in relation to internal yards. The reference should be to "Plains Production Zone". There may be other references to Plains that require amendment for consistency.
8. Rule 14.1.6A.3 provides for "internal Yards of 5 meters for boundaries adjacent to Open Space or "Plains Zone". The submitters seek that this provision not applies to sites where the boundary in question is adjacent to the designated stormwater swale and or access corridor. This could be achieved by excluding those boundaries from the yard requirement or by having a note similar to note 1 to rule 14.1.6A.2 so that the yard is measured from the Plains Production side of the designated corridor.

9. Rule 14.1.6A.4 requires a minimum of 25% of the frontage to Omaha Road to have 3m of landscaping. The submitters submits that such a requirement is unnecessary particularly where the sites are to be used as anticipate by Rule GI 5 for the sale or hire of Machinery, equipment and supplies used for industrial, agricultural, horticultural, viticultural, building or landscaping purposes. These activities by their very nature rely upon exposure to Omaha Road as an essential element of the activities.
10. It is submitted that the examples of landscaping that has occurred on sites where such activities have been allowed by Resource consent illustrate the undesirability of having landscaping requirements where activities are seeking to maximise site exposure. The Landscaping requirements should be removed for Omaha Road Industrial zone.
11. Rule 14.1.6A.6 iii) requires that the length of swale to be constructed is to be proportional to the size of the site on which the activity is located. Due to the size of some of the submitters' landholdings, this requirement would mean that quite small developments on parts of the sites would trigger the need to develop large portions of the swale for the whole site. It is submitted that the length of the swale to be constructed should "*... be in proportion to the scale of the proposed development or activity being undertaken*".
12. The exception to 14.1.6A.6 could also be more clearly expressed so that it is clear that the identified properties in Appendix 17 are not required to be connected to the swale. Suggested wording is:

*"Except that ii) and iii) above shall not apply to those properties identified in the Structure Plan in Appendix 17, Figure 1 as **requiring a method of stormwater disposal alternative to and different from disposal by connection to the designated swale. ...**"*
13. The submitters support the changes to rule 14.1.6B.5 and consider that this amendment is consistent with their comments in relation to the landscaping requirements of rule 14.1.6A.4 above.
14. Rule 14.1.7.1 provides threshold limits for various activities or components if activities. The list of activities for which there is no limit should be expanded to include reference to viticulture to be consistent with our submissions in relation to Rule GI 5 above. In addition, the limit of offices ancillary to industrial activities is too low, particularly when it is effectively limited to a maximum of 100m<sup>2</sup>. It is anticipated that some of the activities to be located within the Omaha Industrial zone will fit all other criteria for the zone but will require more than 100m<sup>2</sup> of office space. It is submitted that the limit of 15% of total gross floor area coupled with the requirement to be ancillary to an industrial activity would provide a more realistic and workable regime and would avoid seemingly unnecessary applications for consent.

15. The assessment criteria in 14.1.8.3 © refers to appendix 17 which is the old structure plan for staged rezoning anticipated by the Proposed Plan. This is no longer appropriate or relevant.

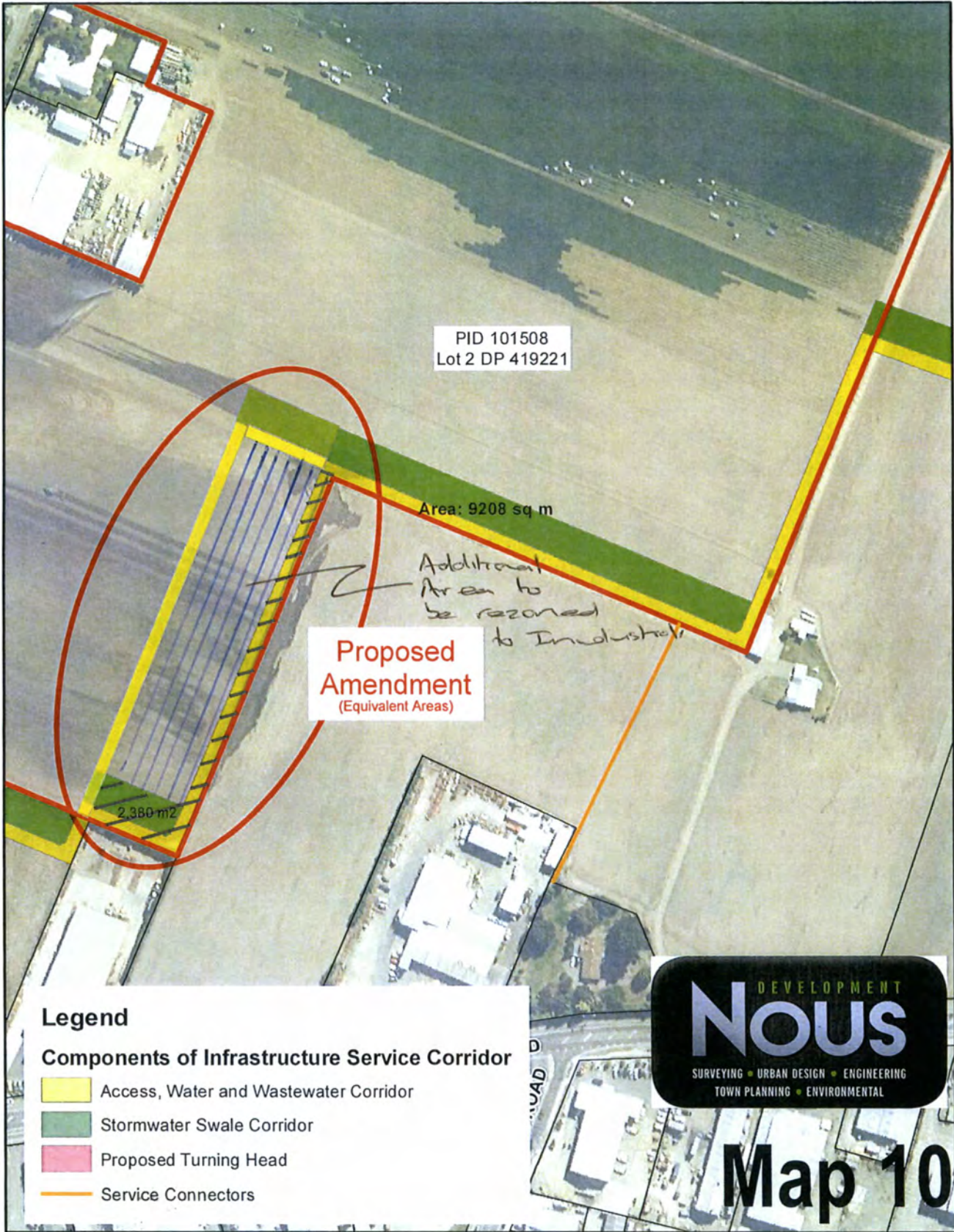
### **Suggested Changes to Section 30 Amendments**

16. The submitters support the changes proposed by Variation 1 to Section 30 of the Plan with the following exceptions.
17. Rule 30.1.7E requires a minimum separation of 50m between vehicle crossings. This separation is unnecessary, inefficient, and unworkable and it is noted that none of the existing development along Omahu Road would meet this criteria. There should be no separation between vehicle crossings.
18. Rule 30.1.7R.3(b) requires the length of swale to be constructed to be proportionate to the parent title being subdivided. For the reasons stated above in relation to Rule 14.1.6A.6 iii), the length of swale to be constructed should be proportionate to the development being undertaken, not the parent title.

### **Amendment to the Planning Maps**

19. The amendments to the District Planning Maps are supported subject to the inclusion of the adjustment to the Services Corridor and Omahu Road Industrial zone as shown in the attached Plan A.

A



**Legend**

**Components of Infrastructure Service Corridor**

- Access, Water and Wastewater Corridor
- Stormwater Swale Corridor
- Proposed Turning Head
- Service Connectors

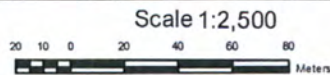
DEVELOPMENT  
**Nous**  
SURVEYING • URBAN DESIGN • ENGINEERING  
TOWN PLANNING • ENVIRONMENTAL

**Map 10**

**Omahu Road - Land Requirement Plan and Land Areas**



Map Produced using ArcMap



Projection: NZTM  
Datum: D\_NZGD\_2000

Original Size: A4  
Date: Wednesday, 4 May 2016

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS)  
CROWN COPYRIGHT RESERVED

COPYRIGHT: Copyright in this drawing is owned by the Hastings District Council. Any unauthorised copying or adaptation of the whole or a substantial part of the work in two or three dimensions is an infringement of copyright.

