
Variation 1 – Omahu North Industrial Area Amendments to Proposed Hastings District Plan

Parts of the Plan affected:

Section 2.9 Industrial Strategy

Section 14.1 Industrial Zones

Section 30.1 'Subdivision and Land Development

Section 6.2 'Plains Production Zone

Appendices

Planning Maps

The changes proposed by the Variation are shown in **red bold font** for text to be added and ~~strike through font~~ for text to be deleted.

With regard to Section 14.1 text that is not amended by the variation is also shown to provide context.

Changes to Section 2.9 ‘Industrial Strategy’

2.9.2.2 Omahu Road Strip Industrial Area

The Omahu Road Strip industrial area is located opposite the existing **General Industrial zone** ~~Industrial 2 Zone~~ on the northern side of Omahu Road. It has an area of **63** ~~36~~ha and has been rezoned **General Industrial** ~~Deferred Industrial 2 (Omahu North)~~. The ~~Deferred zoning will be lifted in two stages. Stage 1 will be lifted once the appropriate infrastructure has been completed. The deferment for Stage 2 will not be lifted until demand warrants it; based on current projections this might not occur until around 10 years after the Stage 1 deferment is lifted.~~

2.9.2.4 Future Growth Areas

The Heretaunga Plains Urban Development Strategy (HPUDS) considered the future industrial needs of both Napier and Hastings. One of the policies outlined in HPUDS is that “in locating future industrial land it must be in suitable areas to avoid sensitivity issues and maximise efficient use of existing and planned infrastructure”... Future need has been considered under the three categories of Dry, Service and Wet Industry.

SITES DEEMED SUFFICIENT TO CATER FOR THE GROWTH NEEDS OUT TO 2045			
LOCATION	CAPACITY (HA)	TIMING	POTENTIAL ACTIVITIES
Irongate Stage 1	35.4	Now	Dry Industry
Irongate Stage 2	36.2	After Irongate 1	Dry Industry
Omahu Stage 1	13	2015	Service Industry
Omahu Stage 2	23	After Omahu 1	Service Industry
Tomoana/Whakatu	60	After Whakatu full	Wet Industry

Unlike the 2003 Industrial Strategy, HPUDS identifies that the future demand for land for wet industry may be accommodated adjacent to the existing Tomoana industrial area and/or existing Whakatu industrial area. These potential expansion areas both have recognised soil values. This is an issue that will require careful consideration as much of the infrastructure that is suited to industry is already in place in these areas. HPUDS has identified that the above sites are deemed sufficient to cater for the growth needs out to 2045 which is a period well beyond the lifespan of the District Plan.

The original proposal for Omahu Stages 1 & 2 identified in HPUDS and shown in the above table was for 36 ha of land. The provision for and location of, a new infrastructure servicing corridor allows for a greater area of land to be rezoned. The 63ha total is consistent with the length of the strip of land along Omahu Road identified in the HPUDS maps, with the additional area being made up by a greater depth to the zone from the Omahu Road frontage. The larger area:

- **provides for a more logical use of existing property boundaries in defining the extent of the General Industrial Zone;**
- **is better aligned to changes in soil type along the strip; and**

- provides for a stormwater solution and reticulated wastewater and water services that result in significantly lower per hectare development contributions and improved sustainability of land use than was possible under the 36ha proposal.

Changes to Section 14.1 ‘Industrial’

14.1.1 INTRODUCTION

No changes required.

14.1.2 ANTICIPATED OUTCOMES

IZAO2 Concentration of specific industry in appropriate locations, specifically:

- (a) Wet industry and Food Industry in the Tomoana and Whakatu areas utilising existing infrastructure.
- (b) Dry industry in the Irongate Industrial Area.
- (c) **Dry** Industry requiring **with** profile along the Omahu Road arterial route.

14.1.3 OBJECTIVES AND POLICIES

POLICY IZP4 *Ensure the integrated and efficient development of the Omahu North Industrial Area through the use of a Structure Plan, ~~a deferred zone,~~ and staging.*

Explanation

The Omahu North Industrial Area (shown in the Structure Plan in Appendix 17) is anticipated to provide in the vicinity of twenty years supply of ‘high profile’ dry industrial land for the District. However, the actual take up of this land will depend upon the prevailing economic and market conditions. ~~A flexible approach to the timing of infrastructural development of this area is therefore needed. The entire area is initially to be zoned Deferred Industrial 2 (Omahu North) This deferred zone is intended to provide a clear signal of the Council’s intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 17).~~ The Structure Plan (**see Appendix 17**) also provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater **swale** which must be addressed in developing the area. ~~The Stage 1 deferment is intended to allow time for the detailed planning and construction of the infrastructure shown on the Structure Plan (Appendix 17). This deferment is to be lifted when this infrastructure has been commissioned. The Stage 2 deferment is intended to be much longer. It will only be lifted if and when demand and uptake in Stage 1 warrants the Council’s implementation of the necessary infrastructure for Stage 2~~

POLICY IZP5 *Avoid industrial development within Stage 2 of the Irongate Industrial Area ~~and within Stage 2 of the Omaha North Industrial Area~~ prior to the deferred zoning of each **this** area being lifted and rezoned General Industrial.*

Explanation

Concentrating the initial development of the Irongate ~~and Omaha North~~ Industrial Areas within Stage 1 is an effective and efficient means of servicing ~~these~~ **this** zones over time as it allows the investment in infrastructure to be staged to meet demand. Allowing industrial development in Stage 2 prior to the deferment being lifted from that area has the potential to delay the rate at which land within Stage 1 is developed. Such delays would increase the financial costs of the Stage 1 water, sewer, stormwater and roading infrastructure for the community. It may also affect the efficient and effective operation of that infrastructure – especially the pressure sewer main servicing Irongate.

The potential for the timely, efficient and effective development of the infrastructure necessary for Stage 2 would also be reduced by such development, as the Council is unlikely to contemplate the implementation of any infrastructure for Stage 2 until there has been a substantial uptake of Stage 1 land.

POLICY IZP15 *Provide for the establishment of predominantly dry and ‘profile’ oriented industrial activities in the Omaha North Industrial Area.*

Explanation

The Omaha North Industrial Area is particularly suited to **dry** industrial or industrial related activities that require a site with a profile to a busy road. Examples of industrial related activities ~~falling into this category~~ **requiring profile** are the sales and hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscape purposes. There is no provision for Large Format Retail or general retail stores within the Zone. The District Plan seeks to promote the continued viability of the Hastings CBD through the existing Commercial Zones and precincts (Appendix 31). The location of Large Format Retail developments within an Industrial Zone on the periphery of the City conflicts with this objective. The establishment of Large Format Retailing stores within this Zone also creates the potential for adverse traffic safety and network effects. The infrastructure within the Omaha North Industrial Area is suited to predominantly ‘dry’ activities as the capacity of the adjacent trade waste sewer is limited and access to it is not assured.

14.1.5 RULES

14.1.5.1 General Industrial Zone

The following table sets out the status of activities within the General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

RULE TABLE 14.1.5.2 - GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GI1	Industrial activities	P
GI2	Dairies and food premises	P
GI3	Service Stations	P
GI4	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
GI5	<p>The sale or hire of:</p> <ul style="list-style-type: none"> • Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes¹; • Buildings <p>This rule only applies to those Omahu Road sites identified within the area identified in Appendix 36.</p>	P
GI6	Tyre Storage complying with Specific Performance Standard 14.1.7.5	P
GI7	Temporary Events	P
GI8	Emergency Service Facilities	P
GI9	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6.	RD
GI10	Tyre Storage not complying with specific performance standard 14.1.7.5	D
GI11	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 14.1.7.	D
GI12	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
GI13	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
GI14	Visitor Accommodation	NC
GI15	Places of Assembly	NC

G16	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC
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Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.

14.1.5.2 Deferred General Industrial Zone

The following table sets out the status of activities within the Deferred General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

Uplift of the Deferred Zone

The Deferred General Industrial Zone will be lifted from the Irongate Area and the subject land will be zoned General Industrial Zone once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational. This will occur in the two stages identified on the Structure Plan in Appendix 16.

~~The Deferred General Industrial Zone will be lifted from the Omahu North Area and the subject land will be zoned General Industrial Zone once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational. This will occur in the two stages identified on the Structure Plan in Appendix 17.~~

The Deferred Industrial Zoning will cease to have effect once the Council passes a resolution that it is appropriate that the deferred status can be lifted due to the zone being substantially developed or the Council having otherwise concluded that it is appropriate for the deferred status to be lifted.

After the deferred status ceases to have effect, the provisions of the General Industrial Zone will apply.

The Deferred General Industrial Zone will be uplifted from Lot 1 and Lot 3 DP 22545 (232 and 268 Ruahapia Road) and the subject land will be zoned General Industrial Zone once the Whakatu Arterial Project (new arterial road) has been constructed and the Council has confirmed it has been commissioned and is operational.

