



**Omahu Road  
Infrastructure Servicing Corridor**

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**Notice of Requirement**

In support of Proposed Omahu Variation to the Hastings District Plan

**May 2016**

## Table of Contents

Part 1 - Notice of Requirement for a Designation for a infrastructure servicing corridor at Omahu Road (northern side)	Part 1
Part 2 - Supporting Information	Part 2
Introduction	1.0
Background	2.0
Site Description	3.0
Project Description	5.0
Objectives of Project	6.0
Statutory Assessment	7.0
Part 2 RMA	8.0
Regional Policy Statement	9.0
Hastings District Plan	10.0
Other relevant documents	11.0
Actual and Potential effects on the Environment	12.0
Alternatives and Necessity	13.0
Consultation	14.0
Conclusion	15.0
Schedule 1: Land Requirement Plans (Aerial Map with proposed Infrastructure Service Corridor)	Schedule 1
Schedule 2: Table of Land Subject to Notice of Requirement	Schedule 2

## **PART 1 - NOTICE OF REQUIREMENT FOR A DESIGNATION FOR AN INFRASTRUCTURE SERVICING CORRIDOR AT OMAHU ROAD, HASTINGS**

### Notice of Requirement for a Designation under Section 168A of the Resource Management Act 1991

To: Hastings District Council (in its capacity as a Consent Authority)  
Private Bag 9002  
Hastings

From: Hastings District Council (in its capacity as a Requiring Authority)  
Private Bag 9002  
Hastings

1. **HASTINGS DISTRICT COUNCIL** gives notice of its requirement for the following designation for a public work to be included in the Hastings District Plan:

#### **Infrastructure Servicing Corridor at Omahu Road, Hastings**

The public work authorised by the designation is the construction, operation and maintenance of an infrastructure servicing corridor to provide reticulated water supply, waste water disposal and stormwater disposal to ensure that the new Industrial zone can be appropriately serviced.

2. **Land to which this requirement applies is as follows:**

The area to which the requirement applies is located on the north west side of Hastings City and is described as follows:

- A corridor of land extending in a north west direction from the corner of Omahu Road and Raupare Road to Kirkwood Road (which is on the southern side of Omahu Road);
- The corridor of land is approximately 3km long;
- The corridor is 24 metres wide at the points where there will be a swale;
- The corridor is approximately 7 metres wide where there is no swale, but provides for maintenance access, water and waste water pipes;
- The corridor will be set back between from Omahu Road at a distance varying from approximately 150 metres and 300 metres.

The properties subject to this Notice of Requirement are shown on Land Requirement Plan and Table presented in Appendix 1 which forms part of this Notice of Requirement.

**3. The nature of the proposed work is:**

- Council will construct the sewer, and water pipelines and the access road to service the proposed industrial zone;
- Council will purchase land for the services corridor (including stormwater swale corridor)
- Individual land owners will construct their stormwater swale within the corridor
- Easements will be provided for properties in the proposed industrial zone that do not have direct access to the infrastructure services corridor

HBRC resource consent for stormwater discharge to be retained by HDC for the corridor.

This is more fully described in the Servicing Report in Appendix 2 to this report.

4. The effects that the public work may have on the environment, and the ways in which any adverse effects will be mitigated, are set out in the attached Assessment of Environmental Effects.
5. Whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work.

This Notice of Requirement to designate a three waters servicing corridor is an alternative to that proposed in Plan Change 57 and the associated Notice of Requirement for the servicing corridor of that plan change (HDC reference RMA20120268). The relevant pages of the NOR (RMA20120268) are appended to this report.

Details as to the assessment of alternative sites, routes or methods is set out in Section 13 of the supporting Assessment of Environmental Effects.

6. The work and designation are reasonably necessary for achieving the objectives of the Requiring Authority for the following reasons:

*Objectives of Requiring Authority*

The objectives of the Requiring Authority are;

- to provide sufficient land for the infrastructure servicing of a new industrial zone on the northern side of Omahu Road, Hastings.
- To enable the efficient, effective and timely implementation of the physical infrastructure necessary to service the area.
- To manage stormwater via a Council owned service corridor.

### The Work

The proposed work is a new servicing corridor that is 24m wide in all sections that require the stormwater solution i.e. at the rear of each site. However, there are some sections of the corridor (along the side boundaries of sites) where it is only necessary for water and waste water services and is not required to have stormwater disposal.

The corridor will be reduced to 7 metres with width in these sections to enable waste water and water supply continuity. The corridor typically provides sufficient width to form a swale area for stormwater detention purposes, a formed access track to provide access to maintain the stormwater swale, the sewer reticulation system and to access the water main for both maintenance and for fire-fighting situations.

The work will achieve the above objectives in the following ways:

- by ensuring that there is sufficient land for the infrastructure servicing of a new industrial zone on the northern side of Omahu Road, Hastings.
- By enabling the efficient, effective and timely implementation of the physical infrastructure necessary to service the new industrial area.
- To effectively and efficiently manage stormwater via a Council owned service corridor.

### The Designation

Designation is reasonably necessary for achieving the objectives because:

- It will allow the infrastructure required to service industrial development at Omahu North to be constructed, operated and maintained notwithstanding anything to the contrary in the operative or proposed Hastings District Plan. This work extends over various properties held in private and public ownership with different zoning under the District Plan;
- It will allow the land required to be identified in the Hastings District Plan, giving a clear indication of the intended use of the land;
- It will enable the construction of the servicing corridor to be undertaken in a comprehensive and integrated manner;
- It will protect the proposed servicing corridor from future development which may otherwise preclude the construction of the work.
- It is designed to recognise the servicing needs of individual sites and the environmental effects on adjoining properties.

7. The consultation undertaken with parties that are likely to be affected by this Notice of Requirement is as described in the Summary of Consultation (Appendix 3)
8. Hastings District Council hereby requests that the requirement for an outline plan be waived under s. 176A(2)(c), on the basis that sufficient information has been provided and will be incorporated into the designation.
9. Hastings District Council provides the following information which relates to this Notice of Requirement:
  - Part A – RMA requirements
    - 1) Notice of Requirement (this document)
    - 2) Supporting Information including Assessment of Environmental Effects
    - 3) Summary of Consultation
  - Part B – Appendices
    - 1) Water, Waste Water and Stormwater Servicing Report – Author Ray O’Callaghan
    - 2) Soils Assessment
    - 3) HBRC Resource Consent – DP120072L and DP120073W
    - 4) Proposed Omahu Road North Industrial Zone Land Extension for Industrial Development and Servicing/Other Purposes – Economic Impact Assessment

Dated this 5th day of May 2016

Signed on behalf of Hastings District Council:

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Group Manager: Asset Management, Craig Thew

Address for Service:  
Hastings District Council  
Private Bag 9002  
Hastings  
Attention: Megan Gaffaney  
Telephone: (06) 871 5000  
Email: [megang@hdc.govt.nz](mailto:megang@hdc.govt.nz)