DISCLAIMER: The Hastings District Council cannot guarantee that the data shown on this map is 100% accurate.

Omahu

**Form 5: Submission on variation to the  
 Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

Resource Management (Forms, Fees, and Procedures) Regulations 2003

Office use

Date Received:

20 JUN 2016

(by authority) Submission Number:

07

To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Villa Maria Estate Ltd		

**Trade Competition**

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**Local Government Official Information and Meetings Act 1987**

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

Objectives and Policies, general performance standards relating to landscaping and screening and assessment criteria

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

Oppose the variation until such time as satisfactory provisions are included in the variation to ensure any buildings are designed to respond to the surrounding amenities that screening and landscaping controls provide for surrounding amenities as this is the gateway to the Gimblett Gravel winery area.



Ensure the development of this land requires plenty of space and turning for vehicles into intersections and driveways.

**3. I seek the following decision from the territorial authority:**

*(Give precise details, this section must be completed to ensure a valid submission)*

Oppose the Variation until such time as satisfactory provisions are included within the variation as discussed in 2. above.

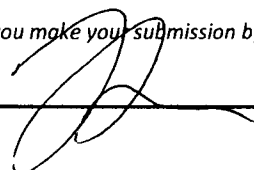
4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

**Signature of submitter**

*(or person authorised to sign on behalf of submitter)*

*(A signature is not required if you make your submission by electronic means)*

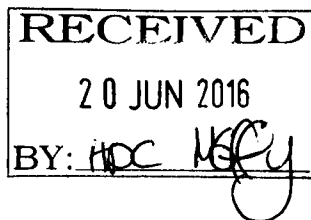
Date



20/06/16

**6. Submitter Contact Details**

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Auckland  
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20 June 2016

Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Submission No 08

Email: [districtplanreview@hdc.govt.nz](mailto:districtplanreview@hdc.govt.nz)

**Submission on variation to the Proposed Hastings District Plan 'Variation 1 - Omaha Industrial'**

**Name of Submitter(s):** Population Health Service – Hawke's Bay District Health Board (HBDHB)

**Trade Competition:** The HBDHB is not a trade competitor in respect of clause 6 of the first schedule of the Resource Management Act 1991.

**Submitter Contact Details**

Contact Person: Dr Nicholas Jones  
Postal address for service of submitter: Hawke's Bay DHB, Private Bag 9014, Hastings  
Daytime Phone Number: 06 878 8109  
Email Address: [Nicholas.jones@hawkesbaydhb.govt.nz](mailto:Nicholas.jones@hawkesbaydhb.govt.nz)

**We wish to be heard in support of this submission**

**Specific Provisions of Variation 1 – Omaha Industrial that my submission relates to are:**

All provisions relating to stormwater in the Omaha North Area.

**Our submission is:**

- The Population Health Service supports the variation subject to inclusion of an additional measure to reduce the risk of ground water contamination.
- In particular we submit that council add a requirement that land users within the Omaha North Industrial zone be required to submit a Pollution Prevention Plan. This could be achieved by adding a new performance standard to 14.6A.6 iv) as follows:

iv) Prior to development, and whenever a new land use is proposed, land user shall develop and submit a stormwater Pollution Prevention Plan. The plan shall be prepared by a suitably qualified and experienced person and submitted to Hastings District Council for approval. The plan shall include the following items:

1. Activities to be conducted on the site
2. Anticipated contaminants (see Table 3.2 Onsite Stormwater management Guideline, 2004<sup>2</sup>)
3. Additional mitigation measures proposed such as: first flow stormwater collection, additional on site treatment, storage of stormwater from yards and other impervious surfaces subject to

---

**P O P U L A T I O N   H E A L T H**

Phone 06 878 8109 Fax 06 878 1374 Email: [firstname.lastname@hbdhb.govt.nz](mailto:firstname.lastname@hbdhb.govt.nz), [www.hawkesbay.health.nz](http://www.hawkesbay.health.nz)  
2<sup>nd</sup> Floor, Corporate Office, cnr McLeod Street & Omaha Road, Private Bag 9014, Hastings, New Zealand

potential contamination (with hazardous substances, faecal matter, and nutrients), and discharge to the wastewater network.

4. Monitoring plan

**1. We seek the following decision from the territorial authority:**

- 1.1. Variation 1 is modified as per submission above. Alternatively another measure could be provided to ensure that the limitations of swale treatment are fully addressed thereby ensuring there is no degradation of water quality in the unconfined Heretaunga aquifer.
- 1.2. We also note that variation 1 does not address risks of ground water contamination arising from stormwater discharges from roadways to ground over the unconfined aquifer and request that council further assess these risks prior to proceeding with development.

**2. Reasons for our submission**

- 2.1. The HBDHB Population Health Service strongly supports the introduction of a requirement for waste water to be discharged to the HDC waste water network. This is an improvement over the previous proposal to allow on site waste water treatment.
- 2.2. Variation one provides for individual site swale construction to treat and discharge stormwater. Evidence to support the assumption that stormwater swales will prevent contaminants entering the unconfined aquifer appears limited and treatment is unlikely to be completely effective.
- 2.3. The OCDL report<sup>1</sup> proposes a design that include an 8 metre wide gravel bed swale with 3 metre grassed slopes on either side. The reports notes that soil percolation test have confirmed favourable soakage capacity but do not provide any information on the effectiveness of stormwater treatment for the proposed design.
- 2.4. We note that the MFE guidelines<sup>2</sup> state swales use vegetation in conjunction with slow and shallow depth of flow to achieve treatment of stormwater and it is not clear why a gravel base is proposed rather than grass. Perhaps the use of coarse gravel is proposed because it will provide more rapid soakage but it seems likely to provide less treatment than would be provided by a grass swale.
- 2.5. Even if swales are fully grass lined they do not remove all contaminants with MFE quoting variable removal of contaminants (see table 1 below). It appears swales are not designed to remove microbiological contaminants from stormwater.

Table 1: Expected contaminant removal rates for swales

suspended solids	81%
metals (cadmium, copper, zinc, lead)	50 to 90 %
total phosphorus	9 %
nitrate	38%
oxygen demanding substances	67%
hydrocarbons	62%

Source: NZ Onsite Stormwater Management Guideline 2004<sup>2</sup>

**3. Comments on background report and section 32 analysis**

**3.1. Effects on the unconfined aquifer from infiltration of contaminants**

3.1.1. Section 4.6 concerns potential effects on the unconfined aquifer from infiltration of contaminants. We concur with the author's statement that "it is critical that the industrial rezoning does not result in any increased risk of contaminants entering the unconfined aquifer". However we are not confident that the current provisions of variation 1 (and

<sup>1</sup> Omaha Road Industrial Area – Report on Services for District Plan Variation. O'Callaghan Design Ltd. 21 April 2016.

<sup>2</sup> Onsite Stormwater Management Guideline 2004. NZERF and MFE (available: <https://www.waternz.org.nz>)

sections 14.1 and 29.1 of the proposed district plan to which it refers) ensure that no hazardous substances will enter the stormwater swale or otherwise enter the unconfined aquifer.

