

**Form 21: Submission on Notice of Requirement for Designation – Omahu Industrial Infrastructure Servicing Corridor**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: 20 JUN 2016 (by authority)

Submission Number: 01

RECEIVED  
BY: *M. G. G.*

To

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

**Name of Submitter(s)**

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

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omahu Industrial).  The land to which the requirement applies is on the northern side of Omahu Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

*Lot 1 DP 22262 - 7 Raupare Rd - CTAB P1/1175*

**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 Designation of the Infrastructure Corridor for the Industrial Land Re Zone in principle provided it has the full support of other affected property owners*
- (b) *However - I have reservations about the Corridor through our property as it is isolated from other properties within the Re Zone area.*

and therefore lacks continuity. Consequently the Corridor may be inappropriate for our property and may not be cost effective. We reserve the right to re consider this at the Resultant Hearing. We understand that other submitters may have similar reservations

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

- Confirm the requirement for designation       Modify the requirement  
 Impose conditions       Withdraw the requirement

(Give precise details, including the general nature of any conditions sought)

See paragraph 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

**Signature of submitter**

(or person authorised to sign on behalf of submitter)

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:

8785623

RDS Hastings

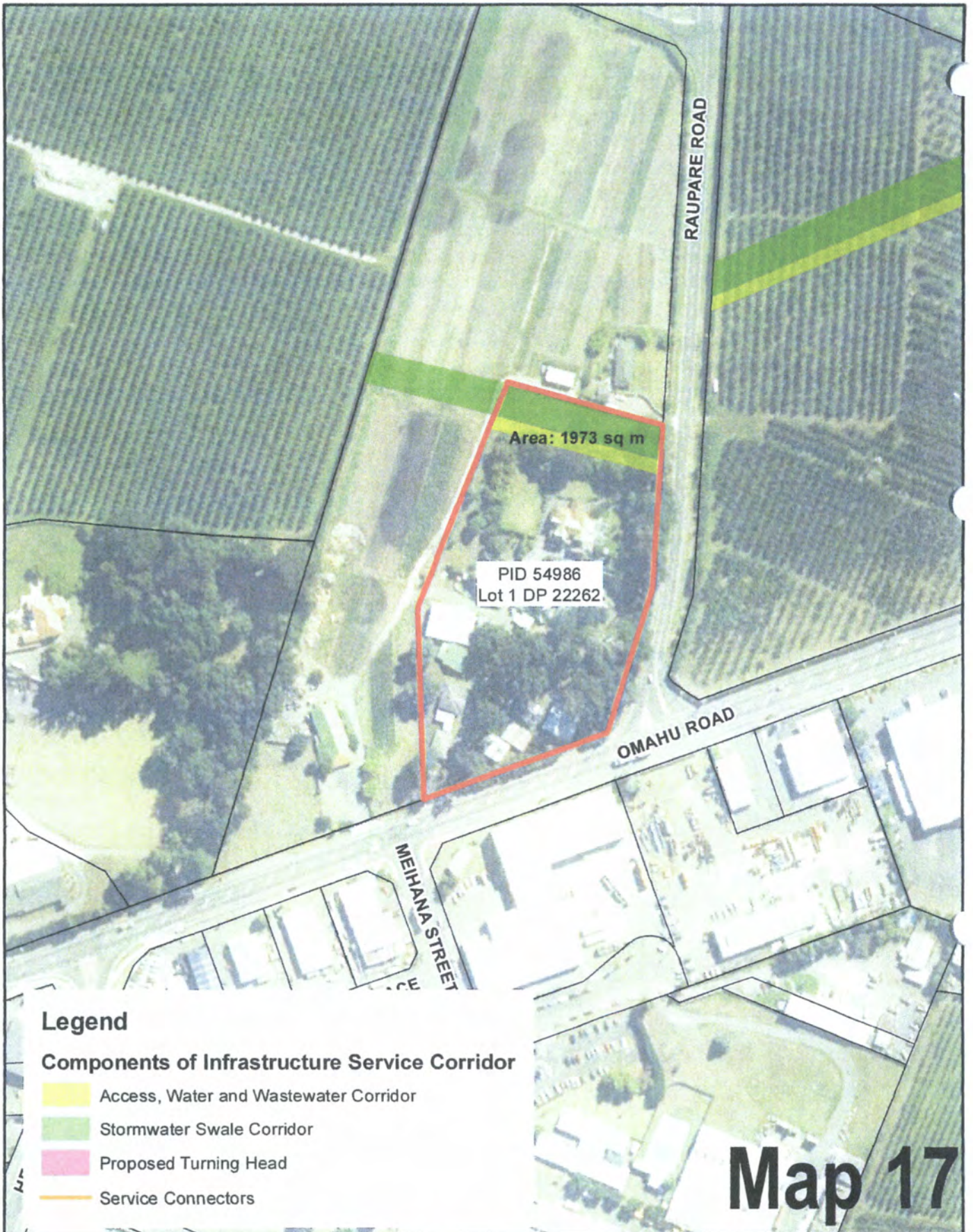
Fax Number:

8783489

Mobile Phone Number:

Email Address:

Shanco@xtra.co.nz



**Legend**

**Components of Infrastructure Service Corridor**

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

**Map 17**

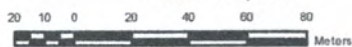
**Omahu Road - Land Requirement Plan and Land Areas**