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**Schedule 1**

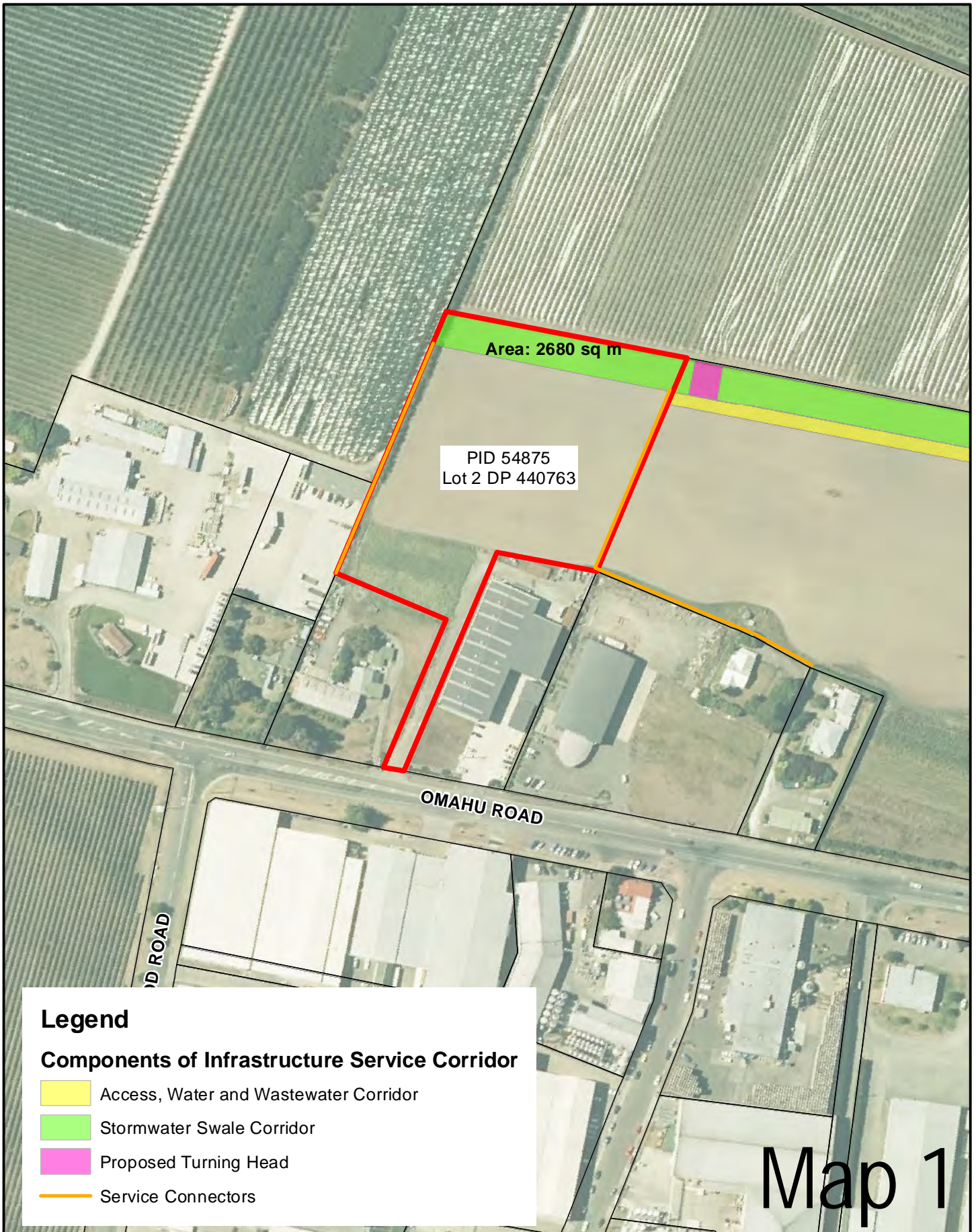
Land Requirement Table  
Legal Descriptions

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**Designation requirements for Infrastructure Service Corridor**

<b>Property No (PID)</b>	<b>Address</b>	<b>Legal Description</b>	<b>Total Area (m<sup>2</sup>)</b>	<b>Map No</b>
54875	1393 Omaha Road HASTINGS 4120	Lot 2 DP440763	2680	1
54875	1393 Omaha Road HASTINGS 4120	Lot 2 DP416250	8068	2
54876	1 Twyford Road TWYFORD 4175	Lot 1 DP 2209	4692	3
54958	4 Twyford Road TWYFORD 4175	Lot 1 DP2767	2296	4
54879	55 Twyford Road TWYFORD 4175	Lot 2 DP425145	4011	5
54962	1337 Omaha Road HASTINGS 4120	PT Lot 1 DP 4953	4973	6
54879	55 Twyford Road TWYFORD 4175	Lot 2 DP328509	905	7
54965	1309 Omaha Road HASTINGS 4120	Lot 2 DP 24260	5157	8
100748	18 Jarvis Road TWYFORD 4175	Lot 2 DP 402958	4165	9
101508	Jarvis Road TWYFORD 4175	LOT 2 DP 419221	9208	10
54983	1241 Omaha Road HASTINGS 4120	Lot 3 DP 27351	2412	11
54984	Omaha Road HASTINGS 4120	LOT 2 DP 8336	1148	12
100155	1219 Omaha Road HASTINGS 4120	Lot 2 DP377104	1668	13
54985	1215 Omaha Road HASTINGS 4120	Lot 2 DP22884	3892	14
80025	1189 Omaha Road HASTINGS 4120	LOT 3 DP 22884	191	15
80025	1189 Omaha Road HASTINGS 4120	LOT 2 DP 342661	563	16
59723	15 Raupare Road TWYFORD 4175	LOT 2 DP 22262	1109	17
54986	7 Raupare Road TWYFORD 4175	LOT 1 DP 22262	1973	18
55033	Omaha Road HASTINGS 4120	SEC 1 SO 486816	6433	19





**Legend**

**Components of Infrastructure Service Corridor**

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

Map 1

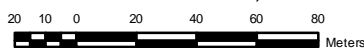
**Omahu Road - Land Requirement Plan and Land Areas**