RULE TABLE 14.1.5.3 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
DGI1	Land based primary production (excluding forestry)	P
DGI2	Commercial activities (excluding visitor accommodation) complying with Specific Performance Standard 6.2.6D of the Plains Zone	P
DGI3	Temporary Events	P
DGI4	Industrial activities within Stage 1 of the Irongate Area as defined within Appendix 16	RD

RULE TABLE 14.1.5.3 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
DGI5	Industrial activities within Stage 1 of the Omahu North Area as defined within Appendix 17	RD
DGI6	Retail sales and offices on the same site and ancillary to an Industrial Activity within Stage 1 of the Irongate Area as defined within Appendix 16	RD
DGI7	Retail sales and offices on the same site and ancillary to an Industrial Activity within Stage 1 of the Omahu North Area as defined within Appendix 17	RD
DGI8	<p>The sale or hire of:</p> <ul style="list-style-type: none"> ● Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes¹; ● Buildings <p>This rule only applies to those Omahu Road sites identified within the area identified in Appendix 17</p>	RD
DGI9	Tyre Storage within Stage 1 of the Irongate Area as defined within Appendix 16 complying with Specific Performance Standard 14.1.7.5	RD
DGI10	Tyre Storage within Stage 1 of the Omahu North Area as defined within Appendix 17 complying with Specific Performance Standard 14.1.7.5	RD
DGI11	Any Permitted or Restricted Discretionary Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6 or the Specific Standards and Terms in Section 14.1.7.	D
DGI12	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
DGI13	Tyre Storage within Stage 1 of the Irongate Area as defined within Appendix 16 not complying with Specific Performance Standard 14.1.7.5.	D
DGI14	Tyre Storage within Stage 1 of the Omahu North Area as defined within Appendix 17 not complying with Specific Performance Standard 14.1.7.5	D
DGI15	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
DGI16	Industrial activities within Stage 2 of the Irongate Area as defined within Appendix 16	NC

RULE TABLE 14.1.5.3 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
DGI17	Industrial activities within Stage 2 of the Omaha North Area as defined within Appendix 17	NC
DGI18	Visitor Accommodation	NC
DGI19	Places of Assembly	NC
DGI20	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.

14.1.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

14.1.6A GENERAL INDUSTRIAL ZONE

Refer to Appendix 16 and 17 for maps of the land within the Irongate and Omahu North areas.

14.1.6A.1 BUILDING HEIGHT

Zone	Maximum Height
Irongate Area	15 metres
All other locations	30 metres

14.1.6A.2 HEIGHT IN RELATION TO BOUNDARY

- (a) On any boundary with a site zoned Plains¹, 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.

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.

14.1.6A.3 SETBACKS

Front Yards

No part of any building shall be located within the following yards:

Boundaries adjacent to Omahu Road (and not opposite a Residential Zone) – 3m

All other instances – Nil

Internal Yards

No part of any building shall be located within the following yards:

Boundaries adjacent to Open Space or Plains Zone – 5m

All other instances – Nil

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 Zone¹.

Note 1: 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.

14.1.6A.4 LANDSCAPING

- (a) ~~The full~~ **A minimum of 25% of the** length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below:

Boundaries adjacent to Omaha Road – 2 3m

All other instances – Nil

Note: Except as required in 14.1.6A.4(b) below, landscaping required by way of Standard 14.1.6A.4(a) shall be provided and thereafter maintained in accordance with the definition of landscaped in Section 33.1

Extract from section 33.1:

Landscaped: means plantings provided and maintained to satisfy the requirements of this District Plan and shall consist of areas planted in trees, shrubs, or living ground cover to the extent that the full area stipulated is, or potentially will be covered or shaded with living foliage, and shall include other specific requirements as may be specified within the District Plan. While earthworks, ground formation and related drainage may be included, areas of paving shall not generally be counted in the landscaped area.

14.1.6A.5 SCREENING

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 Omaha North General Industrial Zone.**

14.1.6A.6 STORMWATER

(d) Omaha North Area

- i) All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.
- ~~ii) Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be disposed via a council reticulated network when they become available.~~
- ii) All stormwater shall be conveyed to the designated infiltration swale on the northern boundary of the Zone.**
- iii) Where the designated infiltration swale has not been formed, any new development requiring stormwater disposal shall necessitate the construction of the swale within the designated area in accordance with the specifications set out in Appendix 17, Figure 2. The length of the swale required to be constructed will be proportionate to the size of the site on which the proposed activity is located as set out in Appendix 17, Figure 3.**

Except that ii) and iii) above shall not apply to those properties identified in the Structure Plan in Appendix 17, Figure 1 as requiring alternative stormwater disposal methods to the designated swale. These properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.

This exemption from ii) and iii) above also applies to building extensions / new buildings resulting in an increased gross floor area across the site of less than 100m² over a 24 month period.

14.1.6A.7 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading

14.1.6A.8 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

14.1.6A.9 LIGHT AND GLARE

Any outdoor lighting shall be selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

14.1.6B DEFERRED GENERAL INDUSTRIAL ZONE

Refer to Appendix 16 ~~and 17~~ for a map of the land within the Irongate ~~and Omaha North~~ areas

14.1.6B.1 BUILDING HEIGHT

~~Omaha area – 30 metres~~

14.1.6B.2 HEIGHT IN RELATION TO BOUNDARY

On any boundary with a site zoned Plains 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.

14.1.6B.3 SETBACKS

Front Yards:

No part of any building shall be located within the following yards:

~~Omaha Area~~

~~Boundaries adjacent to Omaha Road – 3 metres~~

~~All other instances – Nil~~

Internal Yards:

No part of any building shall be located within the following yards:

Boundaries adjacent to the Plains Production Zone - 5 metres

All other instances - Nil

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 or Plains Zone.

14.1.6B.4 LANDSCAPING

- (a) Where a site is used for an industrial activity or for the sale or hire of machinery, equipment or supplies, the full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below.

~~Omaha Road~~

~~Boundaries adjacent to Omahu Road – 2 metres~~

~~All other instances – Nil~~

~~Note: Except as required in 14.1.6B.4(b) below, landscaping required by way of Standard 14.1.6B.4(a) shall be provided and thereafter maintained in accordance with the definition of landscaped in section 33.1.~~

14.1.6B.5 SCREENING

Where a site is used for an industrial activity or for the sale or hire of machinery, equipment or supplies, the full length of each boundary (excluding vehicle entrances) shall be in accordance with 14.1.6B.5(a) ~~to~~ and ~~(c)~~ **(b)** below.

~~(c) Omahu Area – Boundaries Adjacent to a Plains 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 adjoining land zoned Plains.~~

14.1.6B.6 SERVICING

Stage 1 of the Irongate Area: ...

~~Stage 1 of the Omahu North Area:~~

~~Any proposal shall demonstrate that:~~

- ~~i) — A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater networks when these are available.~~
- ~~ii) — A suitable water supply will be available for the activity in advance of a reticulated system being available;~~
- ~~iii) — A suitable on-site wastewater system will be provided to service the activity in advance of a reticulated system being available.~~
- ~~iv) — A suitable on-site stormwater system will be provided for the disposal of the stormwater generated from yard surfaces in advance of a reticulated system being available.~~
- ~~v) — A suitable on-site stormwater system will be provided for the disposal of stormwater generated from roof surfaces.~~

~~Note: All on-site stormwater and wastewater discharges are regulated by the Hawke's Bay Regional Resource Management Plan.~~

14.1.6B.7 STORMWATER

~~Irongate Area...~~

~~Omahu North Area~~

~~All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.~~

~~Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be disposed via a council reticulated network when they become available.~~

~~Note: Stormwater may only be discharged to a Council reticulated network in compliance with the Hastings District Council Water Services Bylaw. All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan.~~

14.1.6B.8 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

14.1.6B.9 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

14.1.6B.10 LIGHT AND GLARE

Irongate Area...

~~Omaha North Area~~

~~At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.~~

~~At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:~~

~~An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;~~

~~An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.~~

~~Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.~~

~~Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting. Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.~~

14.1.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below. Note: Specific Performance Standards and Terms for activities in the Deferred Residential Zone shall be those for the Plains Zone.

14.1.7.1 ACTIVITY THRESHOLD LIMITS

(a) General Industrial Zone and Deferred General Industrial Zone:

Dairies and food premises: The gross floor area of the premise shall not exceed 50m².

Service Stations: No limit.

Retail sales on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² retail display space (indoor and outdoor) whichever is the lesser.

Offices on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² gross floor area whichever is the lesser.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and the sale or hire of buildings on sites fronting Omahu Road: No limit.