Map Produced using ArcMap



Scale 1:2,500



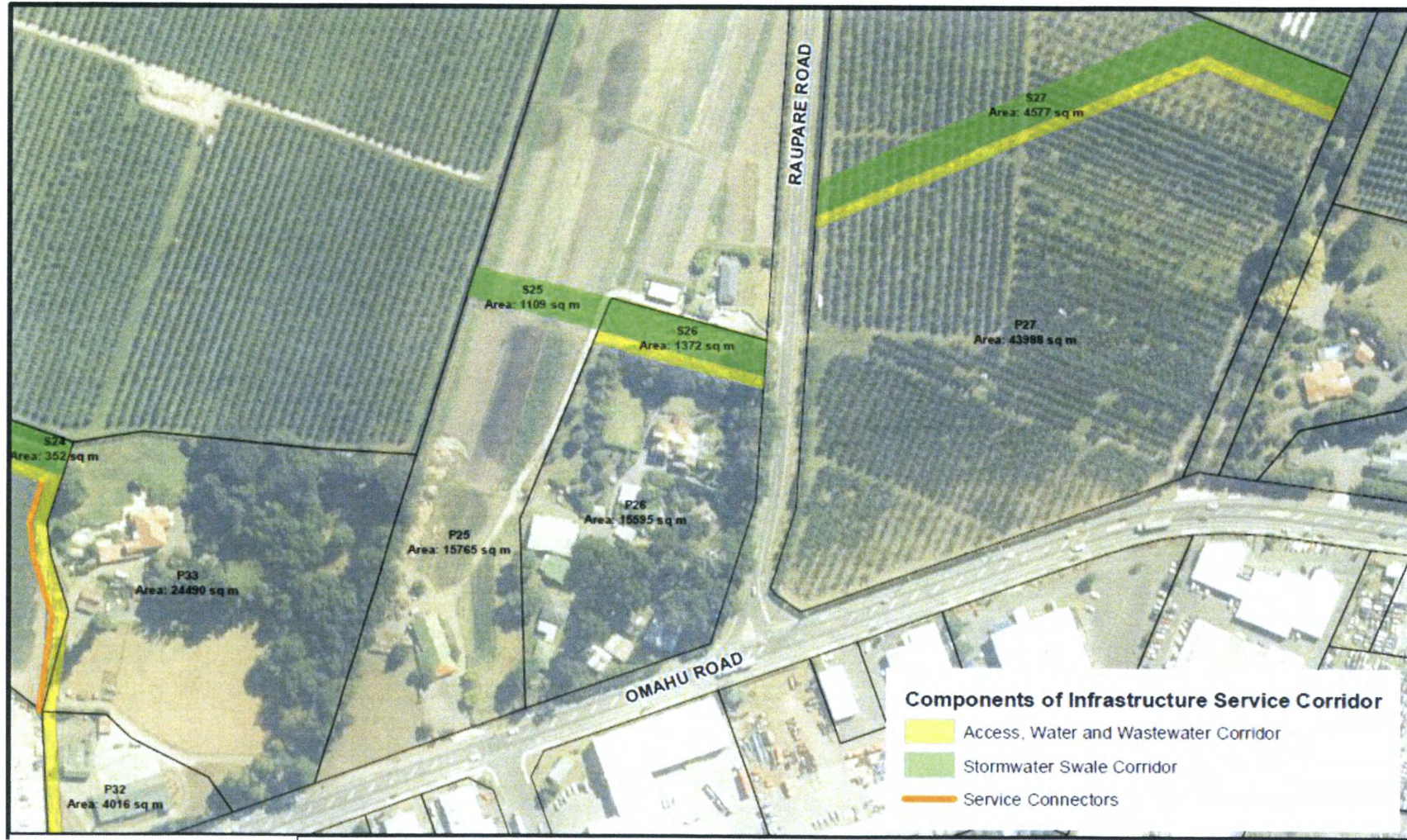
Projection: NZTM  
Datum: D\_NZGD\_2000

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 21: Submission on Notice of Requirement for Designation – Omahu Industrial Infrastructure Servicing Corridor**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: 20 JUN 2016 (by authority)

Submission Number: 02

RECEIVED

To

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

**Name of Submitter(s)**

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

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omahu Industrial).  The land to which the requirement applies is on the northern side of Omahu Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

- Location of the proposed infrastructure corridor – Variation 1 – Omahu Industrial

**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 proposed location as it offers a buffer zone between the proposed industrial zoning which borders on the plain zone properties (specifically ours).

We would not support it being moved from the proposed position as it offers a best possible buffer zone between our plain zone residential property and the proposed industrial zone.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- Confirm the requirement for designation
- Modify the requirement
- Impose conditions
- Withdraw the requirement

*(Give precise details, including the general nature of any conditions sought)*

We support the location of the notice of requirement for designation – Omaha Industrial Infrastructure imposed as notified and therefore seek no changes.

We would request that further consideration is made to noise, environmental, hazardous substances and operation days/hours.

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

We would request imposing that the servicing corridor is heavy planted on the notional boundary bordering the plain zoned properties (specifically our boundaries). This will mitigate any noise and environmental and hazardous substances created by the activities of the industrial zoned land users.

- 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)*

20/06/2016  
\_\_\_\_\_  
*Date*

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

**6. Submitter Contact Details**

Contact Person: Andrew & Rochelle Hope  
Postal address for service of submitter: 30 Jarvis Road  
RDS Myford Hastings  
Daytime Phone Number: Andrew: 021 134 9818 Rochelle: 021 0253 0345  
Fax Number: n/a  
Mobile Phone Number: as above  
Email Address: hbtling@xtra.co.nz

**Note to Submitter**

You must serve a copy of your submission to Asset Management Group, Hastings District Council as soon as reasonably practicable after you have served your submission on the Hastings District Council.

The address for service for Asset Management Group, Hastings District Council is:

Group Manager: Asset Management

Planning & Regulatory Group

Hastings District Council

Private Bag 9002

Hastings 4156

27 MAY 2016

# Form 21: Submission on Notice of Requirement for Designation – Omahu Industrial Infrastructure Servicing Corridor

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: .....(by authority)

Submission Number:.....03.....

**To**

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

**Name of Submitter(s)**

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

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omahu Industrial).  The land to which the requirement applies is on the northern side of Omahu Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

Four properties passed Kirkwood Road - 'West' include  
 HDC doc - Omahu Road Industrial - Notice of Requirement 12.5 'road runoff'

**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)

Support that at least four properties passed Kirkwood Road are included in Omahu Road Designation and Industrial Zone which are shown on Variation 1 - Omahu Industrial Planning Map - 21 May 2016  
 Planning Map attached. in 'colour'



Document: Hastings District Council May 2016

Omahu Road industrial - Notice of Requirement page attached

12.5 Southland Drain Options

Only support Southland Drain Options 1 and 3

Oppose the other options

Note: Only for road runoff - road stormwater

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

Confirm the requirement for designation

Modify the requirement

Impose conditions

Withdraw the requirement

*(Give precise details, including the general nature of any conditions sought)*

That all road runoff - road stormwater from the north eastern side of the road carriage way shall be conveyed to the upper Southland Drain system after prior treatment of gross pollutant trap and sump.

That at least four properties passed Kirkwood Road are included in Omahu Road Designation and Industrial Zone

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

DW Renouf

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

Two pages attached

**6. Submitter Contact Details**

Contact Person:

David W. Renouf

Postal address for service of submitter:

603 A Ballantyne Street  
Hastings 4120

Daytime Phone Number:

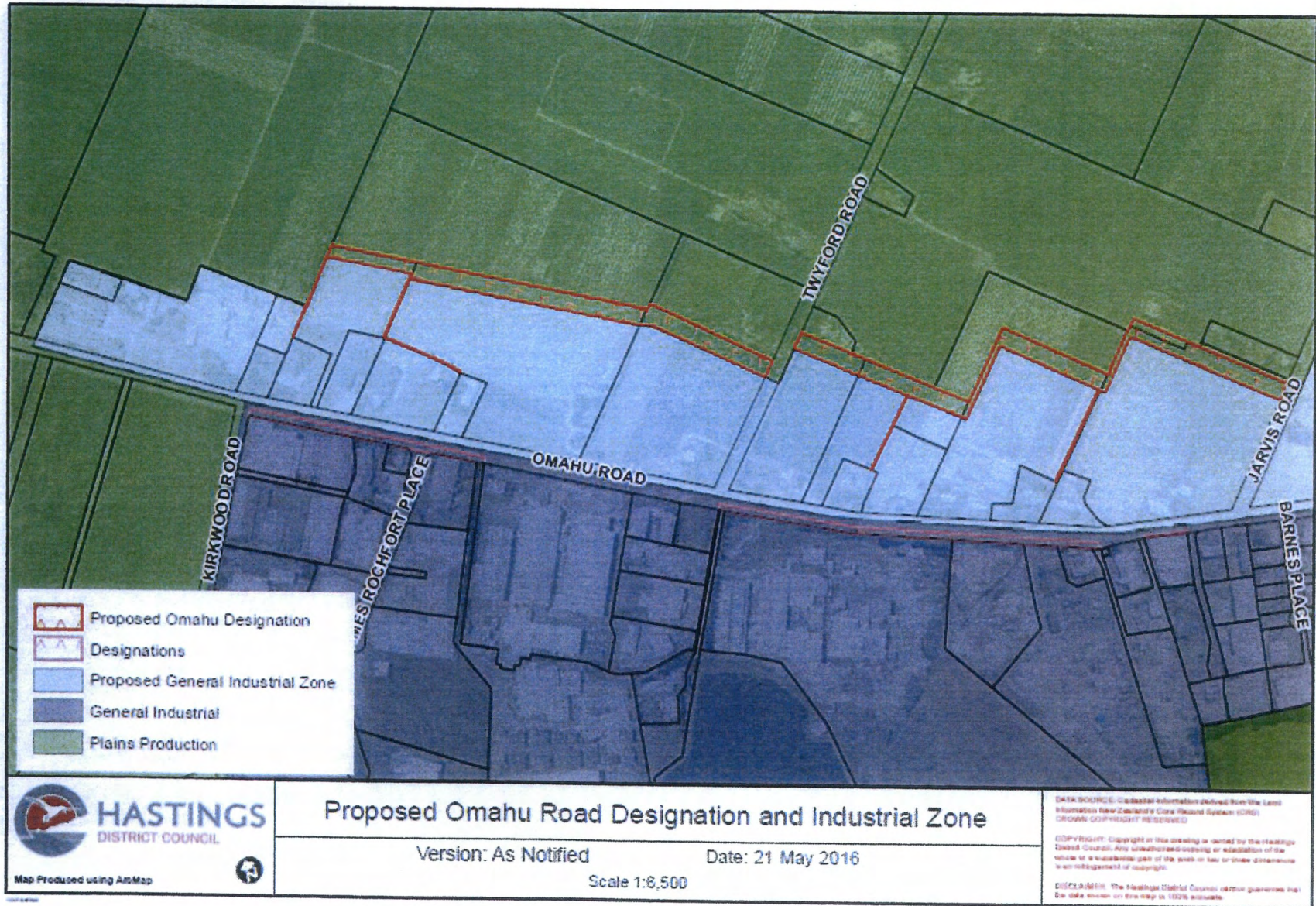
8783239

Fax Number:

Mobile Phone Number:

Email Address:

## Changes to Planning Maps



- *High groundwater level i.e. within 1 m of surface – (area 1 only)*
- *Buildings or utilities are immediately next to the swale i.e. within a few metres – (not likely)*
- *The undercut channel carries water permanently (does not)*
- *The channel is cut into or just above liquefiable deposits (uncertain)*

*As all the required conditions for significant liquefaction or lateral spreading are not present, it is considered that there is not a significant risk for the shallow swale from either liquefaction or lateral spreading”.*

- 11.15 The Water Services Manager has confirmed that this still applies to the proposed stormwater solution even though detention is isolated to individual sites. The extent and frequency of water being held for anything other than a major event is low.

## 12.0 **ALTERNATIVES AND NECESSITY**

- 12.1 When considering an application for a Notice of Requirement and any submissions received a territorial authority must consider whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if the requiring authority does not have an interest in the land sufficient for undertaking the work.

- 12.2 The territorial authority is also required to give consideration to whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

### **Alternative – Plan Change 57 and Designations**

- 12.3 Notices of requirement for designation to service the zone as proposed under Plan Change 57 are in place. However, they will not work for this zoning proposal at 63ha. There is an alternative is to continue with the Plan Change 57 proposal for the lesser 36ha. That alternative however is no longer endorsed by the Council, as a result of their decision to proceed with a Variation to the Omahu Industrial zoning in November 2015.
- 12.4 That said, extensive consideration was given to alternative sites, routes, or methods of undertaking the work throughout the development of Plan Change 57 and the servicing of that zone and that consideration of alternatives is relevant to the current works proposed.

### **Stormwater options under PC 57**

- 12.5 The following demonstrates that considerable assessment of options to manage stormwater and services in PC57. The preferred option for PC57 was identified as one based upon infiltration to ground at locations adjacent to the zone. Other options explored included:

#### Southland Drain Options:

1. Direct flows to the Upper Southland Drain with detention pond
2. Direct flows to Omahu South infiltration basin
3. Direct flows from zone rear to Upper Southland with detention pond
4. Direct flows from zone rear to Omahu South infiltration basin



20 June 2016

Hastings District Council  
Private Bag 4156  
**Hastings 4156**

Submission No 04

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**



HASTINGS DISTRICT COUNCIL  
 207 Lyndon Road East  
 Hastings 4122  
 Private Bag 9002  
 Hastings 4156

Phone 06 871 5000  
 Fax 06 871 5100

www.hastingsdc.govt.nz

TE KAUNIHERA O HERETAUNGA

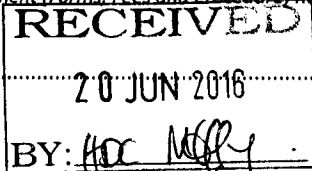
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Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: ..... 20 JUN 2016 ..... (by authority)

Submission Number: ..... 05 .....



To

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

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
① Keano Karan Bayley	② Bayley	Bayley Family Trust
③ Totara Holdings Ltd	④ Rima	Hastings Ltd.

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omahu Industrial).  The land to which the requirement applies is on the northern side of Omahu Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

The entire notice of requirement but in particular the areas in maps 8 to 14 inclusive.

**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 recommendation or decision from the territorial authority:

- Confirm the requirement for designation       Modify the requirement  
 Impose conditions       Withdraw the requirement

(Give precise details, including the general nature of any conditions sought)

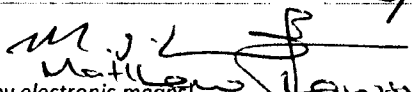
As per attached sheets

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)

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

  
Matthew Louss  
Solicitor for the Submitter  
20/6/16  
Date

6. Submitter Contact Details

Contact Person:

Matthew Louss

Postal address for service of submitter:

P.O. Box 45  
Napier 4140

Daytime Phone Number:

06 833 5012

Fax Number:

06 833 5014

Mobile Phone Number:

029 205 1699

Email Address:

## **The Submitters Submission is:**

1. The submitters support the designation subject to minor amendments and clarifications.
2. The submitters are the landowners for the majority of the land comprised in the designation corridor delineated in the notice of requirement maps 8, 9, 10, 11, 12, 13 and 14.
3. The submitters support the terms of the Notice of Requirement and the nature of the proposed works.

