

Variation 1 – Omahu Industrial – as amended by decisions March 2017

Variation 1 – Omahu North Industrial Area

Amendments to Proposed Hastings District Plan –
as amended by Decisions 25 March 2017

Parts of the District Plan:

Planning Maps

Section 2.9 Industrial Strategy

Section 14.1 Industrial Zones

Section 30.1 Subdivision and Land Development

Section 6.2 Plains Production Zone Appendices: 17, 36, and 66

The changes proposed by the decisions on submissions are shown highlighted in blue.

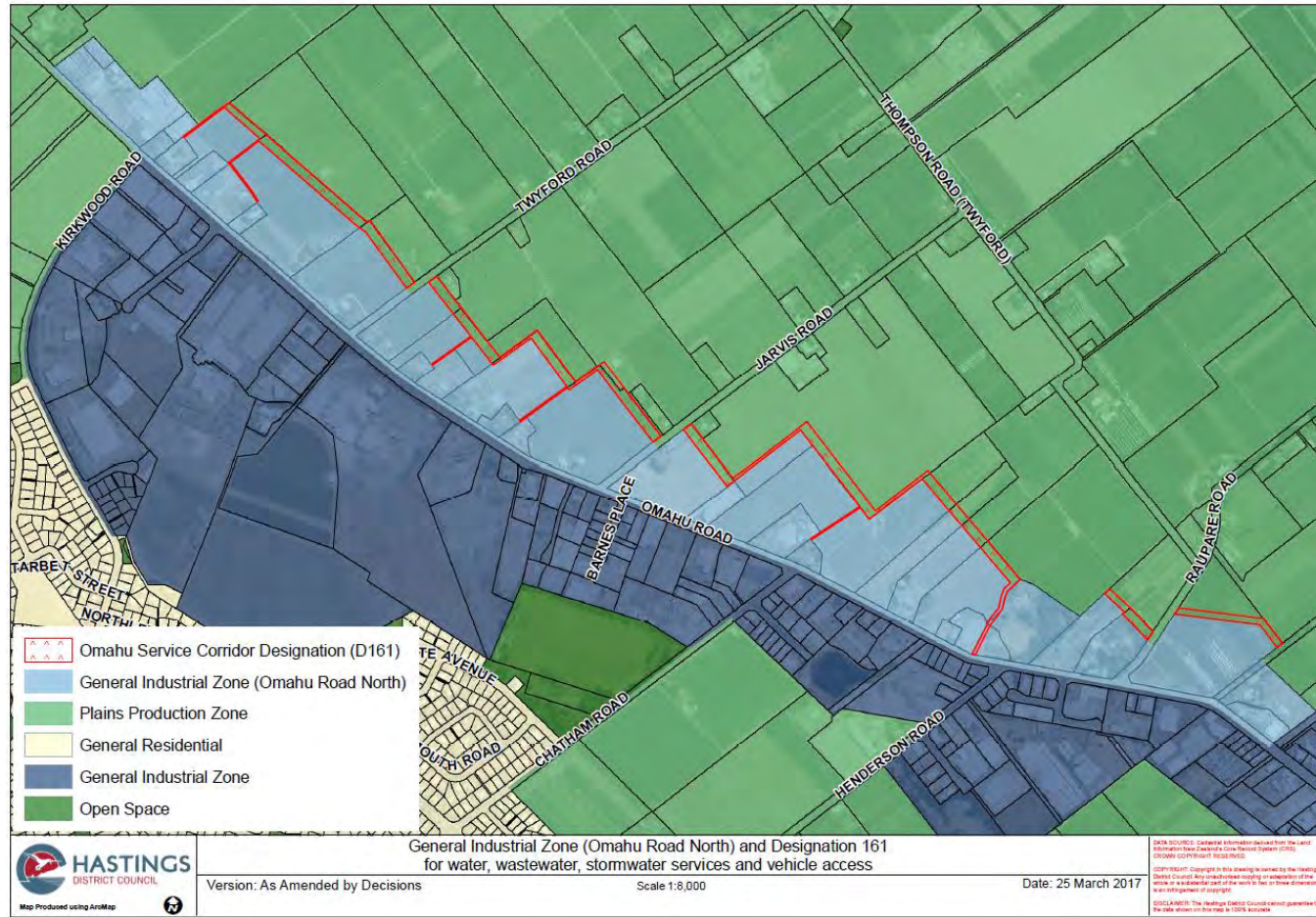
The changes as per Notification in July 2016 are shown highlighted in red and strikethroughs. The notified version (May 2016) is also available for viewing on www.hastingsdc.govt.nz/irongate-industrial-2016

Comment boxes to the side identify which issue and submission the change relates to. They reference back to the hearing commissioner's decision report which is available for viewing on www.hastingsdc.govt.nz/irongate-industrial-2016

With regard to Section 14.1, text that is not amended by the variation is also shown to provide context. Any minor changes as a result of this Variation (such as numbering adjustments) will be addressed at the end of the Variation process.