14.1.7.2 RESIDENTIAL ACTIVITY

All Zones

- (a) Any residential unit in the Industrial Zone shall only be provided for a resident caretaker or other person whose employment is such that they are required to live on the premises.
- (b) Minimum gross floor area: 50m²
- (c) Outdoor Living Space: Every residential unit shall be provided with an outdoor living area.
- (d) The outdoor living area shall be directly linked to the principal living area of the unit and shall be located to the side of the residential unit facing north of east or west.
- (e) Where the principal living area of the unit is located at ground level the outdoor living area shall:
 - i) be at least 30m² in area, have a minimum dimension of 5m, and be able to contain a 4m diameter circle; and
 - ii) Shall be screened with a 1.8m high solid fence.
- (f) Where the principal living area of the unit is not at ground level the outdoor living area shall consist of a balcony with a minimum area of 7.0m² capable of accommodating a 2.0m diameter circle.
- (g) Internal Noise Standard: Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

14.1.7.3 TEMPORARY EVENTS

All Zones

- Only six events shall take place on a site over a 12 month period
- Each event shall be of a maximum duration of three days
- Maximum attendance at any one time shall be 1000 persons
- The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place
- No parking associated with the temporary event shall be accommodated on any public road or road reserve
- Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

14.1.7.4 STRUCTURE PLANS

All Zones

Activities shall be carried out in a way which ensures that the infrastructure shown on the following structure plans can be implemented and is not restricted in any way:

Structure Plan (Irongate Area) – Appendix 16

Structure Plan (Omahu North Area) – Appendix 17

14.1.7.5 TYRE STORAGE

All Zones

- (a) The activity shall be ancillary to another activity on the site.
- (b) All tyres shall be stored in a single storage area. The storage area shall:
 - i) either be inside a building or at least 10m from the front boundary of the site;
 - ii) not exceed 10m² ;
 - iii) have a maximum dimension of 4m;
 - iv) be screened from all public spaces and adjoining sites; and
 - v) shall be locked at all times when the premise is not in use.
 - vi) shall be roofed.
- (c) Tyres shall not be stored above a height of 1.5m.

14.1.8 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

This part of the Plan sets out the assessment criteria for different types of Restricted Discretionary and Discretionary Activities. The criteria are designed to be flexible and provide opportunities for site responsive designs, while ensuring that developments provide a positive contribution to the character and amenity of both residential and/or commercial areas.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted the exercise of its discretion over in assessing Resource Consent applications.

14.1.8.1 ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN SECTION 14.1.6 AND IN SECTION 14.1.7

An assessment of the effects of the activity shall be made considering the following:

The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and Terms which it fails to meet.

14.1.8.2 ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN SECTION 14.1.6

(a) Building Height and Height in relation to boundary

- i) The extent to which the height and scale of the building is consistent with that of the surrounding industrial zone and the extent to which the infringement will disrupt the visual amenity of that area.
- ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.
- iii) The extent to which the infringement will overshadow any site/s zoned Open Space, Residential, Rural or Plains.
- iv) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.
- v) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains.

(b) Setbacks, Landscaping and Screening

Front Yards:

- i) The extent of the proposed infringement and whether this will disrupt the visual amenity of the surrounding industrial zone and the streetscape within it, with particular regard to 'gateway routes' into Hastings.
- ii) Whether the site retains capacity for Landscaping and tree planting in the front yard.
- iii) The extent to which the proposed infringement compromises the visual amenities, or privacy of any land zoned Open Space, Residential, Rural or Plains.
- iv) The extent to which the reduced setback from the road boundary compromises the safe movement of traffic on and off the site and / or along any adjacent road.

Other Yards:

- i) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.
- ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.
- iii) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains.

Landscaping:

- i) The extent to which existing vegetation is retained.
- ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.
- iii) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.

Shelterbelts:

- i) The extent to which the proposed shelterbelt, or alternate treatment, will screen the activities on the site from adjacent properties and nearby roads and public spaces
- ii) The extent to which the proposed shelterbelt, or alternate treatment, will be of a consistent character as to other sites within the area.

(c) Screening

- i) The extent to which any proposed landscaping, shelterbelt, or fencing will screen the activities on the site from adjacent properties and nearby roads and public spaces
- ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone
- iii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(d) Stormwater and Servicing

- i) Whether the site can be adequately serviced
- ii) Whether it is proposed to connect the development to the Council's reticulated services.
- iii) If it is proposed to connect the development to the Council's reticulated services:
 - Whether such connections are practical;
 - Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
 - Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
 - The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.
- iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipate requirements of the development and to avoid, remedy or mitigate adverse effects on the environment
- v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.
- vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.

vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.

viii) Whether the development incorporates low impact designs and techniques which will be utilised to promote sustainable solutions that contribute to efficient resource use and the overall quality of the environment.

ix) Whether the activity will have adverse effects in terms of stormwater runoff or ponding on the subject site, adjoining or downstream sites and whether it would be appropriate to limit the scale of impervious surfaces and/or impose conditions requiring the incorporation of low impact design solutions into the development.

(e) Light and Glare

i) Whether the infringement will adversely affect the safe movement of traffic and pedestrians.

ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains

(f) Activities not Complying with the Activity Threshold Limit in Standard 14.1.7

Dairies and Food Premises

Retail Sales and Offices ancillary to an Industrial Activity

(i) The extent to which the retail and/or sale of food activity, or any cumulative effects arising from these activities, may affect the vibrancy and vitality of the Hastings CBD, Flaxmere Village Centre or the Suburban or Commercial Service Zones.

(ii) The extent to which there are opportunities within the existing Commercial Centres/Zones to establish the proposed food premises (in the same or different format). If there are such opportunities, whether the community would be better served by those opportunities rather than the proposed premises.

(iii) The extent to which the site is of adequate size to accommodate the proposed development, together with car parking and landscape treatment.

(iv) The extent to which the site can be developed in keeping with the character of the area in which it is to be located.

(v) The extent to which retailing or food and beverage sales may create a 'reverse sensitivity' effects with industrial activities within the surrounding environment.

(vi) The extent to which alternative site or locations have been considered.

(vii) The extent to which the activity promotes the optimum and efficient use of the industrial resource.

(viii) The impact of the scale and intensity of the use and its compatibility with surrounding activities.

(g) Tyre Storage

- (i) The extent to which the tyres will be screened from residential and open space zoned land and from roads.
- (ii) The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.
- (iii) The extent to which the location of the site and the proposed layout, screening and security measures minimise the potential for arson.
- (iv) The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.
- (v) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.
- (vi) The mechanisms proposed for the control of insects and vermin.
- (vii) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.
- (viii) The extent to which alternative sites or locations have been considered.
- (ix) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.
- (x) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases – for example the provision of a bond to Council.

14.1.8.3 ACTIVITIES WITHIN THE DEFERRED GENERAL INDUSTRIAL ZONE:

1) ~~Both Stage 1 of the Irongate Area and Stage 1 of the Omaha North Area:~~

- (a) The suitability of the sewage disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (b) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (c) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plans in Appendix 16 and 17), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (d) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (e) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (f) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.

2) Stage 1 of the Irongate Area

- (g) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of the Maraekakaho Road / Irongate Road intersection

~~3) Stage 1 of the Omahu North Area~~

~~(h) The extent to which adverse effects (including cumulative effects) on the safe operation of the road network will be avoided in advance of the Council's implementation of the road upgrades and roundabouts proposed for the zone.~~

~~(i) Whether a practical method is available for safe and efficient access from each site to the road network once the road upgrades and roundabouts proposed for the zone have been implemented.~~

Changes to Section 30.1 'Subdivision and Land Development' of the Proposed Plan

30.1.3 OBJECTIVES AND POLICIES

POLICY SLDP12

To ensure that subdividers and developers accommodate within the design and layout of any subdivision or development, any Structure Road or Structure Utilities identified on an approved Structure Plan within any Urban Development Area, or other areas subject to a Structure Plan (such as the Irongate and Omahu North Industrial Areas).

Explanation

In order to ensure the orderly and efficient development of the Urban Development Areas, or other areas (such as the Irongate and Omahu North Industrial Areas) the Council will identify, where necessary, key Structure Roads and Structure Utilities. The general route and construction standards may be identified on an approved Structure Plan and subdivisions or developments will be required to make provision for them

30.1.4 METHODS

STRUCTURE PLANS Urban Development Areas (Section 2.4 Urban Strategy) or other areas such as the Irongate and Omahu North Industrial Areas may have Structure Plans developed for them. These will identify the preferred location and outcomes for key infrastructural elements required. Subdividers and Developers will need to have regard to these, and their outcomes, in the design and placement of roads and services which will be required to be constructed to approved standards. Any approved Structure Plan shall be included as an Appendix of the District Plan.

30.1.5 RULES

<p>Rule SLD11</p>	<p>Stage 1 Deferred General Industrial Irongate and Omahu North Areas Subdivisions in Stage 1 of the Deferred General Industrial Zone Irongate Area and Omahu North Area, which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.</p>	<p>Restricted Discretionary Non Notified</p>
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30.1.6 SUBDIVISION SITE STANDARDS AND TERMS

Note: Development Contributions are charged under the Local Government Act for subdivisions that create additional development rights; refer to Council’s Development Contributions Policy: <http://www.hastingsdc.govt.nz/development-contributions>

The minimum net site area specified below in 30.1.6A and 30.1.6B shall be exclusive of all legal access strips to or over the site

30.1.6A GENERAL SITE STANDARDS (EXCEPT LIFESTYLE, FARM PARK AND CONSERVATION LOT SUBDIVISION)

Sites created by subdivision shall comply with the Standards specified for each SMA/Zone in Table 30.1.6A.