## **Location of the service Corridor – Minor amendment**

4. With one small exception, the Submitters support the location of the Designation services corridors and swale contained in the Notice of Requirement.
5. The exception is on Land Requirement Plan Map 10 for PID 101508. The location of the service corridor immediately behind the CNC Profile Cutting Property is unacceptable to the submitters.
6. The submitters are substantial growers of horticultural produce on their properties fronting onto Jarvis Road. They utilise large machinery in working up their land and seek to maintain the land in regular shapes to avoid and minimise “corners” which become difficult to cultivate, become an area requiring increased weed control during the growing season, require additional management input, become more difficult to irrigate using travelling irrigators and result in lost production.
7. By locating the service corridor to service the CNC Profile Cutters site on the submitters land immediately at the rear of the Profile Cutters site, the services corridor creates an irregular boundary by creating two corners in close proximity.
8. The submitters seek that the service corridor at this location be relocated as shown in the attached plan and the submitters land (approximately 8900m<sup>2</sup>) within the relocated Service corridor be rezoned to Omahu Industrial Zone as shown on the attached Plan marked “A”.
9. In addition to the benefits of avoiding increased difficulties in cultivating the balance of the land, the relocation of the service corridor so that it is contiguous with the much larger section of service corridor to the east allows better integration between the sections of service corridor and swale and avoids two right angle bends in water and wastewater pipelines in close succession.

## **NES for Land Contamination**

10. Consideration may need to be given to the NES requirements for dealing with potentially contaminated Land. It is not clear how the NES will be implemented in the course of developing the service corridor.

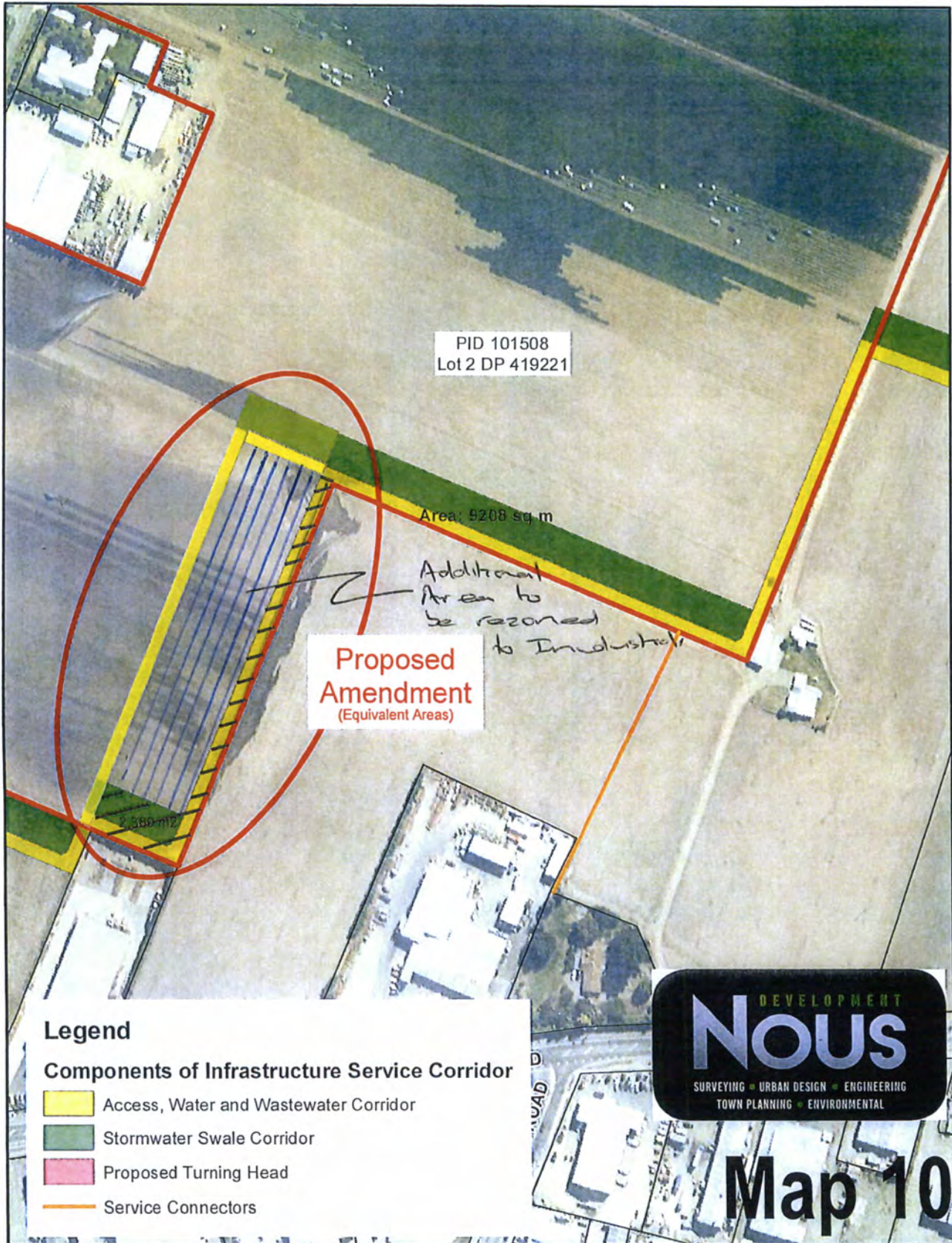
#### **Land Acquisition and easements**

11. Consideration also needs to be given to how compensation will be determined for both land acquired for the service corridor and easements required to connect existing developed sites.
12. The submitters land required for the Service Corridor does not form part of the land that is rezoned to Omaha Industrial with the result that any compensation will be determined having regard to the lands Plains production zoning. Where the land required for the service Corridor and easements and the land being rezoned is not in common ownership, the potential for inequity to occur arises.

#### **The submitters seek the following recommendation or decision from the Territorial Authority:**

1. The submitters seek that the Notice of requirement be modified as set out in the attached Plan.
2. The submitters seek that Issues relating to the NES relating to land contamination issues be clarified and addressed prior to confirming the modified Designation corridor.
3. That issue of compensation for land to be acquired for the Services Corridor and easements be clarified and agreed with affected land owners.

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

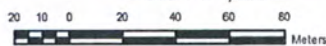
# Map 10

## Omahu Road - Land Requirement Plan and Land Areas



Map Produced using ArcMap

Scale 1:2,500



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.

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20 JUN 2016  
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**Form 21: Submission on Notice of Requirement for Designation – Omaha Industrial Infrastructure Servicing Corridor**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: 20/6/16 (by authority) Submission Number: 06

**To**

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

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Development Nous		

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omaha Industrial).  The land to which the requirement applies is on the northern side of Omaha Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

Clarification regarding the how the NoR will address the NES and Regional Plan regarding soil contaminants and further information on timing and compensation for the land owners which the NoR applies.