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**Legend**

**Components of Infrastructure Service Corridor**

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

Map 2

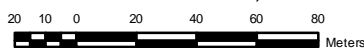
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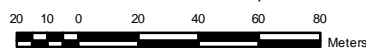
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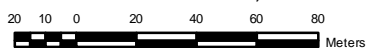
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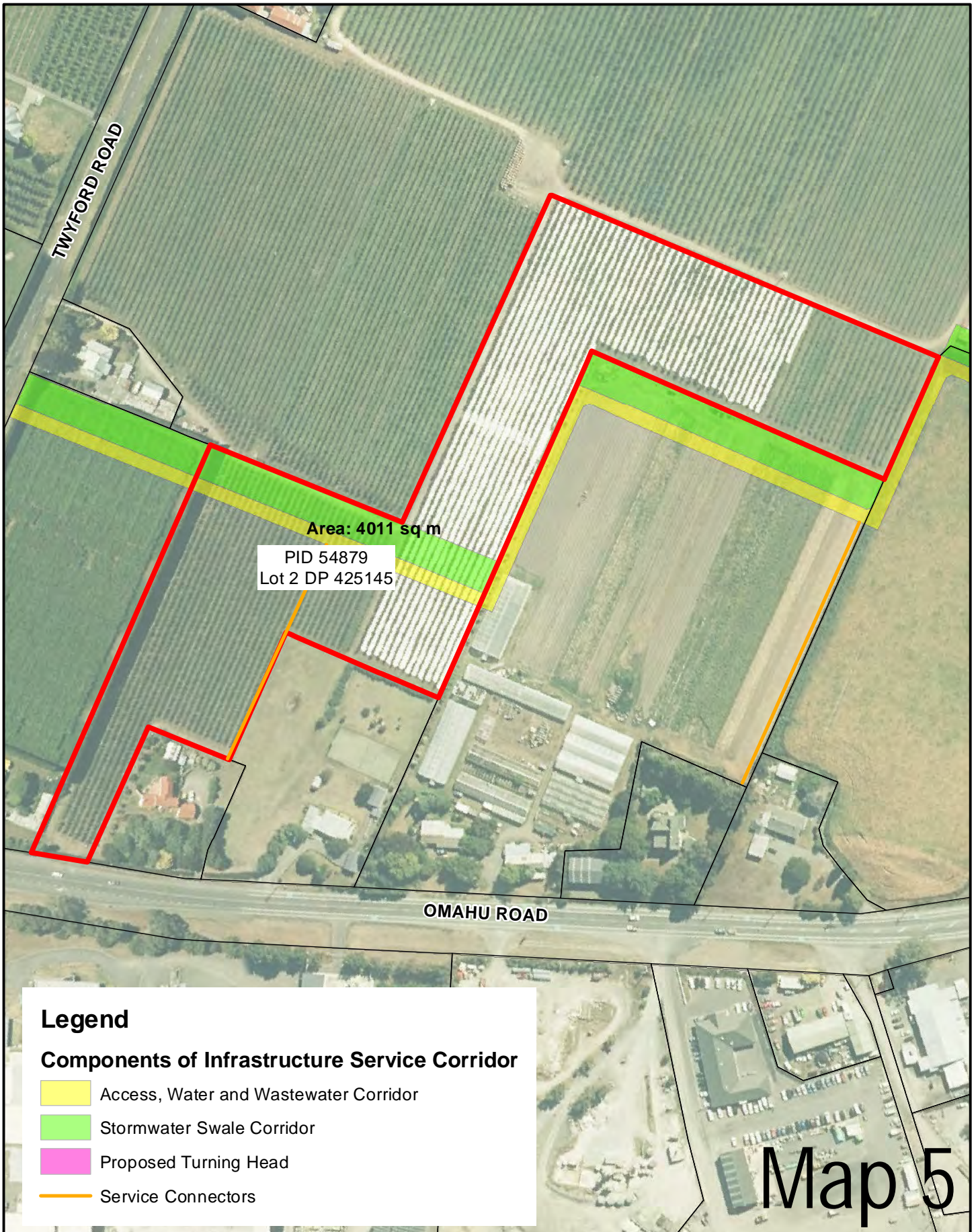
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Map 5

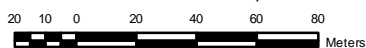
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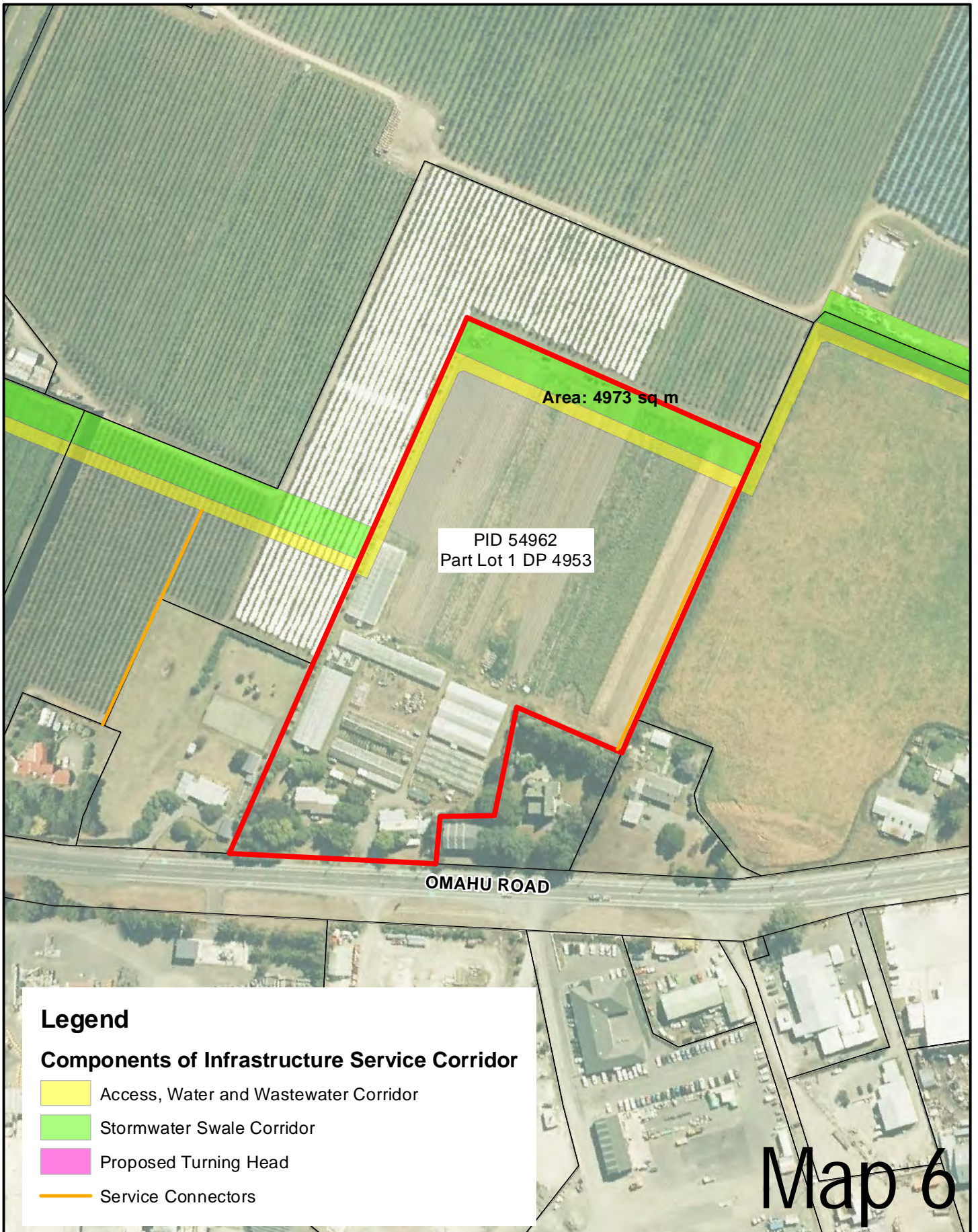
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## Omahu Road - Land Requirement Plan and Land Areas