Planning Map as amended by Decisions

Note that for the purpose of clarity this map does not show the pre-existing designations (D116, 155, 156, 157). *Note the colour of the zone is differentiated from the industrial zone the south side of Omaha Road for ease of viewing.*



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Section 2.9 Industrial Strategy

2.9.2.2 Omaha Road Strip Industrial Area

The Omaha Road Strip industrial area is located opposite the existing **General Industrial zone** Industrial 2 Zone on the northern side of Omaha Road. It has an area of ~~63~~ **65** 36ha and has been rezoned **General Industrial** ~~Deferred Industrial 2 (Omaha 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.~~

Commented [MG1]: V1 Issue Consequential amendment resulting from decision on Issues 9 and 10 of commissioners decision report

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 |
| Omaha Road north | 65 | Now | Service Industry |
| Omaha Stage 1 | 13 | 2015 | Service Industry |
| Omaha Stage 2 | 23 | After Omaha 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 Omaha 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 Omaha Road identified in the HPUDS maps, with the additional area being made up by a greater depth to the zone from the Omaha 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.

Section 6. 2 ‘Plains Production Zone’

Rule Table 6.2.4

| | | |
|-----------|---|------------------------|
| Rule PP34 | Residential Activities and visitor accommodation within 50 30 metres of any the General Industrial Zone (Omahu North) as on land identified within by Appendix 17 36, Figure 2 | Non Complying Activity |
|-----------|---|------------------------|

Commented [MG2]: V1 Issue 5 Federated Farmers (submission 9) and Hawke’s Bay Fruitgrowers Assn Inc (FSS)

Section 14.1 Industrial

14.1.1 INTRODUCTION

NO CHANGES.

14.1.2 ANTICIPATED OUTCOMES

IZA02 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 Omaha Road arterial route.

14.1.3 OBJECTIVES AND POLICIES

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

Explanation

The Omaha 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 infiltration basin 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.~~

Commented [MG3]: V1 Issue 3 HBRC (Submission 4) change to terminology throughout

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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 deferral 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 *To restrict the establishment of activities within the Omaha North General Industrial area to 'dry industry' and 'profile oriented' activities that have a low risk of contamination of the Heretaunga Plains Unconfined Aquifer. ~~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 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.

Certain industrial activities have been identified as being a high risk to the Heretaunga Plains Unconfined Aquifer owing to the potential for pathogenic contamination of ground water to occur. This situation arises as a result of stormwater discharges from development in the zone being into an infiltration basin rather than a reticulated system. These activities include waste management sites, transfer stations and composting areas, and stock sale yards, which are not anticipated in the zone and are non-complying.

For similar reasons, bakeries which have outside washing areas, which otherwise would be permitted under the definition of 'dairies and food premises', are also non-complying.

Commented [MG4]: V1 Issue 3 Hawke's Bay Regional Council (Submission 4)

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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 14.1.5.1 - GENERAL INDUSTRIAL ZONE | | |
|---|---|-----------------|
| RULE | LAND USE ACTIVITIES | ACTIVITY STATUS |
| GI1 | Industrial activities | P |
| GI2 | Dairies and food premises except bakeries with outside wash down areas in the Omaha North General Industrial zone | P |
| GI3 | Service Stations | P |
| GI4 | Retail sales and offices on the same site and ancillary to an Industrial Activity. | P |
| GI5 | The sale or hire of: <ul style="list-style-type: none"> Machinery, equipment and supplies used for industrial, agricultural, horticultural, viticultural, building or landscaping purposes¹; Buildings This rule only applies to those Omaha Road sites identified within the area identified in Appendix 36. | 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 |
| GI16 | Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity. | NC |

Commented [MG5]: V1 Issue 3 HBRC (Submission 4)

Commented [MG6]: V1 Issue 6
Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust (Submission 6) and Development Nous (Submission 10)

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

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14.1.5.2 DEFERRED GENERAL INDUSTRIAL ZONE (RULES)

All provisions relating to Omaha Road North Deferred General Industrial zone are removed from the Proposed Hastings District Plan.