- 3.1.2. We note that the provisions of the proposed district plan with respect to protection of the unconfined aquifer are subject to two current environment court appeals and it is not possible to determine whether the provisions in section 29.1 will be deemed by the court to be sufficient to give effect to the Regional Policy Statement's objective 21 that there should be no degradation of ground water quality in the Heretaunga Plains aquifer system.
- 3.1.3. The proposed plan (containing section 29.1) removes section 12.1 from the operative plan. Section 12.1 contains provisions that are specific to the unconfined aquifer. It includes policies that are broader in terms of the substances controlled. For example section 12.1 includes provisions that contribute to prevention of aquifer contamination from nutrients and microbiological substances that are not covered in section 29.1 due to the definition of hazardous substance.
- 3.1.4. Section 12.1 also provides broader protection by addressing risks relating to use of substances and in general is less permissive than the approach taken in section 29.1. For example with the exception of major hazardous facilities there is a general presumption that all hazardous substance use storage and handling is permitted providing substances are stored on impervious surfaces and that contaminated stormwater (up until a rainfall event with a 1 in 50 year return period) is collected and discharged through the waste water network. Thus with the exception of arsenic use there is no longer any control on the use of hazardous substances over the unconfined aquifer other than that provided by HSNO Act controls and these are not specific to uses over a highly sensitive aquifer.
- 3.1.5. We also note that NIWA has predicted return periods for extreme weather events are likely to reduce by 2040 and thus exceedances of the contaminated stormwater storage system design standard can be expected to become more frequent<sup>3</sup>.
- 3.1.6. Several previous studies on the Heretaunga Plains aquifer have documented the high risk of contamination from activities over the unconfined aquifer<sup>4</sup>. The findings of several studies were summarized in a report on the aquifer published by GNS and HBRC in 1997. In particular it was noted that "The gravels above the unconfined aquifer have little or no capacity to absorb pollutants and prevent them from reaching the shallow (6-8 metres below ground level) water table. Bacteria and other microorganisms travel freely through these gravels. Concentrated pollution from a point source on or in the permeable gravel will rapidly disperse in the underlying aquifer" The report goes on to suggest mitigation measures such as restricting transportation of fuel and hazardous chemicals in tankers on the expressway over the unconfined aquifer.
- 3.1.7. We note that Hawkes Bay Regional Council has convened a collaboration group (TANK) to develop catchment management plans that include the Heretaunga unconfined aquifer. The recommendations of this group will be supported by a ground water model for the Heretaunga plains. It is anticipated that the model will enable the transportation of contaminants within and between confined and unconfined aquifers to be better understood. This work is likely to have relevance to decisions concerning land use over the Heretaunga plains aquifer and a cautious approach should be taken with current land use plans pending findings from the model work.

### **3.2. Effects of natural hazards**

- 3.2.1. Section 4.9 concerning effects of natural hazards states: "The Omaha North area is not subject to any natural hazards identified either in the district plan (operative and proposed) or in the 'hazards layer' on the Hastings District Council online GIS mapping system."
- 3.2.2. In our view this statement does not provide an adequate assessment of the effects of natural hazards. Despite a lack of specific hazard identification in the district plan, or on the GIS mapping system, the area is clearly vulnerable to hazards that would be expected to have widespread effects on the Heretaunga Plains. There appears no

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<sup>3</sup> <https://www.niwa.co.nz/our-science/climate/information-and-resources/clivar/scenarios#regional>

<sup>4</sup> Dravid P.N., Brown L.J. Heretaunga Plains Groundwater Study. Volume 1: Findings. HBRC and GNS 1997.

reason to believe the area is not susceptible to effects of earthquake or extreme rainfall in particular. Effects from an earthquake on structures in the zone such as underground fuel tanks or lines or the exceedance of storm water storage facilities should be anticipated.

- 3.2.3. In our view the possibility of contamination of the unconfined aquifer in the event of damage to storage tanks or from the exceedance of a contaminated storm water storage facilities requires more thorough assessment. In this regard we note that HBRC in a submission to HDC requested that HDC require double lining of underground tanks and lines and we support this proposal.
- 3.2.4. It is our view that prior to committing to the stormwater treatment design that Hastings District Council factor in the risk of a large scale fire event and the contamination of the unconfined aquifer from highly contaminated water containing fire fighting additives, and products of combustion likely to be in water running off from a large scale fire. Hastings District Council should consider the efficacy of the proposed stormwater swales to manage such an event before committing to them where the likely contaminated load, and migration into the aquifer are considered relative to the swales ability to cope with.
- 3.2.5. It is our view that the risk of aquifer contamination resulting from a large scale fire should be considered to inform what types of activities should be located atop the unconfined aquifer (i.e. large scale chemical and fuel storage, tyre storage etc.).

**Form 5: Submission on variation to the  
 Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003

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Date Received: HDC copy  
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RECEIVED (by authority) Submission Number: ..... 09

To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Federated Farmers of New Zealand		

**Trade Competition**

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**Local Government Official Information and Meetings Act 1987**

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**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

(see attached submission)

.....

.....

.....

.....

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

(see attached submission)

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**3. I seek the following decision from the territorial authority:**

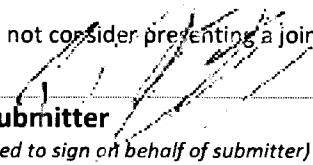
*(Give precise details, this section must be completed to ensure a valid submission)*

(see attached submission)

.....  
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- 4.  I wish to be heard in support of my submission.
- I do not wish to be heard in support of my submission

- 5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing
- I would not consider presenting a joint case

  
**Signature of submitter**  
*(or person authorised to sign on behalf of submitter)*

20 June 2016  
Date

*(A signature is not required if you make your submission by electronic means)*

**6. Submitter Contact Details**

Contact Person: Rhea Dasent  
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Mobile Phone Number: 021 501-817  
Email Address: rdasent@fedfarm.org.nz

# SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE [WWW.FEDFARM.ORG.NZ](http://WWW.FEDFARM.ORG.NZ)

---



To: Hastings District Council  
  
Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Name of Submitter: Federated Farmers of New Zealand

This is a submission on the following proposed variation to a proposed plan:

Proposed Hastings District Plan: Proposed Variation 1 (Omahu North Industrial Area)

I could not gain an advantage in trade competition through this submission.



## **SUBMISSION TO HASTINGS DISTRICT COUNCIL ON:**

### **PROPOSED VARIATION 1 (OMAHU NORTH INDUSTRIAL AREA) TO THE PROPOSED HASTINGS DISTRICT PLAN**

#### **1 INTRODUCTION**

- 1.1 Federated Farmers of New Zealand (“Federated Farmers” or “the Federation”) thanks the Hastings District Council (“the Council”) for the opportunity to make submissions on Proposed Variation 1 (Omahu North Industrial Area) to the Proposed Hastings District Plan (“the Proposal” or “the Proposed Plan Change”).
- 1.2 In regard to this submission, Federated Farmers has engaged in some limited consultation with its members with interests in the Hastings District.
- 1.3 Federated Farmers looks forward to further consultation with the Hastings District Council about its Proposal, as well as continued participation in the overall development of the Hastings District.
- 1.4 Accordingly, Federated Farmers would appreciate the opportunity to discuss this submission in greater detail. Federated Farmers seeks the opportunity to participate when the relevant hearings are held.

#### **2. GENERAL COMMENTS**

- 2.1 Federated Farmers generally supports the intent of the Proposal which, it is understood, is to ensure that there is adequate land available for industrial activities in the district. This is to be achieved by way of providing a larger industrial zone and a more affordable stormwater disposal system.
- 2.2 Federated Farmers understands that the area to be re-zoned is greater than is provided for in the Plan Change 57 and the Proposed District Plan, 36 ha compared to 63 ha, but generally supports the greater area because provides the opportunity for the necessary infrastructure for the zone to be provided at a workable scale and an affordable cost.
- 2.3 Federated Farmers considers that the Proposal will avoid industrial land uses establishing in a scattered way throughout Plains Production and Rural Zoned land and thereby reduce the pressure off the use of Plains Production Zone or Rural Zone land for industrial activities. As the High Court noted in the case *HB Land Protection Society Incorporated v Hastings District Council*,<sup>1</sup> there is a public interest in preservation of agricultural land, an interest which is recognised in the district plan.
- 2.4 Nevertheless, Federated Farmers is concerned to see that the interface between the land to be rezoned and the Plains Production Zone is properly managed. The Federation wishes to ensure that rural production activities in the area surrounding the area directly affected by the Proposal are not adversely affected by the Proposal. In particular, the Federation is concerned to see that reverse sensitivity issues are fully addressed.

---

<sup>1</sup> [2009] NZRMA 485.

### 3. SPECIFIC SUBMISSIONS

#### 3.1 GENERAL

##### 1. The specific provisions of the Proposal that my submission relates to are:

The whole of the Proposed Plan Change.

##### 2. My submission is:

A matter that is of concern to members when development situations arise such as those advanced in the Proposal, is that of the potential for conflicts between the new land uses that are proposed and existing land uses, and with that the associated issues of reverse sensitivity.