**HASTINGS**  
DISTRICT COUNCIL

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Meters

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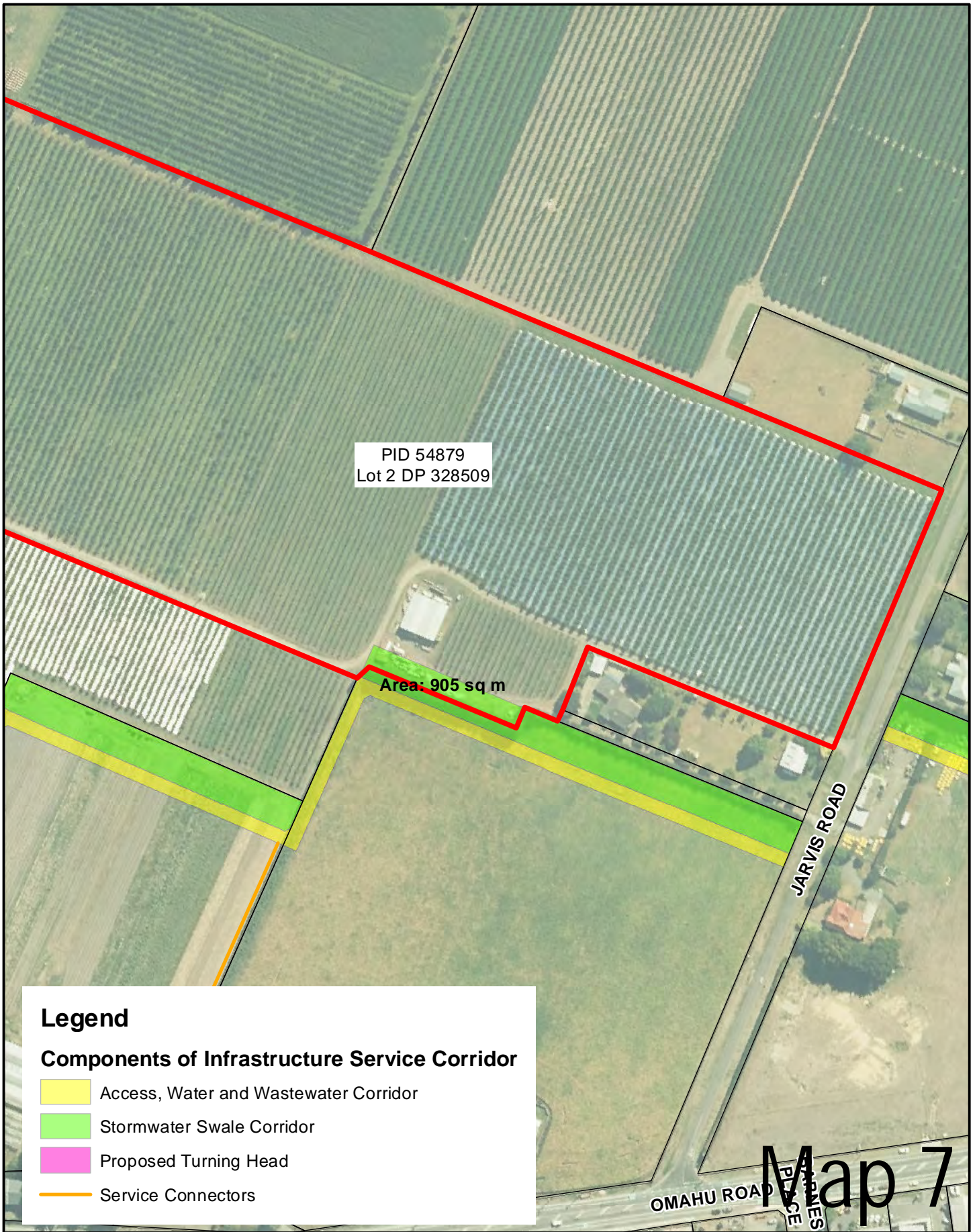
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**Legend**

**Components of Infrastructure Service Corridor**

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

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

**HASTINGS**  
DISTRICT COUNCIL

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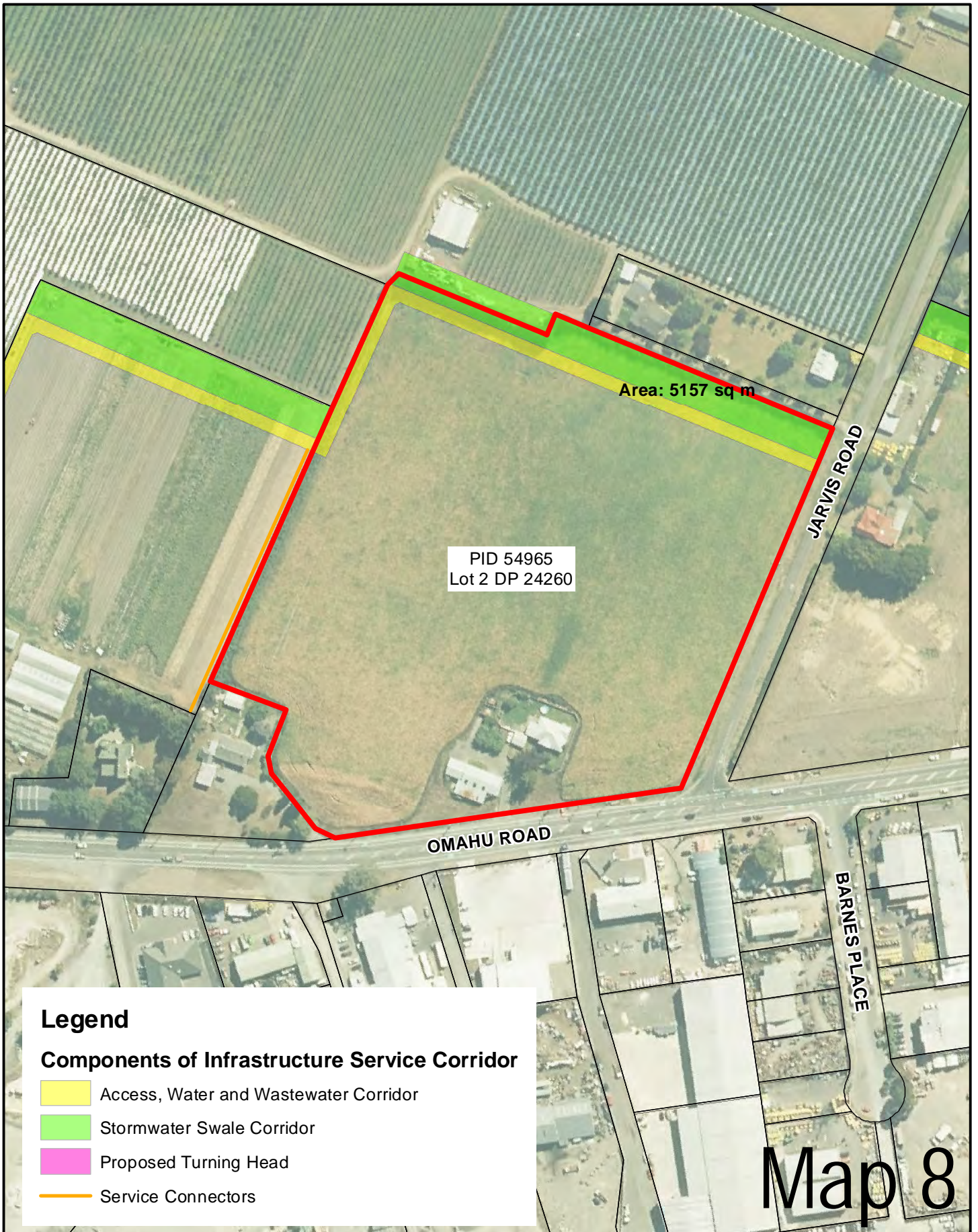
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**Legend**

**Components of Infrastructure Service Corridor**

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

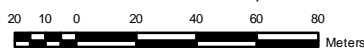
**Omahu Road - Land Requirement Plan and Land Areas**