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 Omaha 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 14.1.5.2 DEFERRED GENERAL INDUSTRIAL ZONE | | |
|--|--|-----------------|
| RULE | LAND USE ACTIVITIES | ACTIVITY STATUS |
| DG11 | Land based primary production (excluding forestry) | P |
| DG12 | Commercial activities (excluding visitor accommodation) complying with Specific Performance Standard 6.2.6D of the Plains Zone | P |
| DG13 | Temporary Events | P |
| DG14 | Industrial activities within Stage 1 of the Irongate Area as defined within Appendix 16 | RD |
| DG15 | Industrial activities within Stage 1 of the Omaha North Area as defined within Appendix 17 | RD |

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| RULE TABLE 14.1.5.2 DEFERRED GENERAL INDUSTRIAL ZONE | | |
|--|---|-----------------|
| RULE | LAND USE ACTIVITIES | ACTIVITY STATUS |
| 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 Omaha 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 Omaha 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 Omaha 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 Omaha 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 |
| 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.

Note that numbering of the Rules listed above may change as a result of the variation

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 |

Outcome

The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings.

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.

Outcome

Sites on the industrial interface will be provided access to daylight and sunlight.

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

- (b) That in addition to 14.1.6.A2(a), no building shall exceed 11m height within 15m of a boundary with the Flaxmere General Residential Zone.

Commented [MG7]: V1 issue 12 Hawke's Bay Fruitgrowers Assn (submission 12)

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14.1.6A.3 SETBACKS

Front Yards

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

| Areas | Front Yard |
|---|------------|
| Irongate Area | |
| All instances ^{Note 1} | 10 metres |
| All other General Industrial Areas | |
| Sites opposite or adjacent to a Residential Zone | 6 metres |
| Boundaries adjacent to Kirkwood Road | 10 metres |
| Boundaries adjacent to Omaha Road (and not opposite a Residential Zone) | 3 metres |
| Boundaries adjacent to any other Arterial Route | 2 metres |
| All other instances | Nil |

Note 1: ...

Internal Yards

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

| Areas | Front Yard |
|---|------------|
| Irongate Area | |
| Boundaries adjacent to the Plains Zone | 10 metres |
| Boundaries adjacent to Section 17 SO 438108 (HB131/166) ^{Note 1} | 10 metres |
| All other instances | Nil |

| | |
|--|-----------|
| All other Locations | |
| Boundaries adjacent to Flaxmere General Residential Zone | 10 metres |
| Boundaries adjacent to any other Residential Zone | 5 metres |
| Boundaries adjacent to Open Space or Plains Zone | 5 metres |
| All other instances | Nil |

Note 1...

Outcome

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

Outcome

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

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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: Except: In the case of the boundary of the Omaha North General Industrial Zone with the designated stormwater infiltration basin and 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.

Outcome

The amenity values of sites on the industrial interface will be maintained.

Commented [MG8]: V1 Issue 12 Hawke’s Bay Fruitgrowers Assn (submission 12)

Setback from Irongate Stream...

14.1.6A.4 LANDSCAPING

(a) The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below; **except for boundaries fronting Omaha Road (North), where a minimum of 25% of the length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below:**

Outcome

The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.

Commented [MG9]: V1 issue 7 Minor Amendment pursuant to Clause 16 of Schedule 1 of the RMA to clarify that the 25% to 3m depth only applies to Omaha Road North

| Areas | Minimum Width |
|--|---------------|
| Irongate | |
| Area Boundaries adjacent to State Highway 50A | Nil |
| All other instances | 2.5 metres |
| All other General Industrial Areas | |
| Sites opposite or adjacent to a Residential Zone | 2-3 metres |
| Boundaries adjacent to Kirkwood Road | 5 metres |
| Boundaries adjacent to Omaha Road (North) | 3 metres |
| All other instances | Nil |

Outcome

To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place

Commented [MG10]: V1 issue 7 Minor Amendment

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

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maintained in accordance with the definition of landscaped in Section 33.1.

(b)...

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 infiltration basin corridor in the Omaha North General Industrial Zone.**

Omaha North: All boundaries adjacent to the designated stormwater swale corridor in the Omaha North General Industrial Zone

Either a 1.8m high fence, which may be a standard 7-wire fence or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Production Zone. A 4m wide gap shall be provided in the landscaping strip to allow access for firefighting.

Outcome

Industrial activities adjoining Open Space, Residential or Plains Zones will have a pleasant appearance.

Outcome

Industrial activities shall have a pleasant appearance from the neighbouring state highway and Residential Zone.

Commented [MG11]: V1 Issue 1 Hawkes' Bay Regional Council (submission 4)

Commented [MG12]: V1 Issue 7 Hawke's Bay Fruitgrowers (Submission 12)

Commented [MG13]: V1 Issue 7 Hawke's Bay Fruitgrowers (Submission 12)

14.1.6A.6 STORMWATER

(a) to (c) NO CHANGES

(d) Omaha North Area **(Appendix 17 Fig 1)**

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

~~ii) All stormwater shall be conveyed to the designated infiltration swale on the northern boundary of the Zone. A Stormwater Management Plan must be provided to the Council for the approval of the Environmental Consents Manager prior to the commencement of any new activity before discharging into the Stormwater Network. The Stormwater Management Plan must be prepared by a suitably qualified and experienced person and shall include the following:~~

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated.