**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 in general **support** the proposed NoR subject to clarification outlined in attached *Submission Table*

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

- Confirm the requirement for designation       Modify the requirement  
 Impose conditions       Withdraw the requirement

(Give precise details, including the general nature of any conditions sought)

In addition to the clarification sort, we also seek the **modification** of the requirement in accordance with submission made by Raupare Partnership, as shown in the Appended Plan , which removes the unneeded access, water and sewer corridor from Sec 1 SO Plan 486816

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)

Date

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

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

**Note to Submitter**

You must serve a copy of your submission to Asset Management Group, Hastings District Council as soon as reasonably practicable after you have served your submission on the Hastings District Council.

The address for service for Asset Management Group, Hastings District Council is:

Group Manager: Asset Management

Planning & Regulatory Group

Hastings District Council

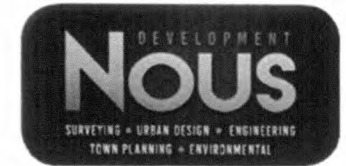
Private Bag 9002

Hastings 4156

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 'vicultural' 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 Omaha 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 Appendix 17 is updated to reflect the new zone boundary.</p>	Amend <i>Appendix 36</i> to show the additional area of the Omaha Road North sites proposed to be rezoned (i.e. – reflect zoning as shown in Appendix 17).
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 Omahu 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 Omahu Road, which in effect is the same zone as the proposed Omahu 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>

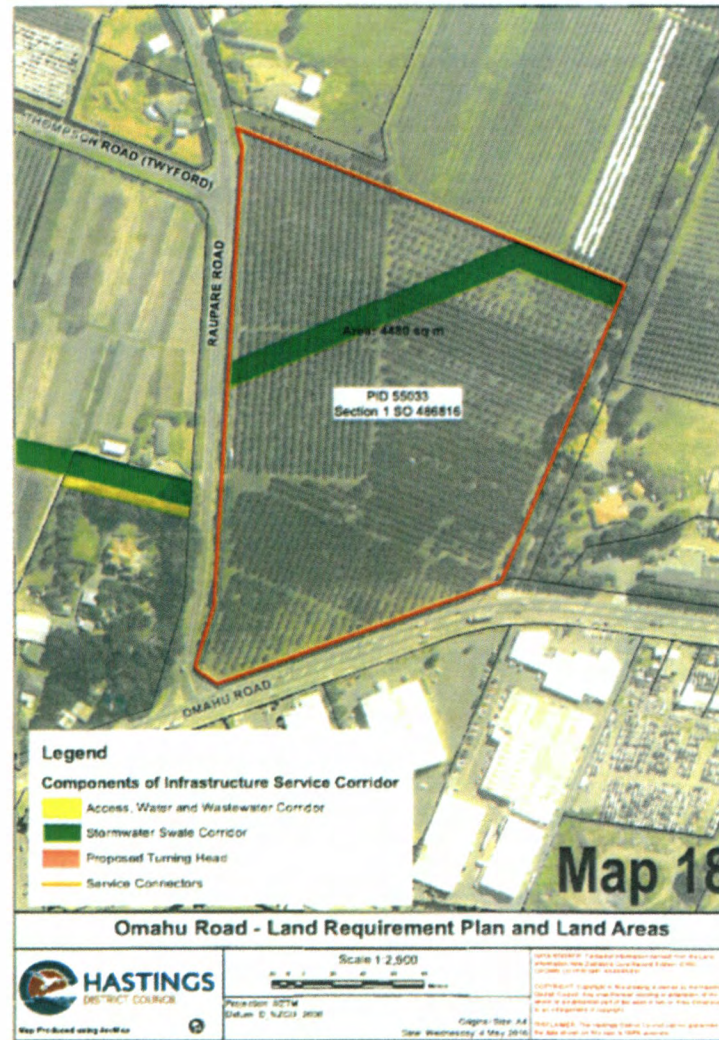


		Give the site can be services directly from Raupare and Omahu Road this service corridor is not considered necessary.	Designation and that land reverts to Industrial as shown in Appendix 2 (attached)
<b>Seeking Clarification</b>			
Purchase agreement for Land	We are seeking clarification on the timing 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 coridor)**



CUSTOMER SERVICES  
20 JUN 2016  
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4.35 pm

**Form 21: Submission on Notice of Requirement for Designation – Omahu Industrial Infrastructure Servicing Corridor**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

Date Received: ..... 20/6/16 ..... (by authority)      Submission Number: ..... 07 .....

**To**

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

**Name of Submitter(s)**

First Name	Middle Name(s)	Last Name
Raupare Partnership		

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omahu Industrial).  The land to which the requirement applies is on the northern side of Omahu Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement 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: 714)*

**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 Councils 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 recommendation or decision from the territorial authority:**

- Confirm the requirement for designation       Modify the requirement  
 Impose conditions       Withdraw the requirement

*(Give precise details, including the general nature of any conditions sought)*

\_\_\_\_\_  
Please refer to attached **Submission Letter** and **Appendix Documents**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*J. Tickner*

*17.6.2016*

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:	Jason Tickner - Senior Planner, Development Nous Limited
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

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The address for service for Asset Management Group, Hastings District Council is:

Group Manager: Asset Management

Planning & Regulatory Group

Hastings District Council

Private Bag 9002

Hastings 4156



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**

---

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:

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



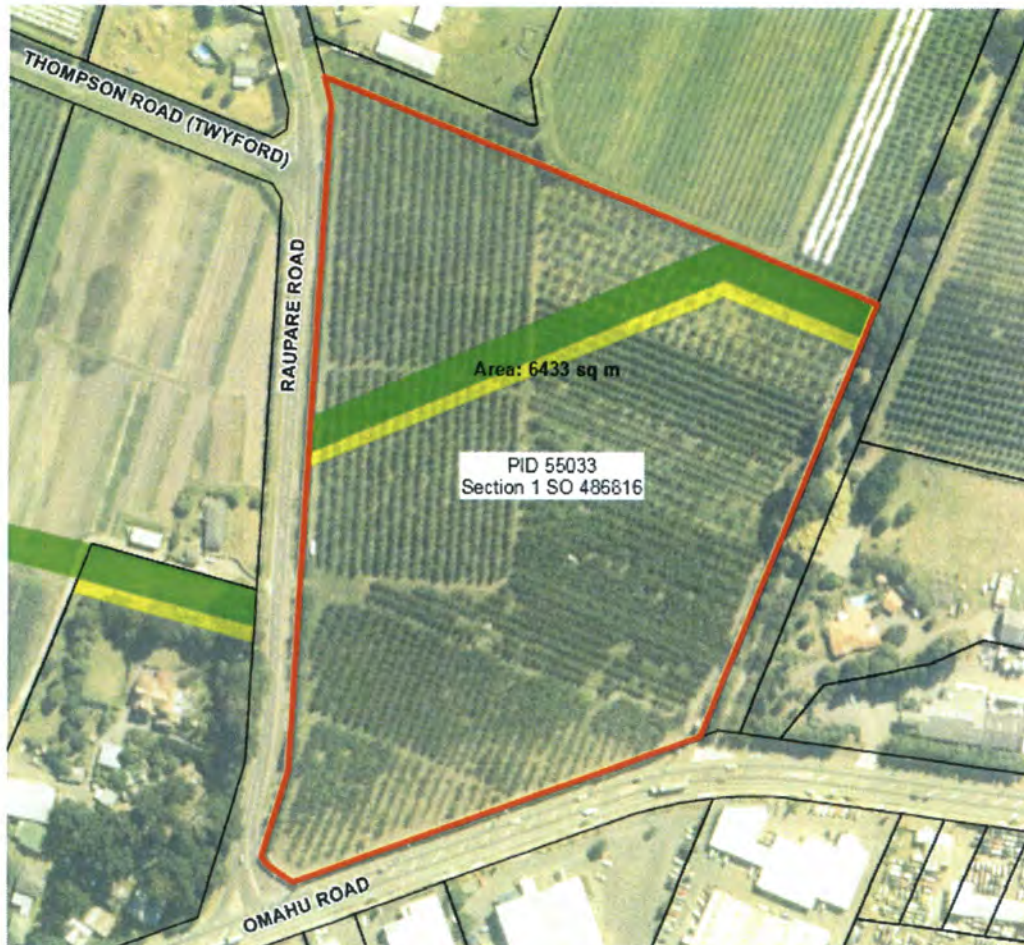


Figure 1 - Map 18 (as notified)

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 – Omahu North industrial Area*
    - i. Figure 1 – Structure plan
    - ii. Figure 3 – Omahu 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



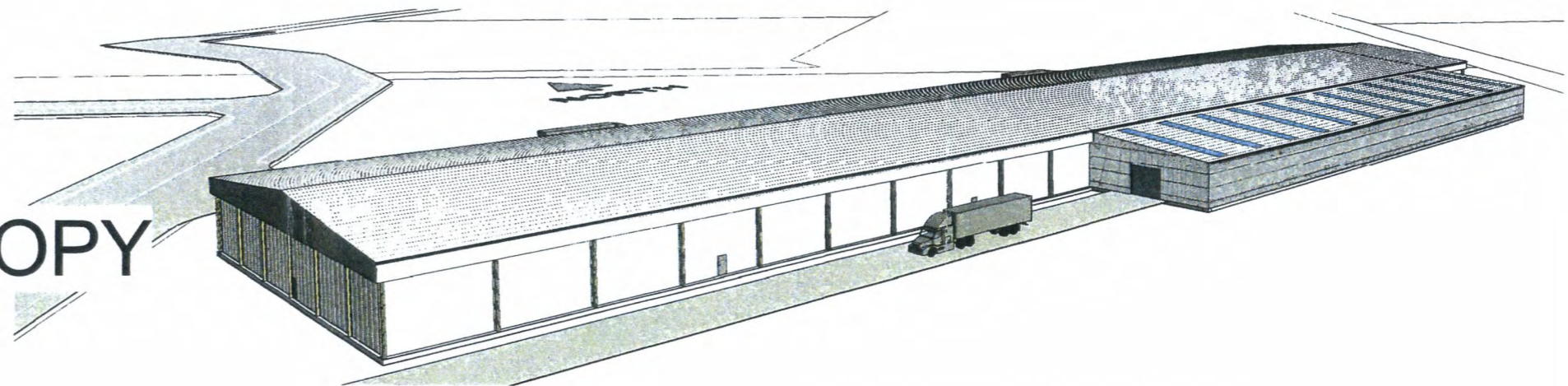
**Appendix A –Coolstore Concept Plans**

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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**

P 06 876 7646  
F 06 876 7645  
W [www.stratagroup.net.nz](http://www.stratagroup.net.nz)

PO Box 758  
Business HQ  
1/308 Queen Street East  
Hastings, New Zealand  
Project Management

Structural Fire Civil

All drawings have been created in electronic format with the intention of printing relevant 'layouts' sheets. It is a condition under which this electronic data is supplied that you are responsible for verifying its correctness and completeness. You are strongly advised to check this electronic data against all relevant documents and by confirming dimensions on site. Our Company cannot be held responsible for the accuracy of the electronic data within your CAD system after translation. You are advised to use the translated drawings only as background data. We accept no responsibility for any loss or damage suffered by your company as a result of use or misuse of this data.

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, & NOTIFY THE ENGINEER WHEN ALL STRUCTURAL ELEMENTS ARE READY TO BE INSPECTED.



**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  
1/306 Queen Street East  
Hastings, New Zealand

Structural Fire Civil Project Management

Client

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

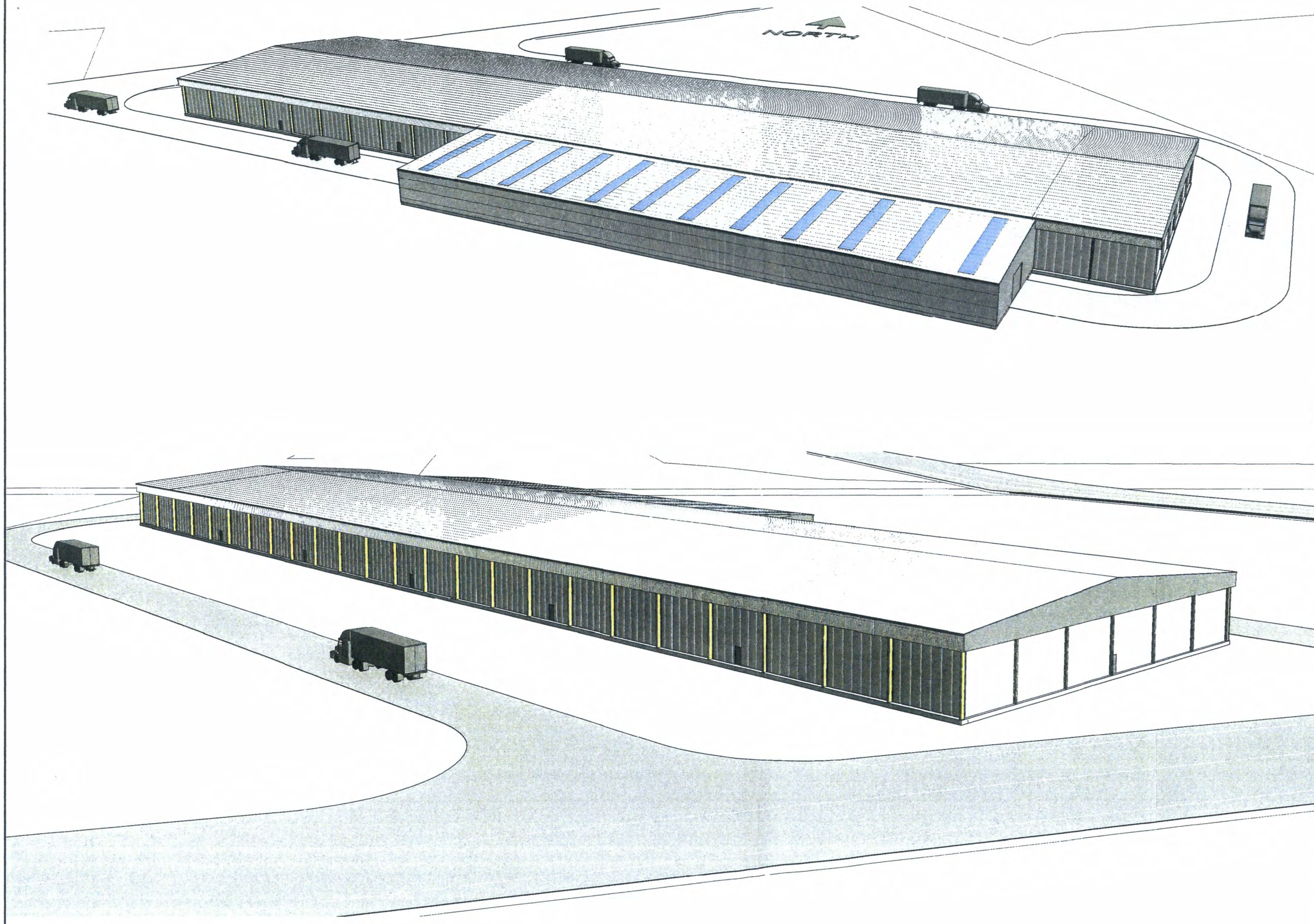
Title  
**OVERALL SITE PLAN AND OMAHU ROAD PERSPECTIVE**