Table 30.1.6A

7.	INDUSTRIAL	MINIMUM NET SITE AREA
A	General Industrial Deferred General Industrial Stage 1 of Omahu North Area	Front & Corner Sites: 1,000m ² Rear Sites: 2,000m ²
C	Deferred General Industrial Stage 2 of Irongate Area Deferred General Industrial Stage 2 of Omahu North Area – 12ha	12 hectares

30.1.6C EXEMPTION TO MINIMUM SITE PROVISIONS

1. General

Notwithstanding the provisions of Sections 30.1.6A and 30.1.6B, there shall be no minimum site size in any zone for the following:

- (i) Subdivisions which effect a boundary adjustment.
- (ii) Subdivisions to increase the area of existing non-complying sites, provided that no existing complying site is rendered non-complying. That is, the subdivision of land off an existing complying site to amalgamate with a non-complying site(s).

3. ~~Omahu North Industrial Area-1~~

Where:

- (a) A subdivision creates a site or sites within ~~either the Deferred Industrial 2 Zone (Omahu North) or the~~ **General Industrial 2 Zone (Omahu North)** which complies with 30.1.7R and a single site within the Plains Zone There shall be no minimum site size for the Plains Zone site¹.

Note 1: New Residential Activities and Visitor Accommodation are defined as a Noncomplying activity where they are located within **50m of the General Industrial Zone (Omahu North)**, ~~the area identified in Appendix 36 Figure 2.~~ Refer to Rule **PP3429** (Section 6.2).

30.1.7E PROPERTY ACCESS

3. Access to property in General Industrial Omaha North Area ~~and Deferred General Industrial Omaha North Area:~~

- (a) All accessways to a property or properties located within ~~the Deferred I2 (Omaha North) Zone or the I2 (Omaha North) Zone~~ shall comply with Drawing Number C38 “Pedestrian Visibility Splay” in Appendix 73.
- (b) The minimum separation distance between vehicle crossings on the same side of the road shall be:
 - (i) Omaha Road – 50m.
 - (ii) Any other road – 15m

30.1.7R GENERAL INDUSTRIAL OMAHU NORTH AREA ~~AND DEFERRED GENERAL INDUSTRIAL OMAHU NORTH AREA~~

1. The subdivision shall be in general accordance with the Structure Plan in Appendix 17.
2. Each site shall be connected to the Council’s reticulated water **and**, wastewater **and** stormwater networks ~~when these networks become available.~~
3. **(a) The subdivision design shall ensure that stormwater from each site created can be conveyed to the designated infiltration swale on the northern boundary of the Zone.**
(b) The designated infiltration swale shall be constructed in accordance with the specifications set out in Appendix 17, Figure 2. The length of the swale required to be constructed will be proportionate to the size of the parent title being subdivided as set out in Appendix 17, Figure 3.

Except that (a) and (b) above shall not apply to those properties identified in the Structure Plan in Appendix 17, Figure 1 as requiring alternative stormwater disposal methods to the designated swale. These properties are subject to the requirements of standard 14.1.6A.6 as it applies to ‘All Other Areas’ with regards to stormwater disposal.

~~Where a subdivision occurs in advance of the Council’s reticulated water, wastewater and stormwater networks becoming available:~~

- ~~(a) a suitable legal mechanism shall be implemented to ensure that this occurs~~
- ~~(b) the subdivider shall demonstrate that a satisfactory:~~
 - ~~(i) water supply~~
 - ~~(ii) wastewater system; and~~
 - ~~(iii) stormwater system is available to service each site in advance of the Council’s reticulated systems being available.~~

30.1.8 ASSESSMENT CRITERIA – CONTROLLED, RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

The following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions.

30.1.8.1 GENERAL ASSESSMENT CRITERIA

1. Structure Plans

Council will have regard to any approved Structure Plan for an Urban Development Area (as identified in Appendices 11, 12, 13, 14 and 15), the Irongate Industrial Area (as identified in Appendix 16), or the Omahu North Industrial Area (as identified in Appendix 17) and any other approved Structure Plan (including Appendices 18, 19, 21, 22, and 23) in regard to the placement of roads, infrastructural elements, reserves and other identified amenity elements.

Subdividers and/or developers will be expected to address how the outcomes proposed in any Structure Plan will be achieved by their proposals. If a road, infrastructural elements, reserves and other identified elements have already been provided by another approved subdivision or development and vested in Council, then the need to provide these will not be necessary.

2. Subdivision Design

There are six key elements to the design of subdivisions that the Council focuses its assessment around. These are described below. Guidance on the application of these design elements can be found in the document Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide).

- (vii) The ability to achieve the access separation requirements on the subject site and adjoining sites in the General Industrial Irongate Area, Omahu North Area, and the Deferred General Industrial Irongate Area ~~and Omahu North Area.~~

30.1.8.2 SPECIFIC ASSESSMENT CRITERIA

14. Stage 1 of the Deferred General Industrial Irongate Area, and Stage 1 of the Deferred General Industrial Omahu North Area

Council will have regard to the following:

~~Both Zones:~~

- (a) The suitability of the wastewater disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (b) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (c) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plans in Appendixes 16 and 17), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (d) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (e) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (f) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.

~~Stage 1 of the Deferred General Industrial Omahu North Area:~~

- ~~(h) The extent to which adverse effects (including cumulative effects) on the safe operation of the road network will be avoided in advance of the Council's implementation of the road upgrades and roundabouts proposed for the Zone.~~
- ~~(i) Whether a practical method is available for safe and efficient access from each site to the road network once the road upgrades and roundabouts proposed for the Zone have been implemented.~~

Changes to Section 6.2 'Plains Production Zone' of the Proposed Plan

6.2 PLAINS PRODUCTION ZONE

Table 6.2.4

Rule PP34	Residential Activities and visitor accommodation within 30 50 metres of any the General Industrial Zone (Omahu North) as on land identified within by Appendix 17 36, Figure 2	Non Complying Activity
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Changes to Appendices in the Proposed District Plan

Appendices Contents Page:

Appendix 17 Omahu North Industrial Area

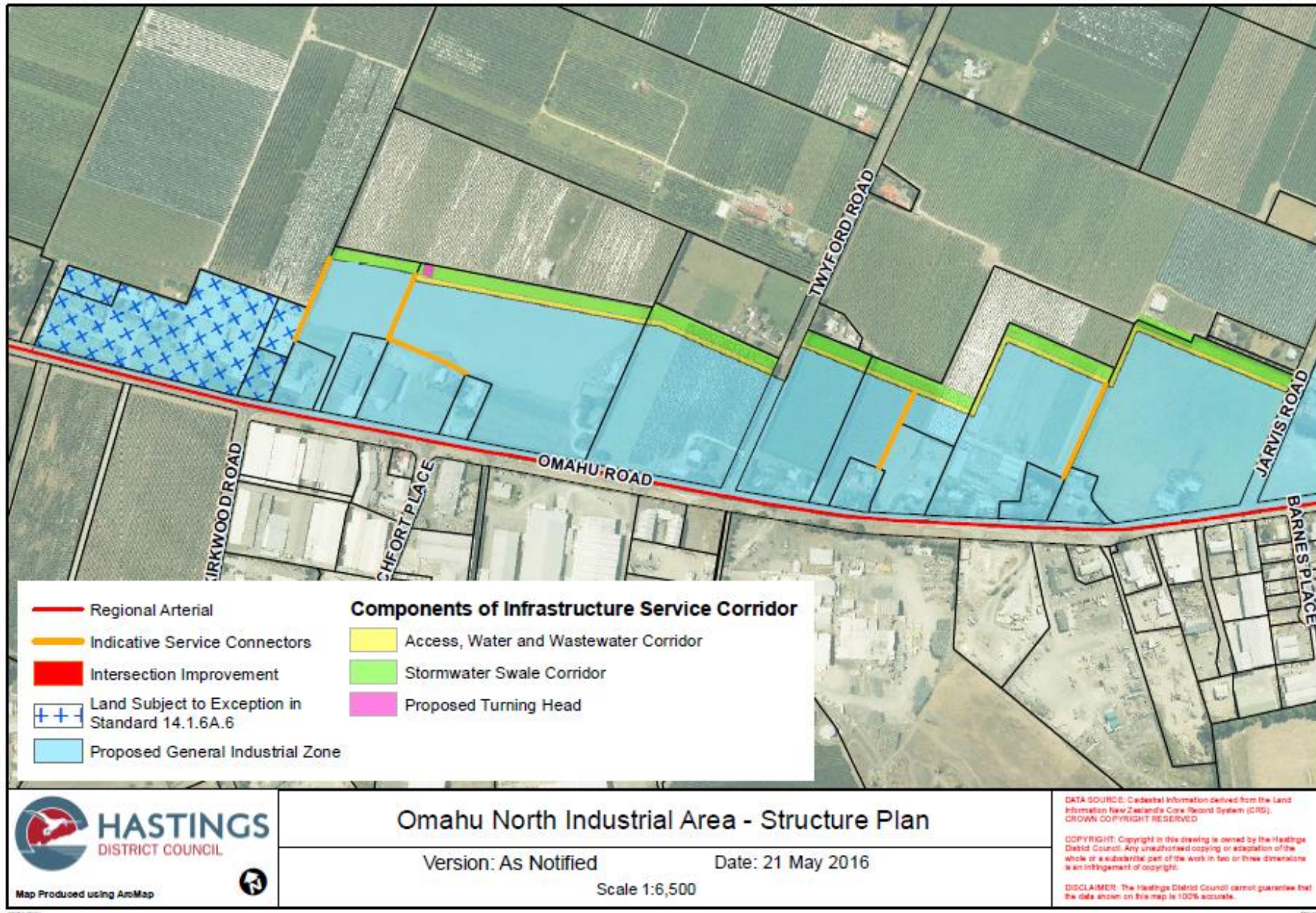
Figure 1 - Structure Plan ~~Stage 1~~

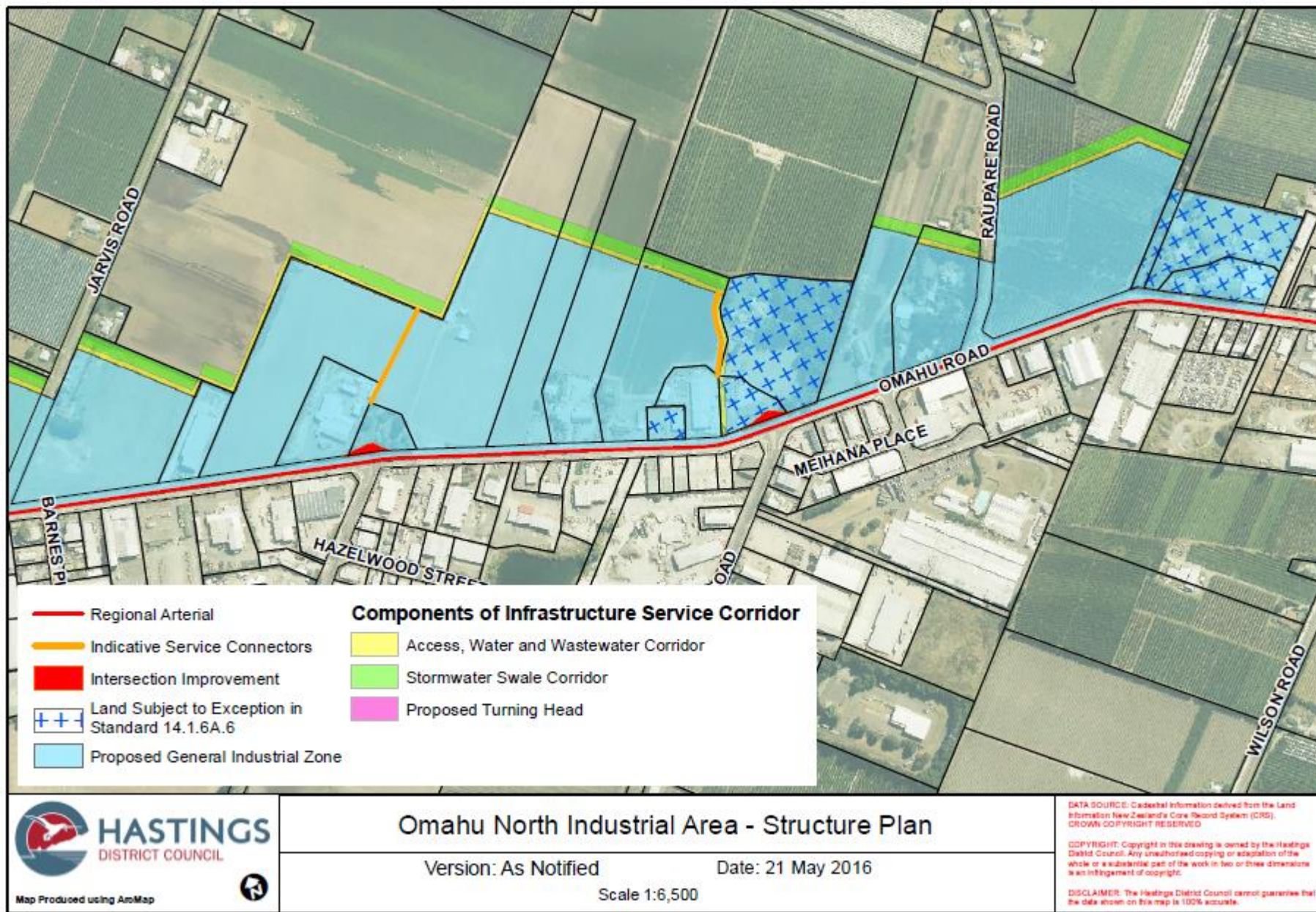
Figure 2 - Stormwater Swale Design & Construction Specifications ~~Stage 2~~

Figure 3 - Stormwater Swale Area Allocation Per Property

- Replace Appendix 17 with the follow new Appendix 17 Figures 1, 2 and 3 as attached.
- Retain Appendix 36, Figure 1
- Delete Appendix 36, Figure 2

Appendix 17 – Figure 1 - Omaha Industrial Structure Plan





Omaha North Industrial Area - Structure Plan

Version: As Notified

Date: 21 May 2016

Scale 1:6,500

Map Produced using AroMap

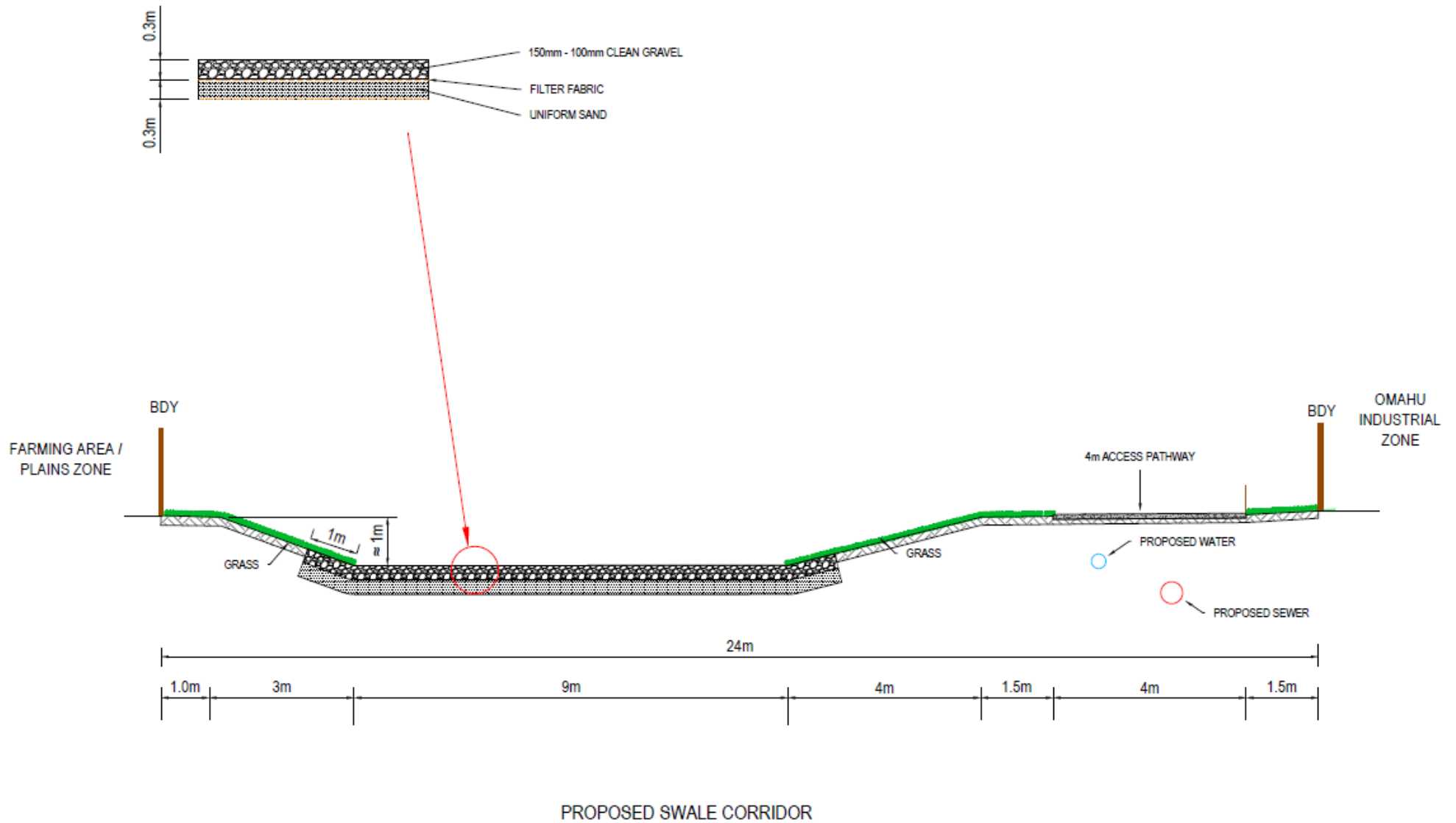


DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).
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Appendix 17 – Figure 2 – Omahu North General Industrial Zone - Stormwater Swale Design & Construction Specifications



Appendix 17, Figure 3 - Land information and Land Areas of properties subject to Stormwater Swale Corridor Formation Requirement