In general terms, it is considered that those who live and who undertake normal rural type activities on farmland in close proximity to the site where the Proposal is to take place should be able to continue to carry on their activities without having their lives disturbed once works on the site commence, and they should be able to continue to carry on their activities after the rezoning is completed and as the foreshadowed industrial development takes place.

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.

Thus Federated Farmers is concerned to see that issues of reverse sensitivity are fully and properly addressed. It is considered that more attention should be paid to issues of "reverse sensitivity" in the Proposal, particularly in that the rezoned land will be adjacent to rurally zoned land. One way in which this can be achieved is by way of adequate buffer zones and suitable resource consent conditions.

By way of example, urban type development in rural areas can lead to people who are unfamiliar with some of the realities of rural living, such as noise, smells, dust, moving to locations near to those rural areas. The Federation recommends that Council consider the inclusion in relevant resource consents of a clause such as that suggested in *Christchurch International Airport v Christchurch City Council*,<sup>2</sup> which provides for a "no complaints" procedure.

##### 3. I seek the following decision from the local authority:

Ensure that that issues of reverse sensitivity are fully and properly addressed, including by modifying the Proposal as required to provide for adequate buffer zones and considering the inclusion of a "no complaints" clause on subdivision resource consents.

---

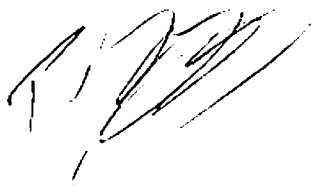
<sup>2</sup> [1997] 1 NZLR 573.

**4. CONCLUSION**

- 4.1 I wish to be heard in support of my submission.
- 4.2 If others make a similar submission, I will consider presenting a joint case with them at a hearing.

**5. ABOUT FEDERATED FARMERS**

- 5.1 Federated Farmers of New Zealand is a primary sector organisation that represents farming and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers.
- 5.2 The Federation aims to add value to its members' farming business. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:
  - Our members may operate their business in a fair and flexible commercial environment;
  - Our members' families and their staff have access to services essential to the needs of the rural community; and
  - Our members adopt responsible management and environmental practices.



.....  
Richard Gardner  
Senior Policy Advisor, Federated Farmers of New Zealand  
(person authorised to sign on behalf of submitter)

20 June 2016

.....  
Date

**Contact Details**

Address for service of submitter:

Rhea Dasent  
Senior Policy Advisor  
Federated Farmers of New Zealand  
P O Box 715  
Wellington 6140

Telephone: (07) 838-2589  
Mobile: 021 501-817  
Email: rdasent@fedfarm.org.nz  
Contact person: Rhea Dasent, Senior Policy Advisor

**Form 5: Submission on variation to the  
 Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: **20 JUN 2016** (by authority) Submission Number: **10**

**RECEIVED**  
 BY: *HDC [Signature]*

To

Environmental Policy Manager  
 Planning & Regulatory Group  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156  
 Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Development Nous		

**Trade Competition**

Submissions cannot be made 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**

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

Multiple Provisions - Please refer to attached *Submission Details Table*

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

Development Nous in General **supports** Variation 1 - Omahu North Industrial Area **subject to amendment**

(Please refer to attached *Submission Details Table*)

3. I seek the following decision from the territorial authority:

(Give precise details, this section must be completed to ensure a valid submission)

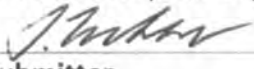
We seek that the changes identified in the attached *Submission Details* table are **accepted**

4.  I wish to be heard in support of my submission.

I do not wish to be heard in support of my submission

5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing

I would not consider presenting a joint case

  
Signature of submitter

(or person authorised to sign on behalf of submitter)

(A signature is not required if you make your submission by electronic means)

20/6/2016  
Date

6. Submitter Contact Details

Contact Person: Jason Tickner - Senior Planner, Development Nous

Postal address for service of submitter: PO Box 385

Hastings 4156

Daytime Phone Number: (06) 876 2159

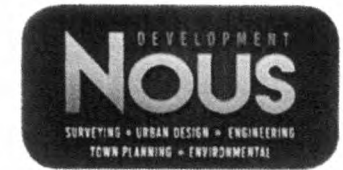
Fax Number:

Mobile Phone Number: 022 043 3541

Email Address: jason.tickner@developmentnous.nz

SUBMISSION DETAILS			
SECTION & PARAGRAPH	SUPPORT / OPPOSE / SUPPORT WITH AMENDMENT	SUBMISSION	DECISION SOUGHT FROM COUNCIL
Rule G15	Support with Amendment	<p>Rule G15 refers to the sale or Hire of:</p> <ul style="list-style-type: none"> <li>• <i>Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes....</i></li> </ul>	Include 'viticultural' equipment and supplies to the list under Rule G15.
Appendix 36	Support with Amendment	<p>Rule G15 also applies specifically to land identified in <i>Appendix 36</i>, which only includes the land under the former Omahu North Zoning and does not recognise the increased 'depth' to the zone.</p> <p>The uses provided for in Rule G15 often require large areas and the new increased zoning provides this increased area provided that <i>Appendix 17</i> is updated to reflect the new zone boundary.</p>	Amend <i>Appendix 36</i> to show the additional area of the Omahu Road North sites proposed to be rezoned (i.e. – reflect zoning as shown in <i>Appendix 17</i> ).
Rule 14.1.6A.6 iii)	Support with Amendment	<p>This standard requires that the length of swale to be constructed is to be proportional to the size of the site on which the activity is located. It is considered that this wording should relate to the area being developed not the size of the parent title.</p> <p>If only a portion of the site is being developed the developer should not have to construct the entire swale, only the proportional area required to service the new use.</p>	It is submitted that the length of the swale to be constructed should "... <b><i>be in proportion to the scale of the proposed development or activity being undertaken</i></b> ".
14.1.7.1 Activity Thresholds	Support with Amendment	<p>Standard 14.1.7.1 stipulates that a maximum ancillary office floor area shall be limited to 100m<sup>2</sup> or 15% of GFA of buildings onsite (whichever is the lesser).</p> <p>This is a relatively small office area and if ancillary to a permitted or industrial use it should be provided with little to no scale limitation. It</p>	<p><b>Either</b> remove the standard all together for 'ancillary offices' given these uses are a part of the permitted use onsite <b>or</b>;</p> <p>As a minimum increase the size limit for offices 200m<sup>2</sup> and completely remove 15% GFA control to allow offices</p>

		<p>is considered an efficient and effective use to have the offices ancillary to a permitted site use located on said site rather than off site.</p> <p>Also the rule is worded in such a way that should a contractor's yard or truck depot establish (or similar industrial use that may not require buildings) then an office cannot be established as of right.</p>	<p>associated with industrial yards that may not necessarily have buildings associated with the industrial use.</p>
30.1.7E 3. (b) Property Access	Support with Amendment	<p>This standard requires a minimum of <i>50m separation between accesses on Omaha Road</i>.</p> <p>There are a number of sites which have existing approved accesses which would not meet this requirement (Appendix A). Therefore, any change of use or intensification of these uses automatically triggers resource consent (although these were approved or constructed by the Hastings District Council).</p> <p>Also it would result in smaller sites (or any site for that matter) along the frontage potentially losing their right to develop due to adjoining sites constructing accesses close to boundaries. For example, if a site with a 80m frontage had an access built by the neighbours adjacent to both boundaries of frontage of the site then the 50m separation could not be achieved, and development would not be permitted under the District Plan. This incurs additional cost and uncertainty for the land owner.</p> <p>In addition, the opposite side of Omaha Road, which in effect is the same zone as the proposed Omaha Road North, has no controls for vehicle crossing separation.</p>	<p>The access separation standard should be removed and the separation of vehicle accesses should be left as a function of the Engineering Code of Practice, and Standard 30.1.7E 3. (b) removed.</p>
30.1.8.2 (c) Specific Assessment Criteria	Support with Amendment	<p>Specific Assessment Criteria 30.1.8.2(c) relates to Deferred Industrial Zones. Therefore, the reference to <i>Appendix 17</i> should be removed</p>	<p>Remove reference to <i>Appendix 17</i> from this specific Assessment Criteria</p>
Amendment to Designation (Appendix 17)	Support with Amendment	<p>The property legally described as Section 1 SO Plan 486816 (shown in Map 18 of the NoR) has been shown with an access, water and sewer corridor that does not continue to any adjoining industrial property.</p>	<p>The seven metre access, sewer and water corridor is removed from the relevant Appendix, Maps and</p>