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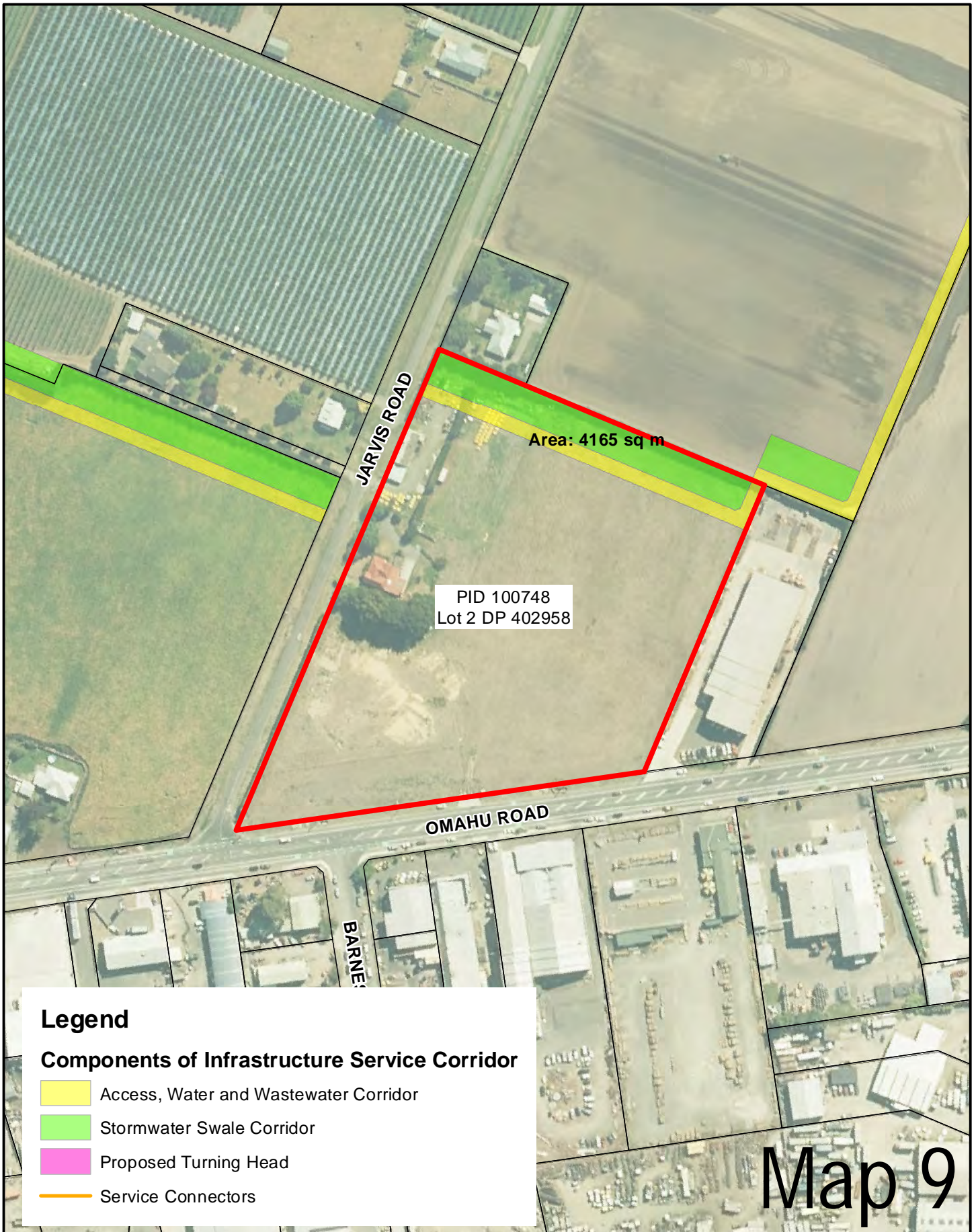
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# Map 9

**Legend**

**Components of Infrastructure Service Corridor**

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

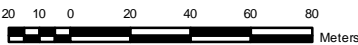
## Omahu Road - Land Requirement Plan and Land Areas



**HASTINGS**  
DISTRICT COUNCIL

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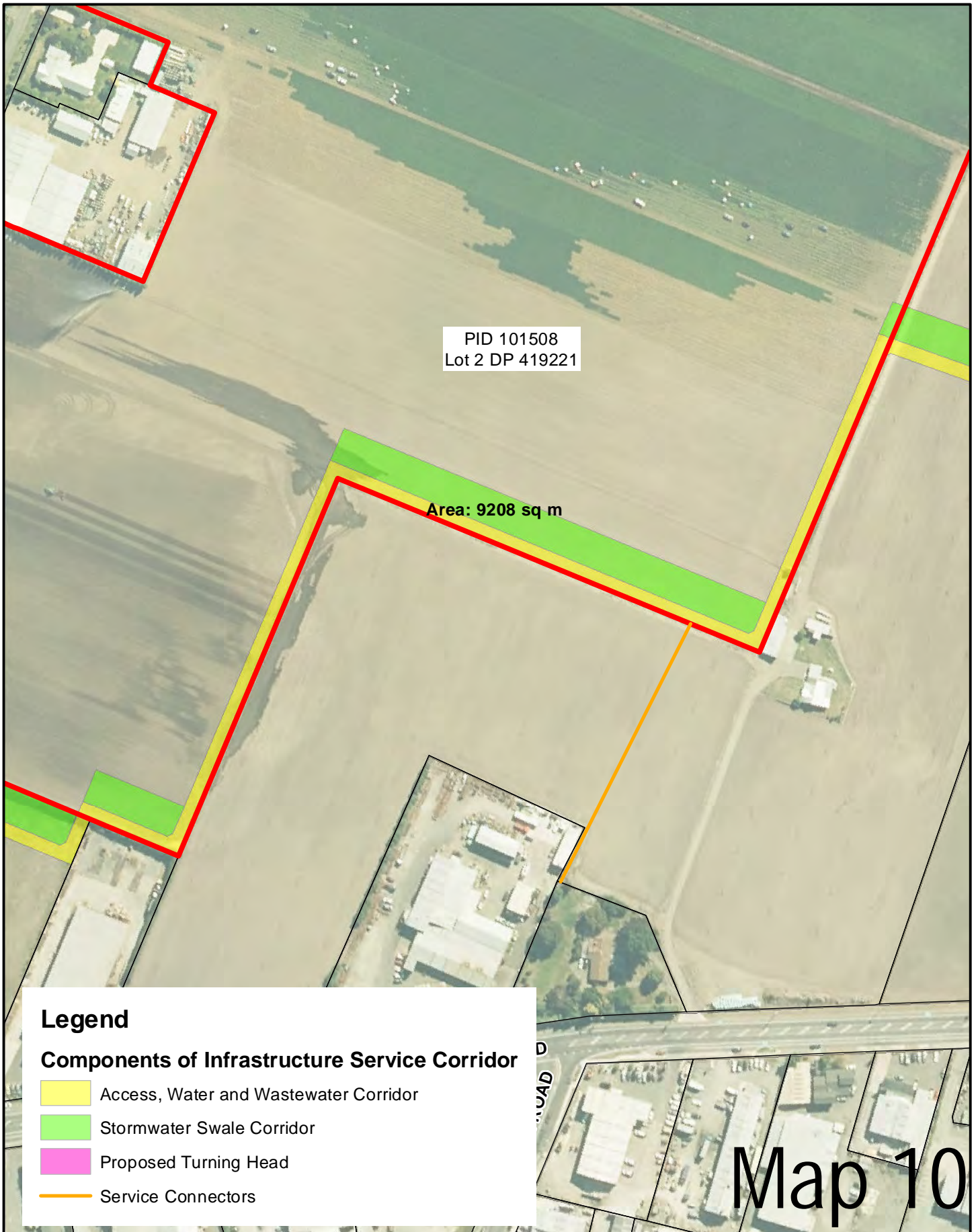
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PID 101508  
Lot 2 DP 419221