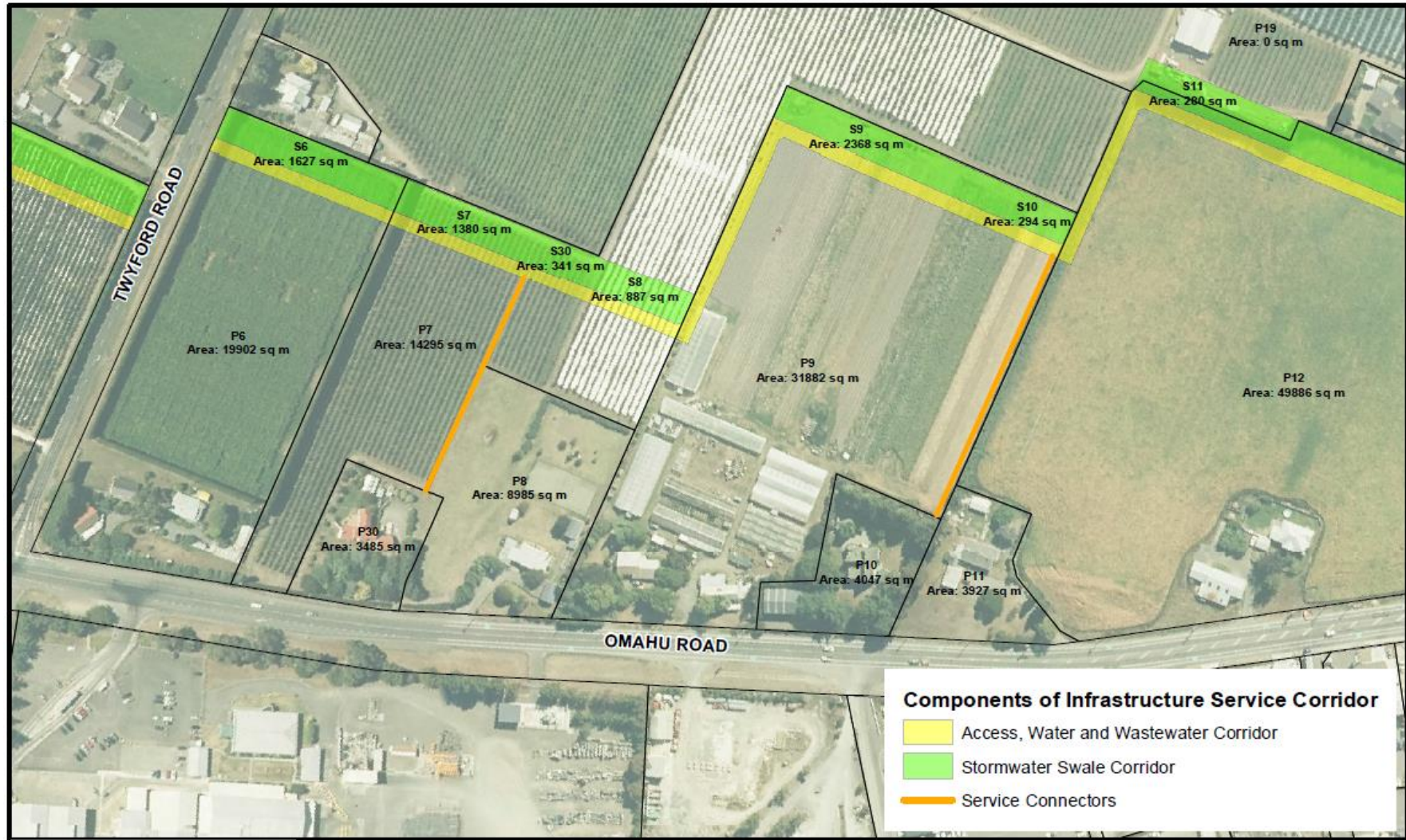
This table provides details of the land required for the Stormwater Swale and Access, Water and Waste Water corridors for each property. In addition, the table shows the area of the Title that can be developed for industrial use and the allocation of the stormwater corridor. The properties highlighted red have either two properties on same Property Number (PID). Land Req Plan ID 16a and 16b have been split because of size/shape of the property.

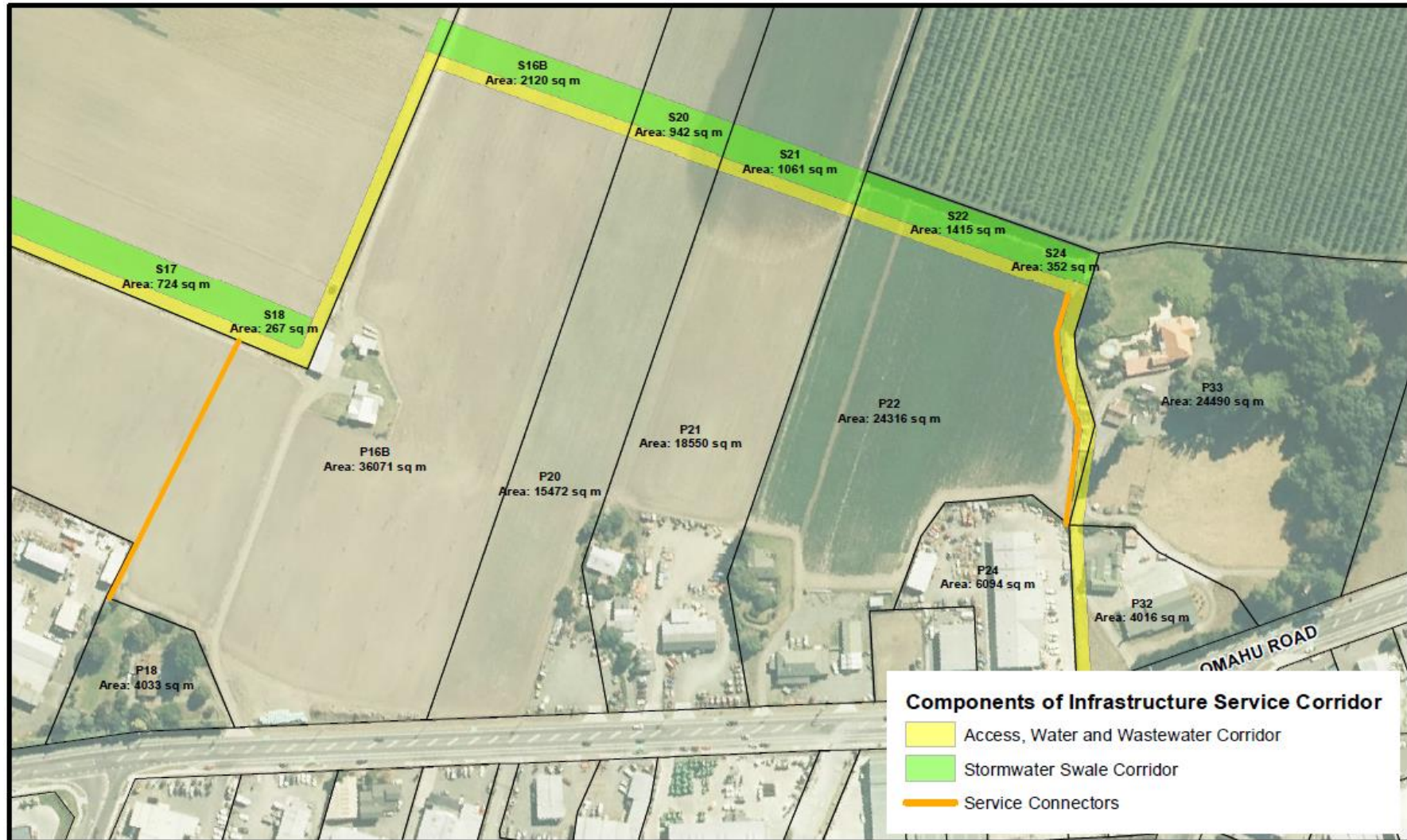
The reference 'Px' is used to identify each separate property on the accompanying Appendix 17, Figure 3 map. This relates to the column titled 'Land Req Plan ID' in the following Table. The reference 'Sx' is used to identify the proportional area of stormwater swale allocated to that property on the accompanying Appendix 17, Figure 3 map. This relates to the column titled 'Stormwater Allocation per Address (m²)' in the following Table. That is the area of stormwater swale that would be required to be constructed prior to the subdivision or development of that property for the stormwater servicing of that subdivision or development. The area shown on the accompanying Appendix 17, Figure 3 map in yellow, is set aside for 'service corridor' and not available for development. Similarly the area on this map shown in orange is set aside to provide a service connector easement and is not available for development. This service corridor area corresponds to the column titled 'Service Corridor (m²)' in the following table, while the service connectors correspond to the column titled 'Service Connection (m²)'.