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

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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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PO BOX 758  
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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**

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## Jason Tickner

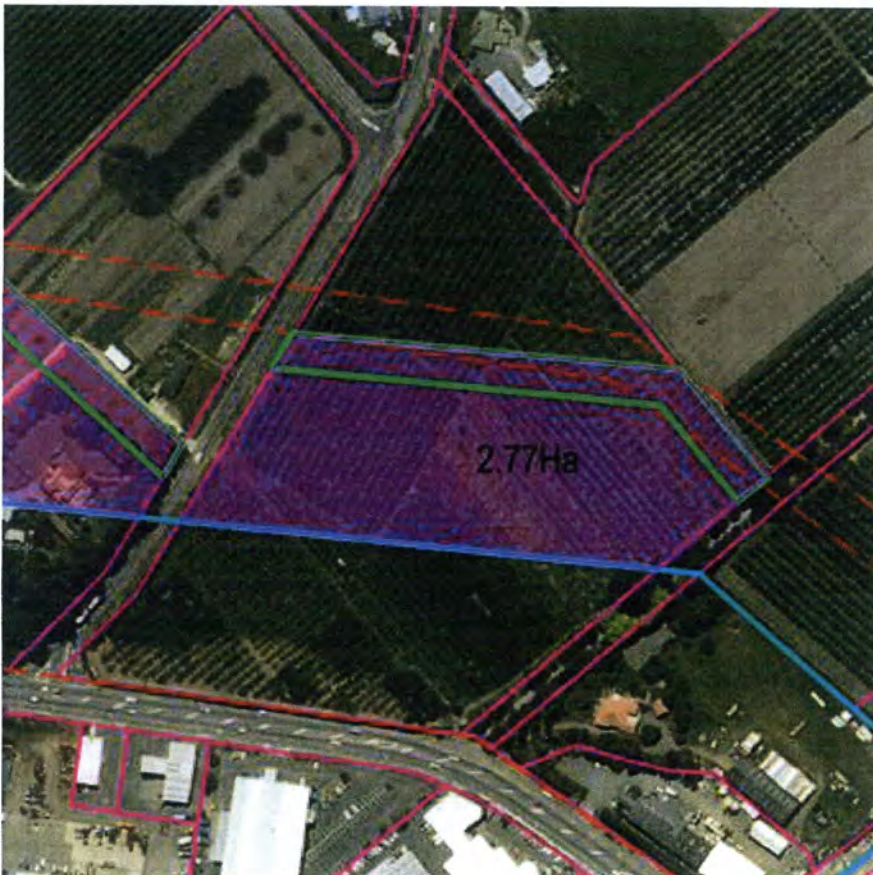
---

**From:** Jason Tickner  
**Sent:** Tuesday, 16 February 2016 12:06 p.m.  
**To:** Ray O'callaghan  
**Subject:** Crasborn Block - Omahu 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 Omahu 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 Omahu 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)

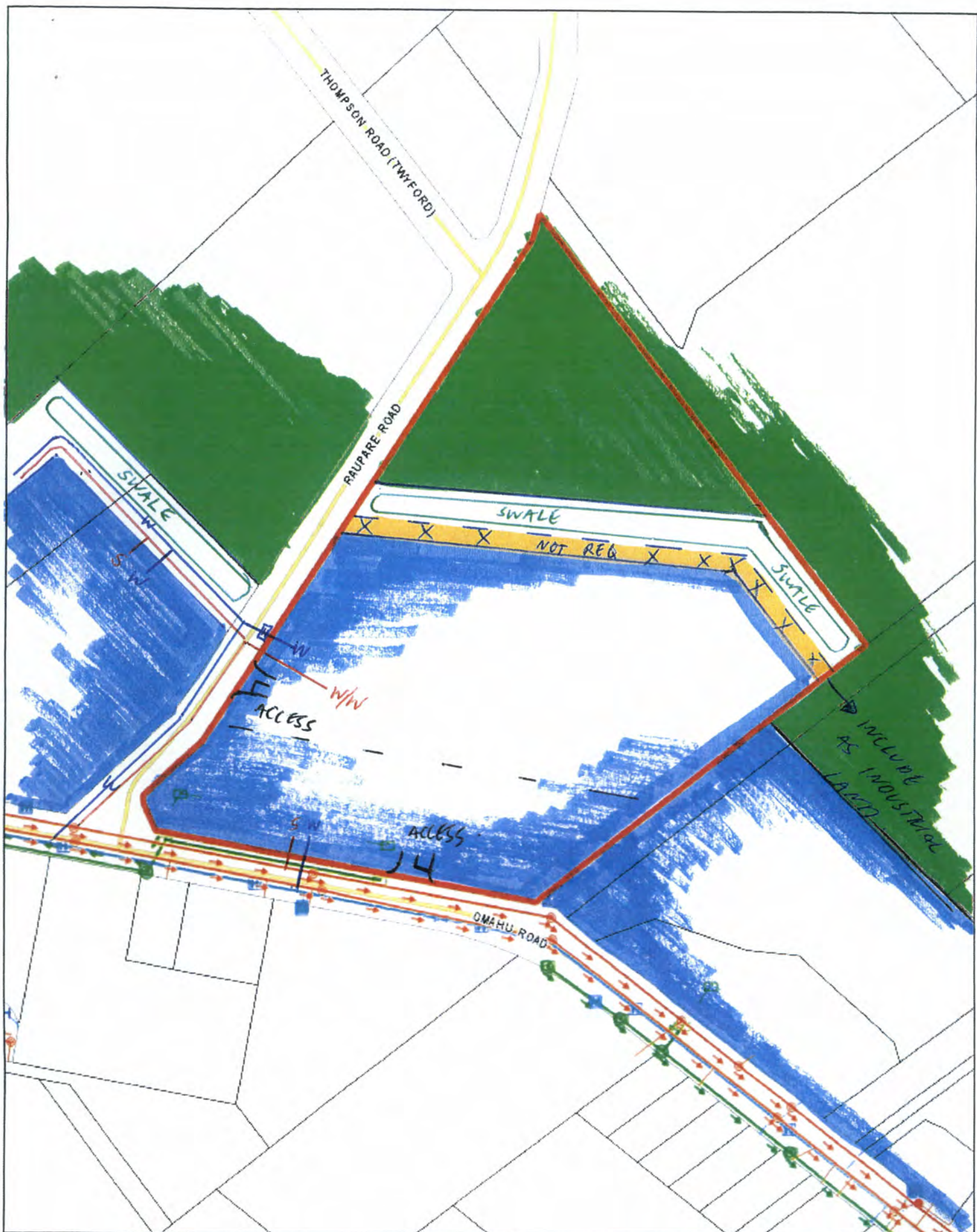
CONNECT WITH CARDNO    

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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 - Omaha 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 Omaha 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**