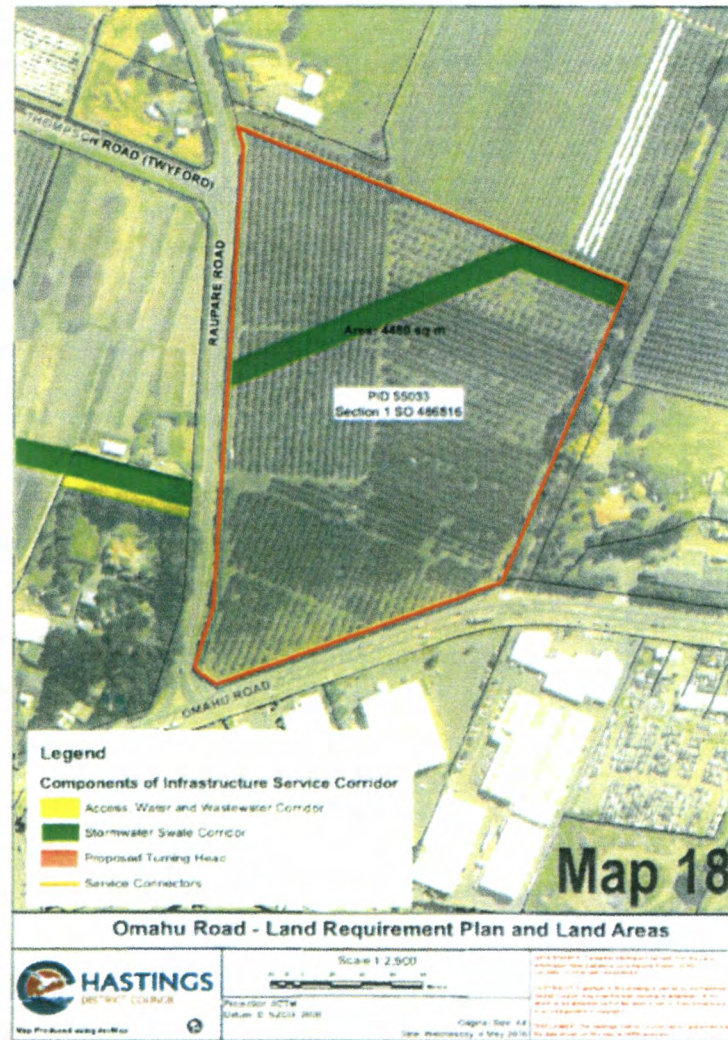
		Give the site can be services directly from Raupare and Omahu Road this service corridor is not considered necessary.	Designation and that land reverts to Industrial as shown in Appendix 2 (attached)
<b>Seeking Clarification</b>			
Purchase agreement for Land	We are seeking clarification on the timing and remuneration detail in relation to the Land Purchase for the service corridor.		
NES	<p>It appears that the proposed <i>change of use, subdivision and earthworks</i> for the service corridor are going to potentially require consent under the <i>National Environmental Standards for Assessing and Managing Soil Contaminants to Protect Human Health (NES)</i>, and the Regional Council Discharge consent (Discharge of Contaminates) should the soil removed from the site have elevated levels of contaminants from former potential hazardous uses, for example chemicals in pesticides applied historically.</p> <p>We seek that issues relating to the NES and Regional Plan relating to land contamination issues be clarified and addressed prior to confirming the modified Designation corridor.</p>		



**Appendix A – Existing Access Separation**



**Appendix B – Ammended Map 18 (removal of access and water/sewer corridor)**



**Form 5: Submission on variation to the  
Proposed Hastings District Plan**

**'Variation 1 - Omahu Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: 20 JUN 2016 (by authority) Submission Number: 11

RECEIVED  
BY: *[Signature]*

To

Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156  
Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
<b>Raupare Partnership</b>		

**Trade Competition**

Submissions cannot be made 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**

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omahu Industrial that my submission relates to are:**

The width of the designation as it applies to the property legally described as Section 1 SO Plan 486816 (CT: 71404

**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

Overall we Support the Council Plan Change Variation and the accompanying Notice of Requirement (NoR)  
subject to the reduction of the designation width and inclusion of this area as Industrial Zoned Land.

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**3. I seek the following decision from the territorial authority:**

*(Give precise details, this section must be completed to ensure a valid submission)*

Please refer to the attached **Submission Letter** and **Appendix Documents**

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4.  I wish to be heard in support of my submission.  
 I do not wish to be heard in support of my submission
5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case



**Signature of submitter**  
*(or person authorised to sign on behalf of submitter)*

17-6-2016  
Date

*(A signature is not required if you make your submission by electronic means)*

**6. Submitter Contact Details**

Contact Person:	_____
Postal address for service of submitter:	PO Box 385 Hastings 4156
Daytime Phone Number:	(06) 876 2159
Fax Number:	_____
Mobile Phone Number:	022 043 3541
Email Address:	jason.tickner@developmentnous.nz



Contact: Jason Tickner  
Ref: H20160040

**Development Nous Ltd**

212 Queen Street East  
Hastings 4122  
New Zealand

PO Box 385  
Hastings 4156  
New Zealand

**06 876 2159**

17 June 2016

**Environmental Consents Manager; &  
Environmental Policy Manager**

Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Email: [calebs@hdc.govt.nz](mailto:calebs@hdc.govt.nz)  
[districtplanreview@hdc.govt.nz](mailto:districtplanreview@hdc.govt.nz)

**Submission on District Plan Variation 1 – Omaha Road and Notice of Requirement**

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This is the written submission from **Raupare Partnership** in regard to the publically notified Plan Change Variation 1 – Omaha North Industrial Area, and corresponding Notice of Requirements for an infrastructure Servicing Corridor.

In general, *Raupare Partnership* **Support** the Council's Plan Change Variation and the accompanying Notice of Requirement (NoR).

This support is subject to the minor amendment to the designation as it applies to the property of Section 1 SO Plan 486816 (CT: 714046) currently in the ownership of *Raupare Partnership*. The designation as proposed is the full 24m in width with a 7m access strip containing the sewer and water mains and a 17m wide swale drain. However, we consider that access, sewer and water main is not necessary for this property for the following reasoning:

- a) the service corridor does not connect to any adjoining property;
- b) the access will not link with any other easement or designation;
- c) the cost to install services the full length of the designation outweighs the benefit which is limited if any;
- d) the proposed use of the site<sup>1</sup> does not require the access or services to be installed the length of the rear boundary

The proposed stormwater strip minus the 7m access and service corridor is shown in the amended *Omaha Road – land Requirement Plan and Land Areas Map 18* below:

---

<sup>1</sup> Appendix A – Coolstore Concept Plan



Figure 1 - Map 18 (as notified)

As part of this submission to remove the 7m access/service corridor it is proposed that this area (approximately 1953m<sup>2</sup>) which was proposed as access and zoned 'Plains Production' will become part of the Industrial Zone.

Engineering Opinion

This matter was raised with Councils lead consultant engineer Ray O'Callaghan as part of the consultation period (see attached email). Mr O'Callaghan at the time agreed in person with the opinion that this additional servicing corridor was unnecessary for this specific site if the land owner was not intending to subdivide the site in a manner that would require services in the rear eastern corner of the site. However, for reasons that we and our client are not aware of, the service and access corridor was included in Councils notified plans.

This matter has been followed up once more with Mr O'Callaghan as part of the preparing this submission, and an email<sup>2</sup> provided confirming that in Mr O'Callaghan's opinion the additional 7m access/service corridor is not necessary for this specific site, given that our client is proposing to construct a large cool store development on the rear of the lot that will be serviced from Raupare Road.

Requested Changes

It is our intention that the swale will stay in the same position as shown in the Map 18, however the seven (7) metre access and service strip is proposed as **Industrial Zone**.