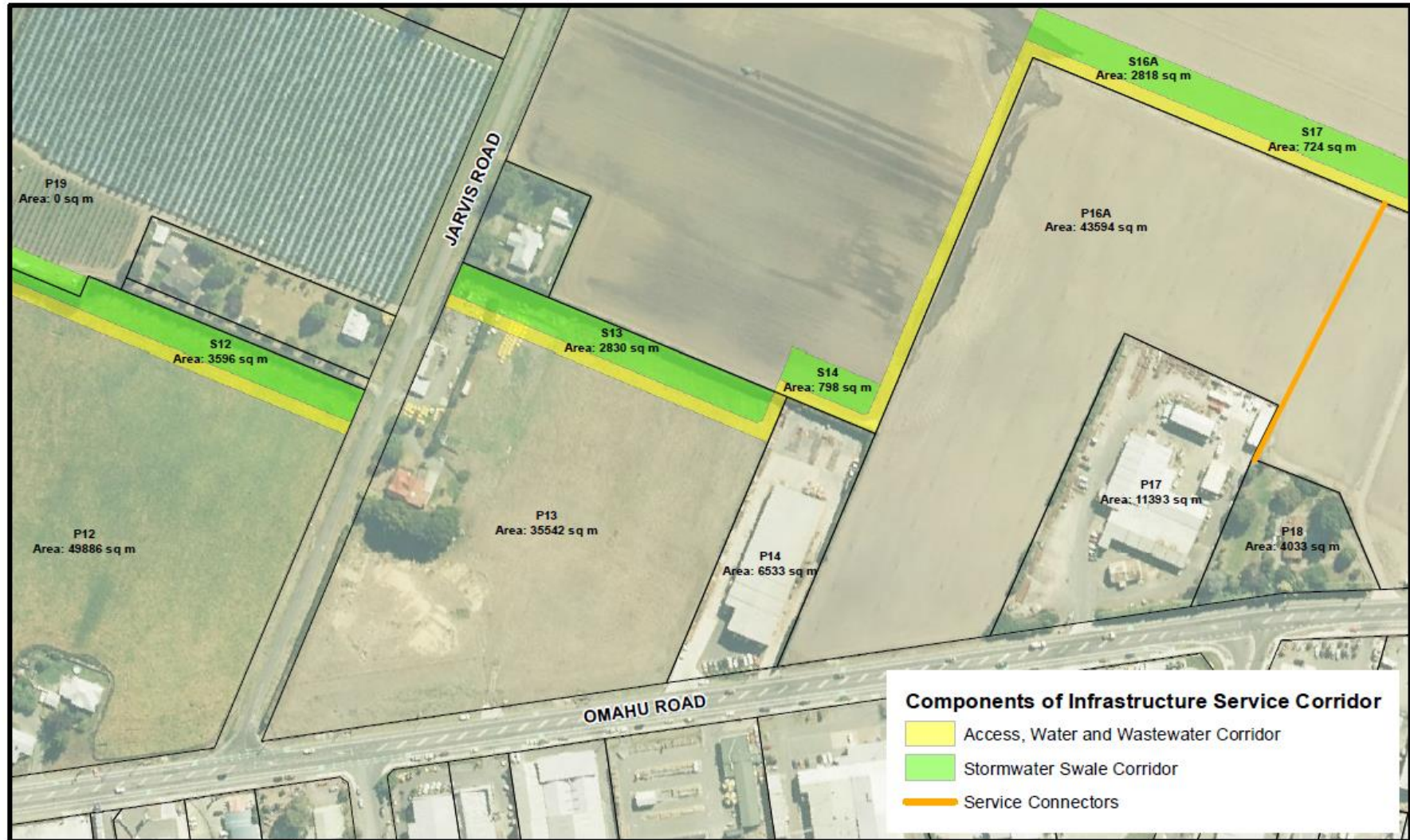
Land Req Plan ID	Property No (PID)	Address	Legal Description	Stormwater Corridor (m ²)	Service Corridor (m ²)	Service Connection (m ²)	Developable Area (m ²)	Total Area (m ²)	Stormwater Allocation per Address (m ²)	Proportion of Stormwater Corridor
P01	54875	1393 Omahu Road HASTINGS 4120	LOT 2 DP 440763 LOT 2 DP 416250	2024	0	656	13743	16423	1151	8.4%
P02	100186	1411 Omahu Road HASTINGS 4120	LOT 1 DP 313846	0	0		11990	11990	1016	8.5%
P03	54874	1409 Omahu Road HASTINGS 4120	LOT 1 DP 26855	0	0		3284	3284	310	9.4%
P04	54875	1393 Omahu Road HASTINGS 4120	LOT 2 DP 440763 LOT 2 DP 416250	5466	2255	347	48968	57035	3902	8.0%
P05	54876	1 Twyford Road TWYFORD 4175	LOT 3 DP 416250 LOT 1 DP 2209	3385	1307		35622	40314	3385	9.5%
P06	54958	4 Twyford Road TWYFORD 4175	LOT 1 D.P. 2767	1627	669		19902	22198	1627	8.2%
P07	54879	55 Twyford Road TWYFORD 4175	LOT 2 DP 463981 LOT 2 DP 425145 LOT 2 DP 328509 LOT 2 DP 10520	2603	1060	348	13947	17958	1380	9.9%
P08	54961	1347 Omahu Road HASTINGS 4120	LOT 3 DP 425145	0	0		8985	8985	887	9.9%
P09	54962	1337 Omahu Road HASTINGS 4120	PT LOT 1 DP 4953	2657	1894	422	31460	36433	2368	7.5%
P10	54963	1327 Omahu Road HASTINGS 4120	LOT 1 DP 8689	0	0		4047	4047	294	7.3%
P11	54964	1319 Omahu Road HASTINGS 4120	LOT 1 DP 24260	0	0		3927	3927	280	7.1%
P12	54965	1309 Omahu Road HASTINGS 4120	LOT 2 DP 24260	2970	2187		49886	55043	3596	7.2%
P13	100748	18 Jarvis Road TWYFORD 4175	LOT 2 DP 402958	2830	1335		31381	35546	2830	9.0%
P14	100747	1275 Omahu Road HASTINGS 4120	Lot 1 Dp 402958	0	0		6533	6533	798	12.2%
P15	101508	Jarvis Road TWYFORD 4175	LOT 2 DP 419221	4729	4479		0	9208	0	-
P16a	54983	1241 Omahu Road HASTINGS 4120	LOT 3 DP 27351 SUBJ TO & INT IN EASEMENTS	0	2	426	43168	43596	2818	6.5%
P16b	54983	1241 Omahu Road HASTINGS 4120	LOT 3 DP 27351 SUBJ TO & INT IN EASEMENTS	1703	709		36071	38483	2120	5.9%
P17	54982	1255 Omahu Road HASTINGS 4120	LOT 2 DP 27351 SUBJ TO & INT IN EASEMENTS	0	0		11393	11393	724	6.4%

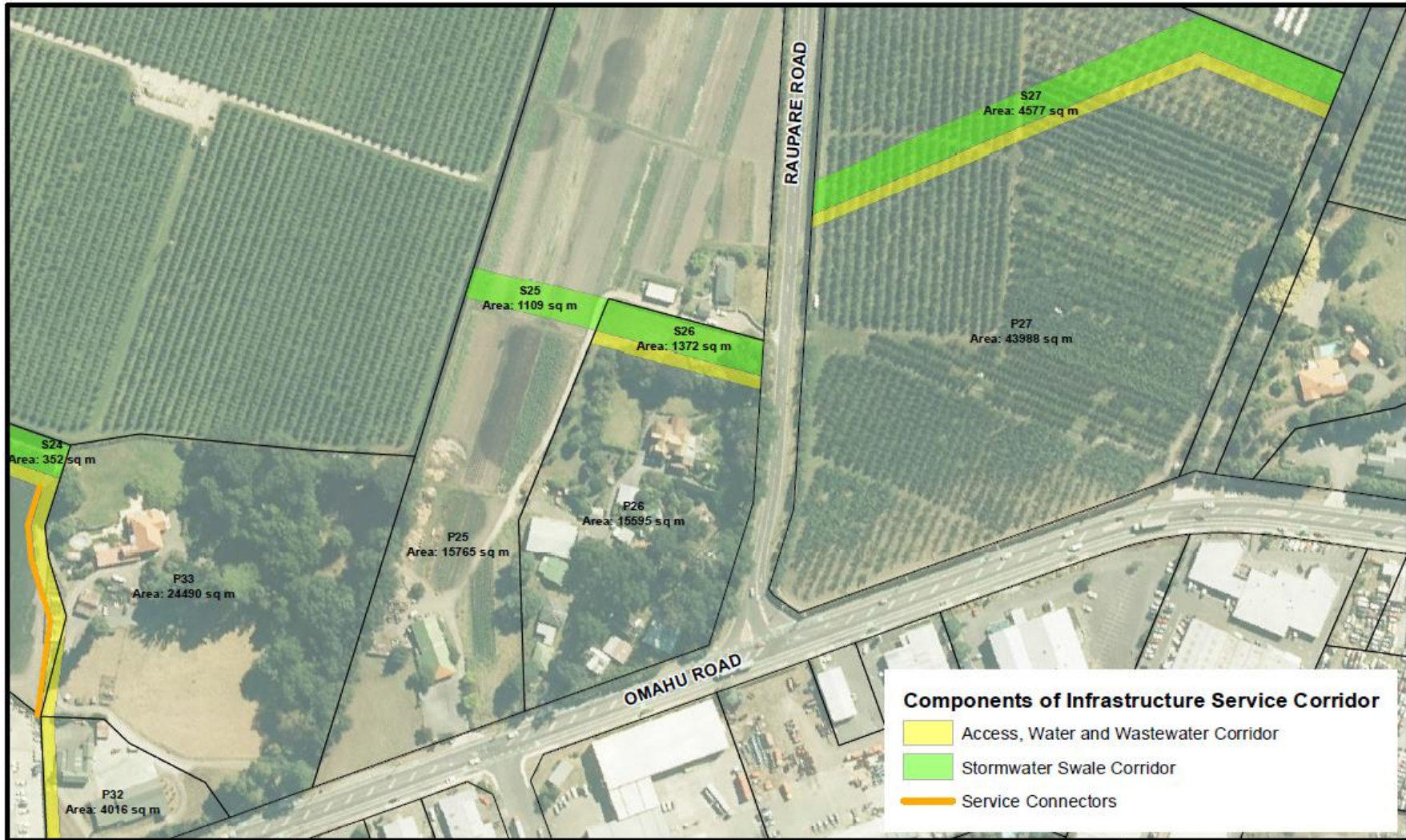
Appendix 17 – Figure 3 - Omahu North General Industrial Zone – Stormwater Swale Area Allocation Per Property