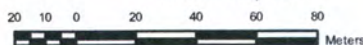
**Omahu Road - Land Requirement Plan and Land Areas**



Map Produced using ArcMap



Scale 1:2,500



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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20/06/2016

Group Manager: Asset Management  
Planning and Regulatory Group  
Hastings District Council  
Private Bag 9002  
HASTINGS 4156



**COPY OF UNISON'S SUBMISSION TO HASTINGS DISTRICT COUNCIL ON THE OMAHU INDUSTRIAL INFRASTRUCTURE SERVICING CORRIDOR**

Dear sir/madam,

Please find attached for your information a copy of Unison's submission to Hastings District Council on the Omaha Industrial Infrastructure Servicing Corridor Notice of Requirement.

For any questions on the points raised in the attached submission, please me by phone (06) 873 9329 or email [Roanna.Vining@unison.co.nz](mailto:Roanna.Vining@unison.co.nz).

Yours sincerely



Roanna Vining  
REGULATORY AFFAIRS ANALYST

Attached: Unison Submission to HDC – Omaha Infrastructure Servicing Corridor NoR

**Form 21: Submission on Notice of Requirement for Designation – Omaha Industrial Infrastructure Servicing Corridor**

Resource Management (Forms, Fees and Procedure) Regulations 2003

Office use

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

To

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

**Name of Submitter(s)**

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

**Application**

This is a submission on a notice of requirement from:	Group Manager: Asset Management Hastings District Council
For a designation:	Designate land for an infrastructure corridor to service a proposed General Industrial Zone (Variation 1 – Omaha Industrial).  The land to which the requirement applies is on the northern side of Omaha Road, Hastings (from south of Raupare Road to a point north of Kirkwood Road).

**1. The specific parts of the notice of requirement that my submission relates to are:**

Seeking Hastings District Council's (HDC) agreement in principle to extend the scope of the Omaha Road Infrastructure Servicing Corridor designation to include provisions for 'electricity and telecommunications services'.

**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 welcomes the opportunity to provide a submission on HDC's Notice of Requirement for an infrastructure servicing corridor at the Omaha Industrial zone. Unison is supportive of HDC's proposal to include a designated infrastructure servicing corridor in conjunction with the rezoning of the Omaha Road Strip. The rationale for including a specified services corridor as noted by HDC makes sense:

- To provide sufficient land for the infrastructure servicing of a new industrial zone on the northern side of Omaha 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.*

Unison’s submission seeks HDC’s agreement in principle to extend the range of services to be located within the infrastructure corridor. Currently, the NoR states that “reticulate water supply, waste water disposal and stormwater disposal” would be located within the designation. Unison is seeking HDC agreement to:

- a) Expand the scope of the Omaha Road infrastructure corridor to provide for “Electricity and Telecommunications Services”.
- b) Locating these services adjacent to the boundary fenceline of the industrial zoned land, at a width of approximately 800mm.

Expanding the scope of the infrastructure corridor to co-locate greater services would be a practical and sensible approach within the Omaha Road area, as we discuss further below.

Currently, Unison’s customer connections in the Omaha Road area are serviced through existing infrastructure in the road reserve – this is for electrical and telecommunication services (such as Fibre). Should industrial customers in this area require additional electrical capacity, for example the development of an operations plant such as an apple pack-house, Unison is currently limited to locating assets in the road reserve, or seeking individual easements across private land. The costs of these easements are borne by the industrial customer seeking increased capacity, and individual property owners need to be consulted. Even then, access across private land is not guaranteed (unless landowner consent to registration of an easement over their title is obtained).

If, however, the infrastructure corridor proposal was amended to include a designation for “electrical and telecommunications services”, this would give Unison assurance of being able to construct the necessary future infrastructure to meet any increased demand, without the delay and associated cost of seeking individual easements. This not only has benefits to Unison in terms of flexibility, cost savings and saved time, but there are also significant future benefits to industrial customers in this area. The length of time require for Unison to address customer capacity needs would be reduced (again, reduced consultation time as the designation would already be in place) and the ability to service from both front and rear of the properties would allow customers some increased flexibility on the layout of their industrial site. Customers may prefer to keep the Omaha Road frontage clear of additional power infrastructure from a practical or amenity perspective.

Unison understands that it may be necessary to provide a separate application to obtain an individual designation to allow for electrical and telecommunications services to be located in the corridor. Our preference is to do this in conjunction with the HDC district plan amendment, as this would avoid duplication in public consultation with relevant parties, and is also a more efficient approach.

Overall, Unison believes there are significant benefits in securing a designation for electrical and telecommunications services within the Omaha Road infrastructure corridor at this time. This would give Unison future flexibility to meet specific customer needs and also has the potential to improve resilience in the area by creating two supply feeds in, should this be needed by our customers. We look forward to exploring this proposal with HDC.

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

- |  |  |
|--|--|
| <input type="checkbox"/> Confirm the requirement for designation | <input checked="" type="checkbox"/> Modify the requirement |
| <input type="checkbox"/> Impose conditions                       | <input type="checkbox"/> Withdraw the requirement          |

*(Give precise details, including the general nature of any conditions sought)*

Unison is seeking HDC agreement in principle to:

- a) Expand the scope of the Omaha Road infrastructure corridor to provide for “Electricity and Telecommunications Services”.
- b) Locating these services to the boundary fenceline, at a width of approximately 800mm.

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



15 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:	<u>Nathan Strong, General Manager Business Assurance</u>
Postal address for service of submitter:	<u>Unison Networks Limited</u> <u>1101 Omaha Road</u> <u>PO Box 555</u> <u>Hastings 4156</u>
Daytime Phone Number:	<u>06 873 9406</u>
Fax Number:	<u></u>
Mobile Phone Number:	<u>021 566 858</u>
Email Address:	<u><a href="mailto:nathan.strong@unison.co.nz">nathan.strong@unison.co.nz</a></u>

### Note to Submitter

You must serve a copy of your submission to Asset Management Group, Hastings District Council as soon as reasonably practicable after you have served your submission on the Hastings District Council.

The address for service for Asset Management Group, Hastings District Council is:

Group Manager: Asset Management  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156