Area: 9208 sq m

**Legend**

**Components of Infrastructure Service Corridor**

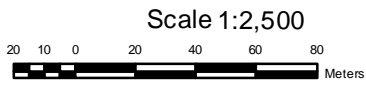
- Access, Water and Wastewater Corridor
- Stormwater Swale Corridor
- Proposed Turning Head
- Service Connectors

Map 10

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



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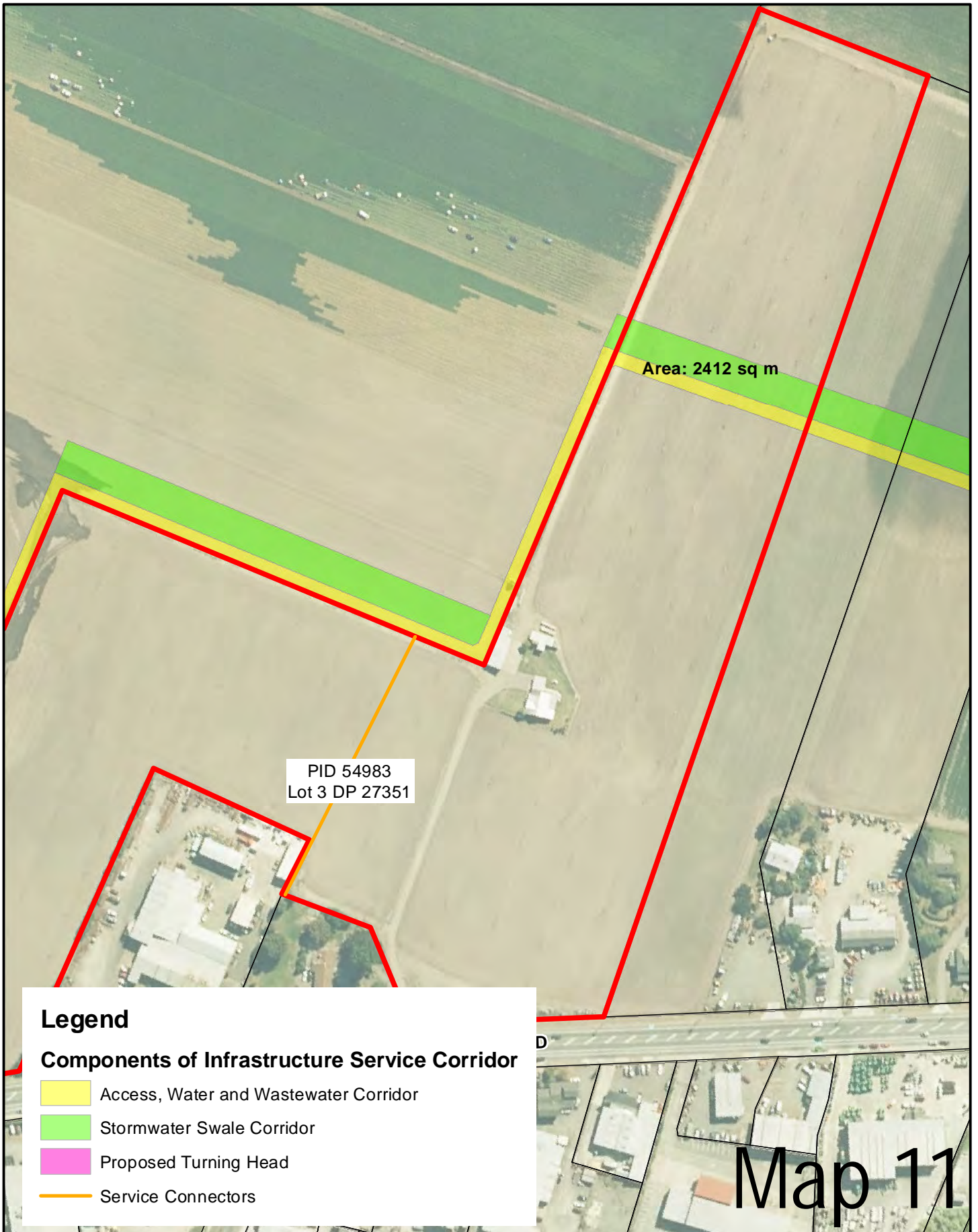
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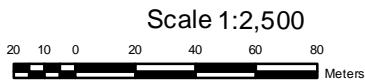


Map 11

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



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PID 54984  
Lot 2 DP 8336

Area: 1148 sq m

**Legend**

**Components of Infrastructure Service Corridor**

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

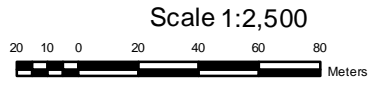


Map 12

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



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




PID 100155  
Lot 2 DP 377104

Area: 1668 sq m

### Legend

#### Components of Infrastructure Service Corridor

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

# Map 13

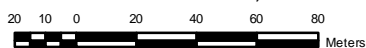
## Omahu Road - Land Requirement Plan and Land Areas



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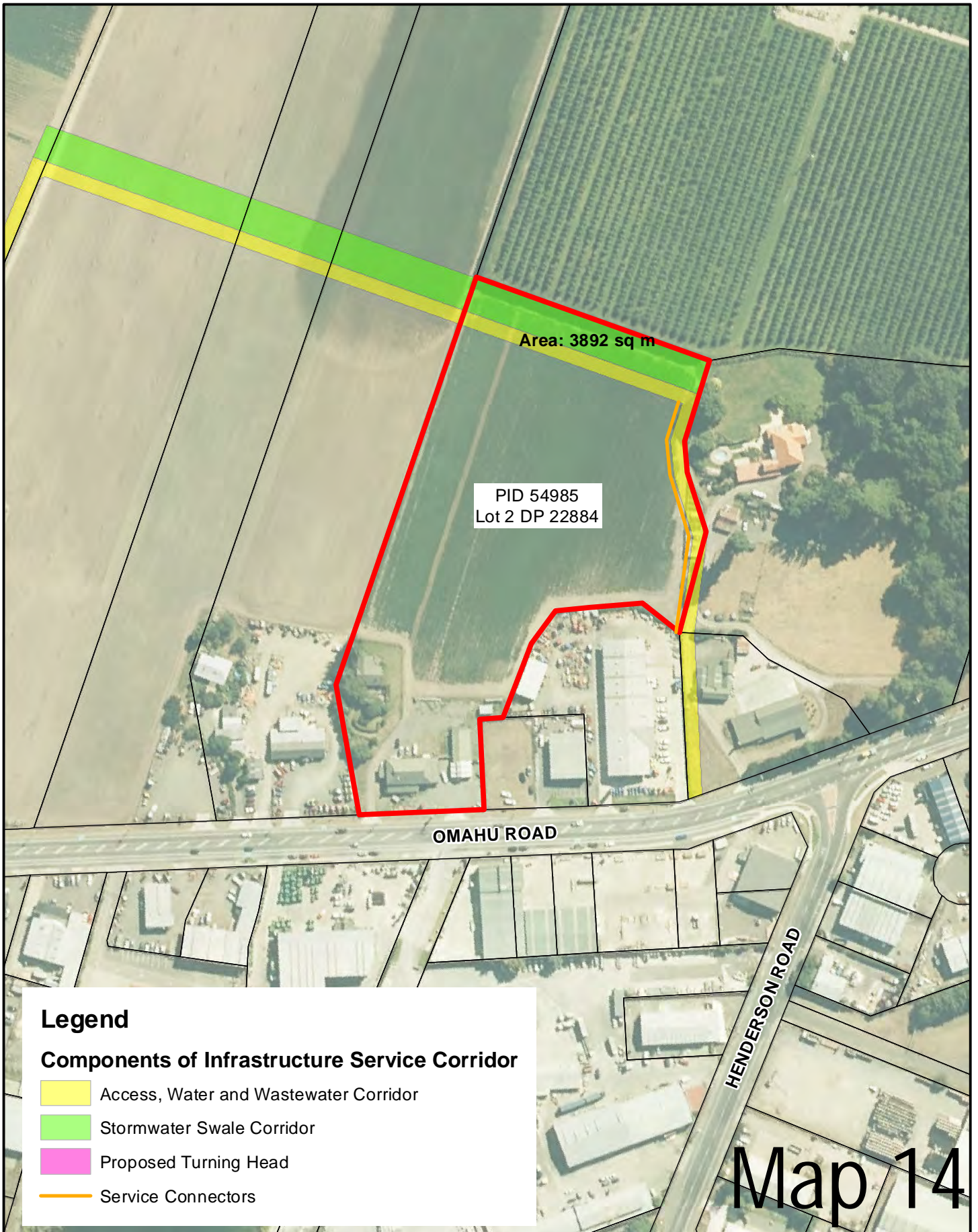
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Map 14