This will require council to 'modify' the *Notice of Requirement* and corresponding plans in the Proposed District plan as shown in the plan below (Amended Map 18):

<sup>2</sup> Appendix B – Email Correspondence from Lead Engineer – Ray O'Callaghan



Figure 2 - Proposed Map 18 (Stormwater Swale Corridor)

In summary this submission requests that:

- a) Council **modify** the notice of requirement under Section 168(4)(b) of the RMA 1991 as we have proposed by our submission (Maps 17 and 18), and;
- b) Council **accept** our submission on the variation and update the relevant zoning maps and appendices, including (but not limited to)
  - a. *Appendix 17 – Omaha North industrial Area*
    - i. Figure 1 – Structure plan
    - ii. Figure 3 – Omaha North General Industrial Zone – Stormwater Swale Area Allocation Per Property
  - b. Changes to 'Planning Maps'

If there you have any further questions or require clarification regard to the above submission and request, please feel free to contact me on 022 043 354 or at [jason.tickner@developmentnous.nz](mailto:jason.tickner@developmentnous.nz).



Yours faithfully  
**Development Nous Ltd**

**Jason Tickner**  
**Senior Planner**  
022 043 3541  
jason.tickner@developmentnous.nz

*Copy to:           Group Manager: Asset Management  
                          Planning and Regulatory Group  
                          Hastings District Council  
                          Private Bay 9002  
                          Hastings 4156*

Appendix Pages:

- a) Coolstore Concept Plan
- b) Email correspondence with Lead Engineer – Ray O'Callaghan
- c) Proposed Map 18





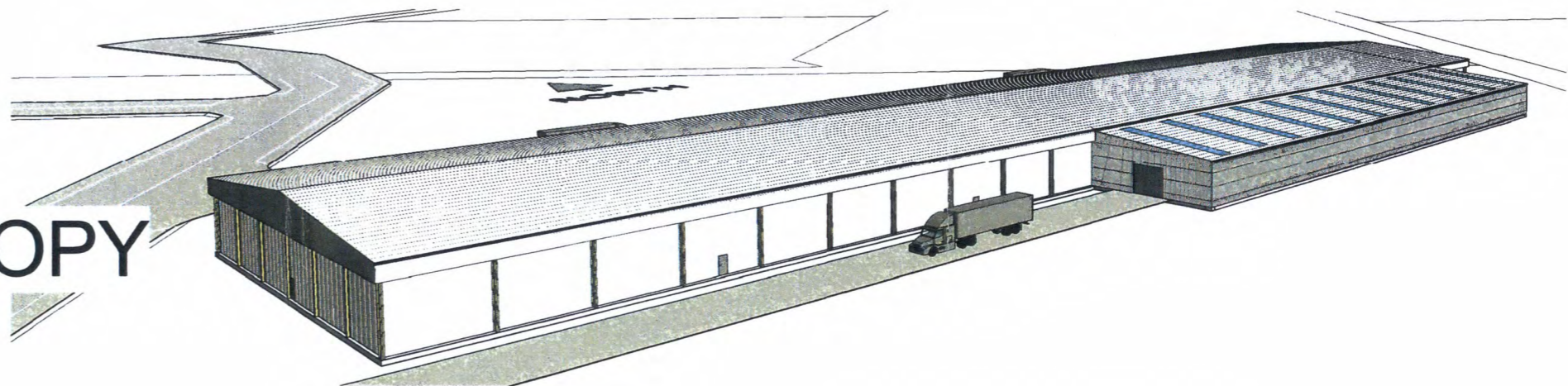
**Appendix A –Coolstore Concept Plans**

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DRAWING SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00	COVER SHEET	1	31.05.2016
101	OVERALL SITE PLAN AND OMAHU ROAD PERSPECTIVE	1	31.05.2016
A01	ARCHITECTURAL 3D VIEWS	1	31.05.2016

ERL INVESTMENTS LTD

PROPOSED NEW  
COOLSTORE AND CANOPY  
OMAHU ROAD



OMAHU ROAD PERSPECTIVE VIEW

Project No. J4084

ISSUED FOR INFORMATION

31.05.2016



OVERALL SITE PLAN  
1:1000

**LEGEND**

TOTAL SITE COVERAGE AREA = 50230m<sup>2</sup>  
TOTAL BUILDING AREA = 12000m<sup>2</sup>

- DP ZONE = GENERAL INDUSTRIAL
- DP ZONE = DEFERRED GENERAL INDUSTRIAL
- DP ZONE = PLAINS PRODUCTION
- DP ZONE = DESIGNATION D157
- SUB DIVIDED LAND
- EASEMENT AREAS
- 2m WIDE LANDSCAPING AREA
- SETBACK DISTANCE BOUNDARY PERIMETER
- BOUNDARY PERIMETER
- PROPOSED STORMWATER
- PROPOSED TRADEWASTE - SUBJECT TO A TRADEWASTE CONNECTION CONSENT INTO SEWER MAINS SYSTEM
- PROPOSED SEWER WASTE
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED SEWER WASTE

Revision	Reason For Issue	Date	By
1	ISSUED FOR INFORMATION	31.05.2016	AM

THE CONTRACTOR IS TO BE AWARE OF ALL INSPECTIONS TO BE MADE BY THE ENGINEER AS A REQUIREMENT OF THE PRODUCER STATEMENT PS4 CONSTRUCTION REVIEW DOCUMENTATION. THE ENGINEER WILL REQUIRE 24 HOURS PRIOR NOTIFICATION WHEN ALL STRUCTURAL ELEMENTS ARE READY TO BE INSPECTED.