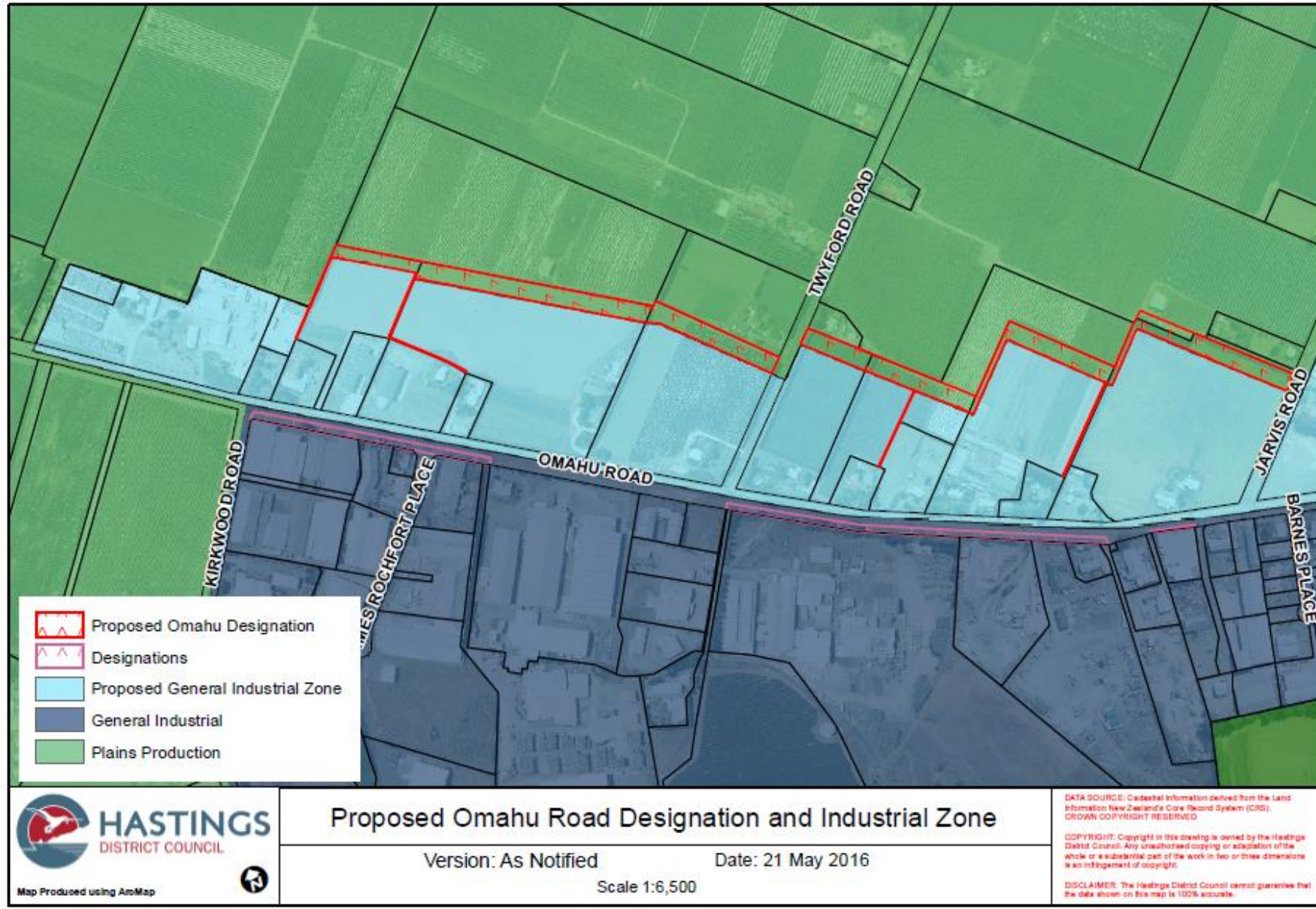


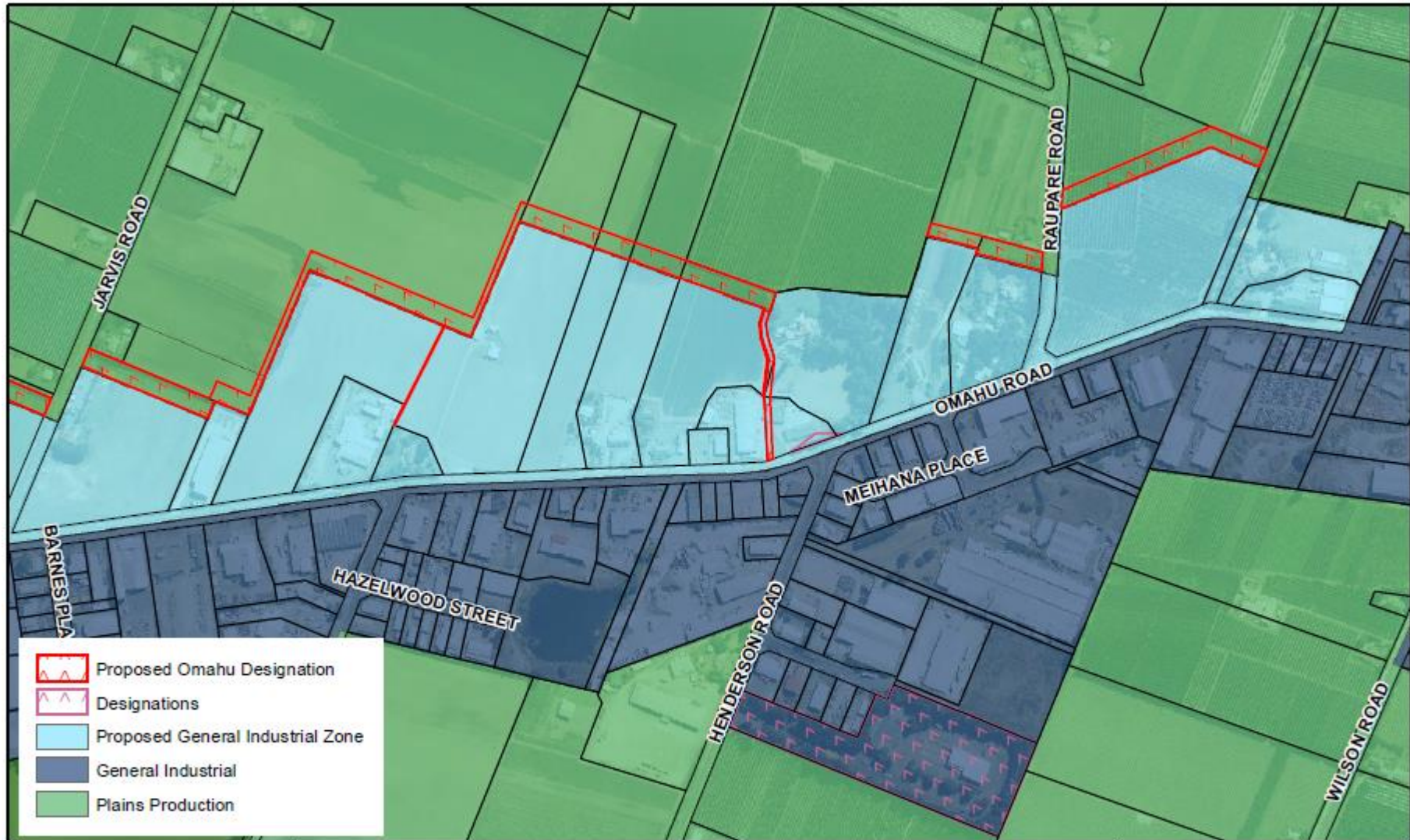






Changes to Planning Maps






HASTINGS
DISTRICT COUNCIL

Map Produced using AroMap

Proposed Omahu Road Designation and Industrial Zone

Version: As Notified Date: 21 May 2016

Scale 1:6,500

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