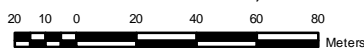
## Omahu Road - Land Requirement Plan and Land Areas



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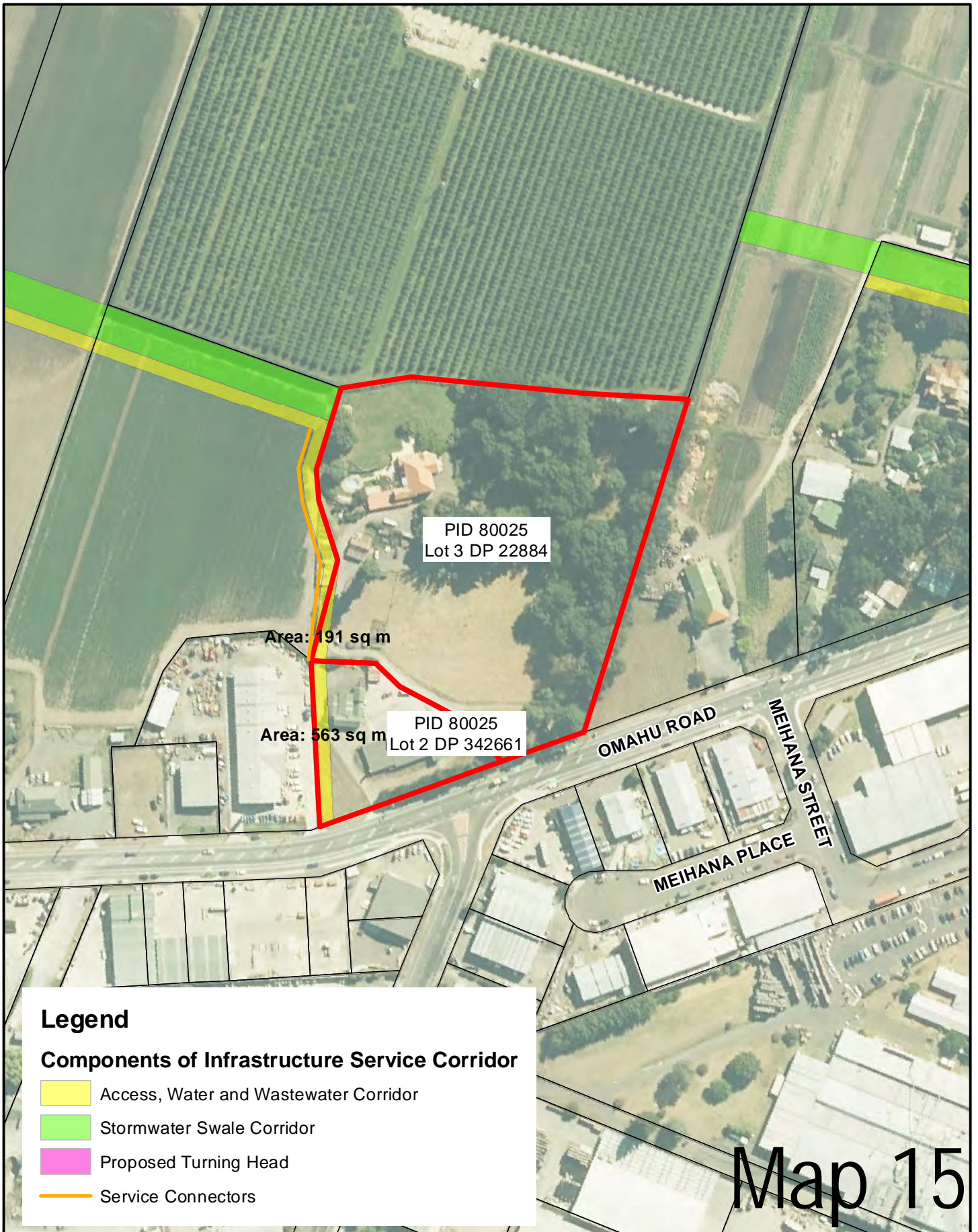
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**Legend**

**Components of Infrastructure Service Corridor**

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

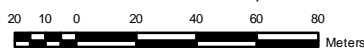
**Omahu Road - Land Requirement Plan and Land Areas**