**stratagroup**  
CONSULTING ENGINEERS

P 06 876 7646  
F 06 876 7645  
www.stratagroup.net.nz

PO BOX 758  
Business HQ  
1/308 Queen Street East  
Hastings, New Zealand

Structural Fire Civil Project Management

Client

Project  
**PROPOSED NEW COOLSTORE AND CANOPY**  
**OMAHU ROAD**

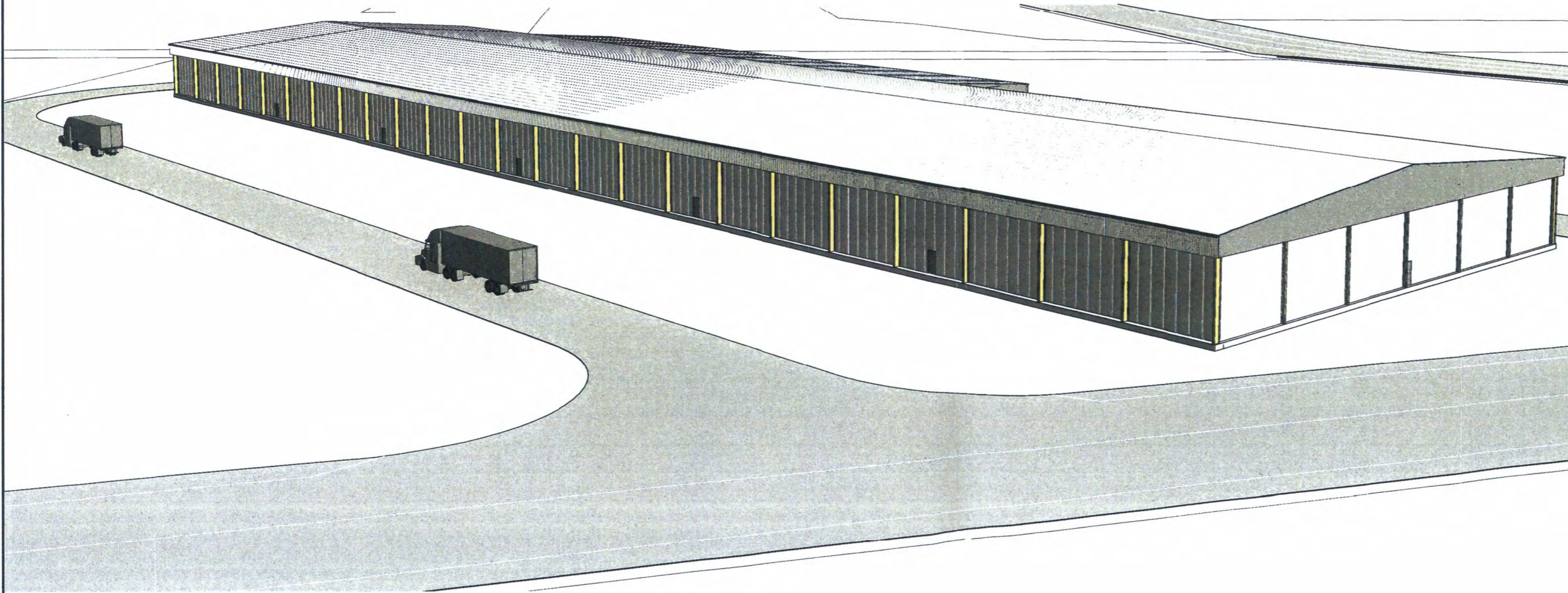
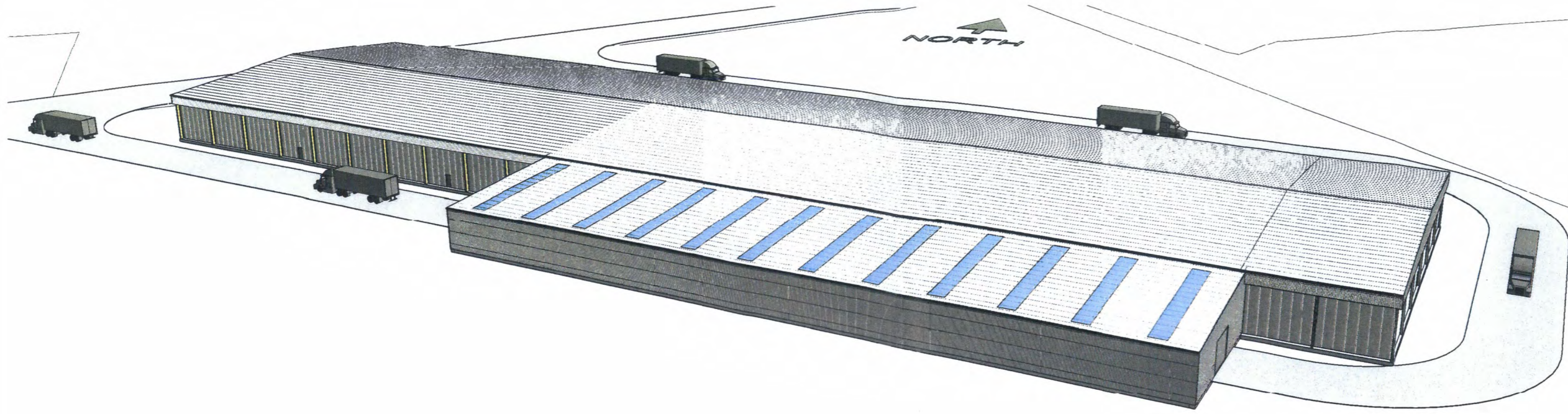
Title  
**OVERALL SITE PLAN AND OMAHU ROAD PERSPECTIVE**

Designed	AR	A1 Scale
Drawn	AM	As Indicated
Checked	AR	A3 Scale
Date	MAY 2016	1:2000
Project No.	Sheet	Revision
<b>J4084</b>	<b>101</b>	<b>1</b>

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Revision	Reason For Issue	Date	By
1	ISSUED FOR INFORMATION	31.05.2016	AM

THE CONTRACTOR IS TO BE AWARE OF ALL INSPECTIONS TO BE MADE BY THE ENGINEER AS A REQUIREMENT OF THE PRODUCER STATEMENT PS4 CONSTRUCTION REVIEW DOCUMENTATION. THE ENGINEER WILL REQUIRE 24 HOURS PRIOR NOTIFICATION WHEN ALL STRUCTURAL ELEMENTS ARE READY TO BE INSPECTED.

**stratagroup**  
CONSULTING ENGINEERS

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www.stratagroup.net.nz

PO BOX 758  
Business HQ  
1308 Queen Street East  
Hastings, New Zealand

Structural Fire Civil Project Management

Client

Project  
**PROPOSED NEW COOLSTORE AND CANOPY**  
**OMAHU ROAD**

Title  
**ARCHITECTURAL 3D VIEWS**

Designed	AR	A1 Scale
Drawn	AM	1:100
Checked	AR	A3 Scale
Date	MAY 2016	NTS

Project No.	Sheet	Revision
<b>J4084</b>	<b>A01</b>	<b>1</b>

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**Appendix B – Email correspondence with Lead Engineer – Ray O’Callaghan**

---

## Jason Tickner

---

**From:** Jason Tickner  
**Sent:** Tuesday, 16 February 2016 12:06 p.m.  
**To:** Ray O'callaghan  
**Subject:** Crasborn Block - Omaha Road North Industrial Zone Variation  
**Attachments:** sharp.scanner@cardno.co.nz\_20160216\_113932.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ray

I have just had a meeting Murray Gyde of Crasborn's who I have been acting for on a number of matters and recently he has discussed with me options for developing their site at the start (eastern most end) of the Omaha Road Rezoning strip. The site is shown below:



Murray on the whole is very happy with the proposed revision of the zoning as it will give Crasborn's enough room to develop a large coolstore facility at the rear of the site and possible some smaller commercial service industries along the Omaha frontage.

However given this is a single site and with no connect to other sites in the addition rezoning as well as having two road frontages Murray has been questioning whether the service strip for this block needs to be the full 24m in width? He agrees that the site still needs the service strip for stormwater disposal however given the two road frontages and no need to extend services east of the property the proposed service corridor could be limited to solely the stormwater

swale with the waste water, water supply and access all provided from both Omahu road and Raupare Road. I have attached a rough plan to show how this may work.

Are we able to discuss this proposal in further detail either over the phone or next time you are in the Bay?

Thanks

Jason Tickner  
SENIOR PLANNER  
CENTRAL NORTH ISLAND  
CARDNO



Phone +64 6 876 0007 DDI +64 6 975 6274 Mobile +64 22 043 3541  
Address 507 West Eastbourne Street, Hastings, New Zealand 4122  
Postal P.O. Box 222 Hastings 4156  
Email [jason.tickner@cardno.co.nz](mailto:jason.tickner@cardno.co.nz) Web [www.cardno.com](http://www.cardno.com)