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Scale 1:2,500



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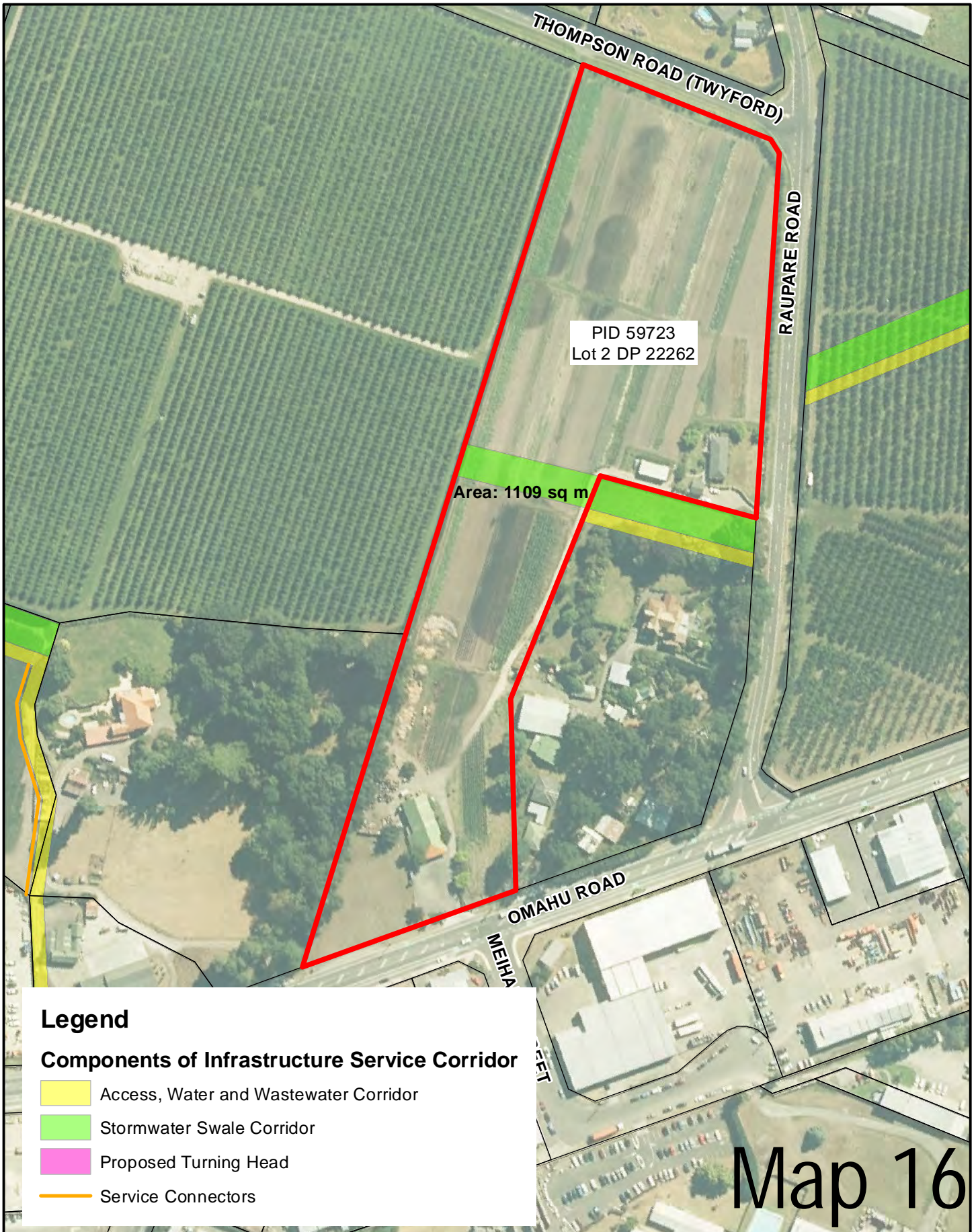
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# Map 16

## Legend

### Components of Infrastructure Service Corridor

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

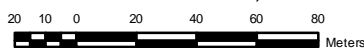
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**Legend**

**Components of Infrastructure Service Corridor**

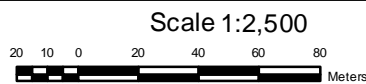
- Access, Water and Wastewater Corridor
- Stormwater Swale Corridor
- Proposed Turning Head
- Service Connectors

Map 17

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



Map Produced using ArcMap



Projection: NZTM  
Datum: D\_NZGD\_2000

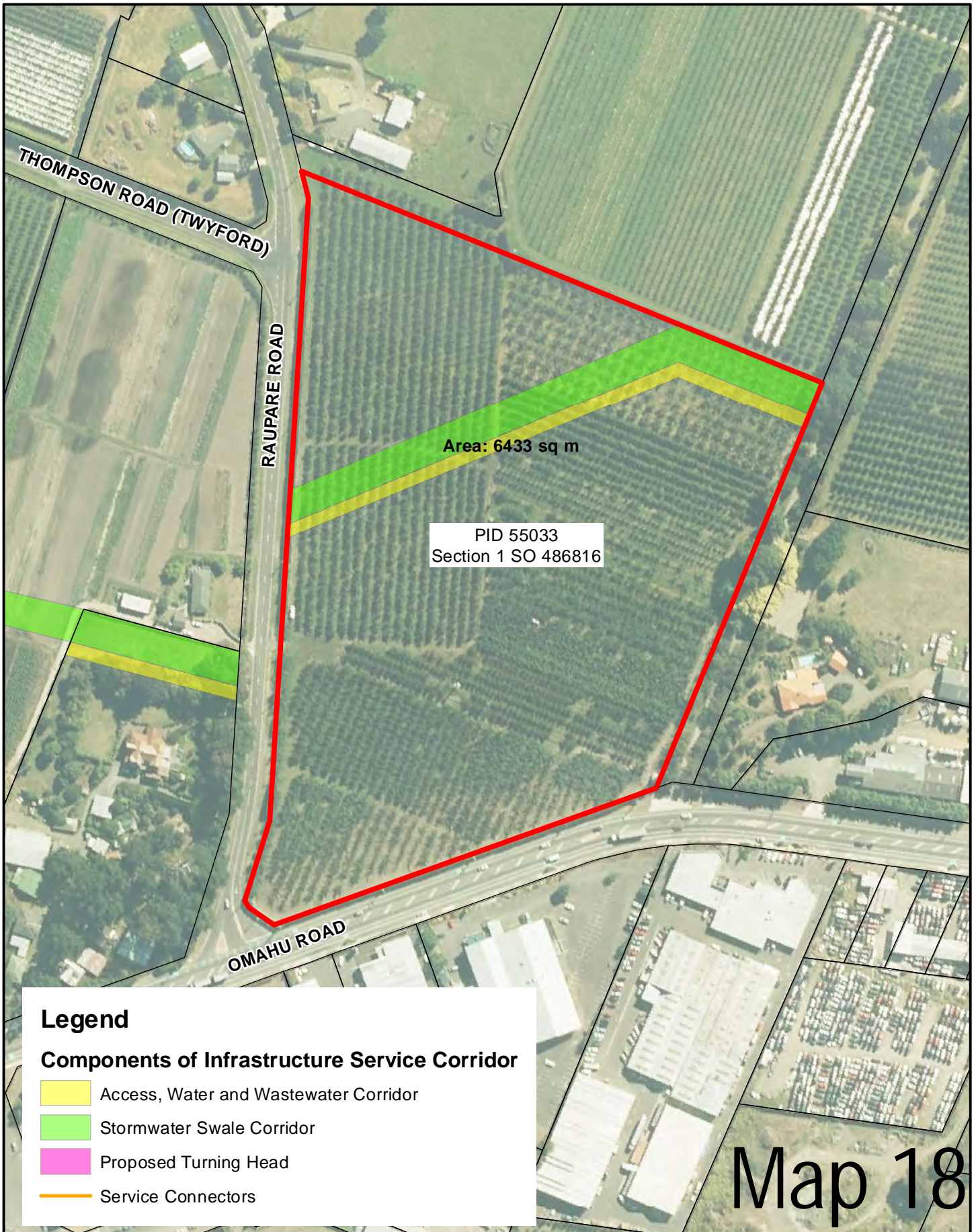
Original Size: A4  
Date: Wednesday, 4 May 2016

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).  
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DISCLAIMER: The Hastings District Council cannot guarantee that the data shown on this map is 100% accurate.





**Legend**

**Components of Infrastructure Service Corridor**

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

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

**HASTINGS**  
DISTRICT COUNCIL

Map Produced using ArcMap

Scale 1:2,500

Projection: NZTM  
Datum: D\_NZGD\_2000

Original Size: A4  
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