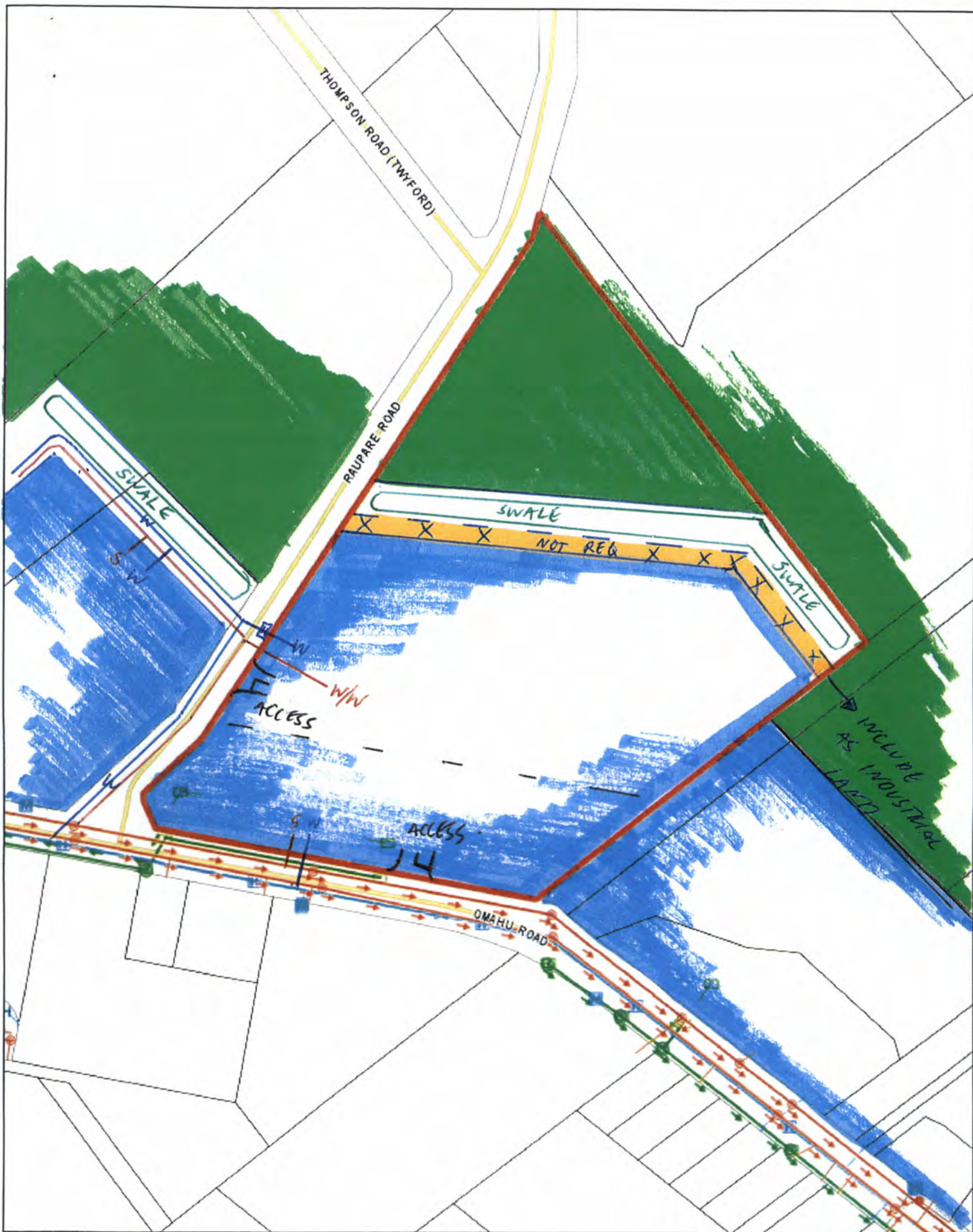
CONNECT WITH CARDNO    

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## Jason Tickner

---

**From:** Ray O'Callaghan <ray@ocallaghandesign.nz>  
**Sent:** Thursday, 16 June 2016 6:32 p.m.  
**To:** Jason Tickner  
**Subject:** Crasborn Site - Omahu Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Further to your query on the location of a services corridor, associated with Council's notified Plan Change, across the rear of your client's block at the intersection of Omahu Road and Raupare Road, I confirm that my understanding of the engineering thinking behind including the 7m wide strip for the services and access was to facilitate possible future subdivision at the rear of the lot between Raupare Road and the eastern boundary. If your client is proposing to construct a large cool store in this area of the lot and that development proposal involves a site/future lot that abuts Raupare Road in a manner that avoids the need to provide separate public services to the rear eastern corner of the site, via the services corridor, then I see no engineering reason why the services corridor could not be deleted from the Proposed Plan Change and Notice of Requirement. This is because the development could obtain sewer and water supply services from Raupare Road and, as the services corridor does not extend further to the east, it is not required to service other land holdings in this area. In addition, the deletion of the services corridor on your clients land would result in a more efficient use of his land. However, you have an obligation to advise your client that deletion of the services corridor would prevent him subdividing the site in the rear between Raupare Road and his eastern boundary as part of the preparation and lodgement of a submission on the Plan Change.

The proposed 17m wide corridor for stormwater disposal would still be required, as proposed by the Plan Change.

Ray O'Callaghan  
Engineering Director  
CPEng, FIPENZ  
O'Callaghan Design Ltd  
0292 448067

**Appendix C – Proposed Map 18**

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**Legend**

**Components of Infrastructure Service Corridor**

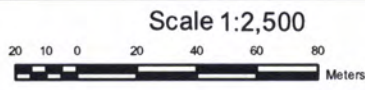
- Access, Water and Wastewater Corridor
- Stormwater Swale Corridor
- Proposed Turning Head
- Service Connectors

**Map 18**

**Omahu Road - Land Requirement Plan and Land Areas**



Map Produced using ArcMap



Projection: NZTM  
Datum: D\_NZGD\_2000

Original Size: A4  
Date: Wednesday, 4 May 2016

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED

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DISCLAIMER: The Hastings District Council cannot guarantee that the data shown on this map is 100% accurate.

**Form 5: Submission on variation to the  
Proposed Hastings District Plan**

**'Variation 1 - Omaha Industrial'**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: ..... (by authority) Submission Number: ..... 12

**RECEIVED**  
 20 JUN 2016  
 BY: [Signature] HDC

To

Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156  
Email: districtplanreview@hdc.govt.nz

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Dianne Vesty	Executive Officer	HB Fruitgrowers Assn Ind

**Trade Competition**

Submissions cannot be made 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**

The information contained in you submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information.

**1. Specific Provisions of Variation 1 – Omaha Industrial that my submission relates to are:**

**14.1.6A.2 Height in relation to boundary**

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**14.1.6A.3 Setbacks**

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**14.1.6A.5 Screening**

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**2. My submission is: (include whether you support or oppose the specific parts of the notice of requirement or wish to have them amended; and reasons for your views)**

**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.

While the area to be re-zoned is greater than in the HPUD Strategy (36 ha to 63 ha) HBFA in

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general support the larger area because provides the opportunity for the infrastructure necessary for the industry to be provided at a workable scale.

Of concern to HBFA is the interface between the land to be rezoned and the Plains Production Zone. While the Variation does address this in part HBFA considers that greater clarity would assist.

2. 14.1.6A.2 Height in relation to boundary

It is proposed to add a note to the General Performance Standard regarding height and where it will be assessed in relation to the interface with the Plains Production Zone.

***Note 1: In the case of the boundary of the Omahu North General Industrial Zone with the designated stormwater swale and / or access corridor, the recession plane calculation shall be from the Plains Production Zone side of this designated corridor.***

However a Note has no legal status so the wording needs to be incorporated into the General Performance Standard so that it can be applied.

**Decision Sought:**

Amend 14.1.6A.2 Height in relation to boundary as follows:

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

***In the case of the boundary of the Omahu North General Industrial Zone with the designated stormwater swale and / or access corridor, the recession plane calculation shall be from the Plains Production Zone side of this designated corridor.***

3. 14.1.6A.3 Setbacks

It is proposed to add a note to the General Performance Standard regarding storage setbacks and where it will be assessed in relation to the interface with the Plains Production Zone.

However a Note has no legal status so the wording needs to be incorporated into the General Performance Standard so that it can be applied.

In addition the exception for the setback should only apply to where there is a stormwater swale and access corridor. Where there is only an access corridor the buffer distance is less than where the access corridor is adjacent to the stormwater swale.

**Decision Sought:**

**Storage Setbacks**

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

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EXCEPT

***In the case of the boundary of the Omahu North General Industrial Zone with the designated stormwater swale and ~~or~~ access corridor, this storage setback rule shall not apply as the designated corridor will ensure a physical separation from industrial activities to adjoining Plains Production Zone properties. For the avoidance of doubt, this exemption does not apply where there is an easement for underground service connections only.***

4. **14.1.6A.5 Screening**

General Performance Standard 14.1.6A.5 provides for screening adjacent to other zones. It is proposed that where the boundary is adjacent to the designated stormwater swale corridor in the Omahu North General Industrial Zone screening would not be required.

The intent appears to be that the stormwater swale will provide sufficient distance so screening is not necessary.

However there are concerns about the interface with rural production activities occurring in the adjacent zone and that the requirement for a 1.8m high solid fence or a 2m wide landscaping strip, while still fairly inadequate to provide protection to rural production activities, should be required in the Omahu North Industrial Area.

This screening was a requirement of the Deferred Industrial Zone.

**Decision**

**sought:**

Amend 14.1.6A.5 Screening as follows:

All other internal boundaries adjacent to a Plains Production zone

Either a 1.8m high solid fence; or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Zone. ~~This requirement does not apply to boundaries adjacent to the designated stormwater swale corridor in the Omahu North General Industrial Zone.~~

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3. I seek the following decision from the territorial authority:

*(Give precise details, this section must be completed to ensure a valid submission)*

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4.  I wish to be heard in support of my submission.

~~I do not wish to be heard in support of my submission~~

5.  If others make a similar submission, I will consider presenting a joint case with them at a hearing  
 I would not consider presenting a joint case

\_\_\_\_\_  
**Signature of submitter**

\_\_\_\_\_  
Date

*(or person authorised to sign on behalf of submitter)*

*(A signature is not required if you make your submission by electronic means)*

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## 6. Submitter Contact Details

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