Commented [MG14]: V1 Issue 1 Hawkes Bay Regional Council (submission 4)

- Details of the proposed land use, including an assessment of any risks associated with contaminants on the site, detailing how contaminants will be managed;
- The method of monitoring the performance of pre-treatment devices, prior to discharge to the infiltration basin;
- A to scale site plan, including details of the stormwater management proposed for the site;
- A calculation of the expected stormwater run-off, storage volumes and post development discharge rates.

Note: Under the Hastings District Council Water Services Bylaw Approval is required to connect and discharge to the Stormwater Network.

iii) All stormwater shall be conveyed to the designated stormwater infiltration swale basin on the northern boundary of the zone within the designated service corridor D161.

iv) Where the stormwater infiltration basin has not yet been constructed, any new development requires the construction of the stormwater infiltration basin within the designated service corridor in accordance with the specifications set out in subdivision standard 30.1.7R.

v) The above clauses (iii) and (iv) shall not apply to:

- those properties identified within the Omahu Road Structure Plan area in Appendix 17, Figure 1 that require a method of stormwater disposal alternative to and different from disposal by connection to the designated stormwater infiltration basin alternative stormwater disposal methods to the designated swale. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.
- Building extensions / new buildings resulting in an increased gross floor area across the site of less than 100m² over a 24 month period from the date of the release of decisions on Variation 1 (25 March 2017).

Commented [MG15]: V1 Issue 4
Kevin & Karen Bayley, Totara Hastings Limited, Rimu Holdings Limited, Bayley Family Trust (submission 6)

Commented [MG16]: V1 Issue 4
Kevin & Karen Bayley, Totara Hastings Limited, Rimu Holdings Limited, Bayley Family Trust (submission 6)

Commented [MG17]: V1 Issue 4
Kevin & Karen Bayley, Totara Hastings Limited, Rimu Holdings Limited, Bayley Family Trust (submission 6)

Commented [MG18]: V1 issue 4 Consequential amendment

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All Other Areas

Where a reticulated stormwater network is available for the site to connect to the site shall not exceed the following standards:

| Average Recurrence Interval (ARI) | Runoff Coefficient |
|---|--------------------|
| 5 year | 0.7 |
| 50 year | 0.75 |
| The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, approved Document E1 – Surface Water. See Hastings District Council website to assist with calculations. | |

Where no reticulated stormwater network is available for the site to connect to stormwater shall be disposed of on-site:

Note: All on-site stormwater discharges are regulated through the Hawke’s Bay Regional Resource Management Plan.

All Areas

Inert Roofing

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

Outcome

The use of inert roofing materials will reduce the level of contaminants in stormwater

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.

Outcome

The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

14.1.6A.8 NOISE

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

Outcome

The outcomes of the Noise Section of the District Plan will be achieved.

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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.

Outcome

Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities.

14.1.6B GENERAL PERFORMANCE STANDARDS AND TERMS FOR THE DEFERRED GENERAL INDUSTRIAL ZONE

All provisions relating to Omaha Road North Deferred General Industrial zone are removed from the Proposed Hastings District Plan. It has now replaced with a General Industrial zone (Omaha Road north)

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

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from ground level, within 2m of a boundary adjacent to a Residential or Plains Zone.

14.1.6 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 Omaha 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.

(a) Irongate -

(b) Irongate

~~(c) Omaha 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.~~

14.1.6 SERVICING

Stage 1 of the Irongate Area: ...

~~Stage 1 of the Omaha 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.~~

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~~*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...~~

~~Omaha 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~~

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~~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:

Outcome

Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones

- i. Dairies and food premises: The gross floor area of the premise shall not exceed 50m².
- ii. Service Stations: No limit.
- iii. 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.
- iv. 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.
- v. Offices on same site as, and ancillary to, an Industrial Activity on land shown in the Omaha North Industrial Area - Structure Plan (Appendix 17 Figure 1): The maximum gross

floor area for offices on the same site as, and ancillary to, an Industrial Activity shall be 200m².

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

Commented [MG19]: V1 Issue 6
Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust (Submission 6) and Development Nous (Submission 10),

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Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust (Submission 6) and Development Nous (Submission 10),

14.1.7.2 RESIDENTIAL ACTIVITY...

14.1.7.3 TEMPORARY EVENTS...

14.1.7.4 STRUCTURE PLANS

Outcome

Development will occur in a manner that enables the efficient and effective servicing of the entire Irongate and Omahu Industrial areas.

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...

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.

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- 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

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- 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.

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- (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.

14.1.8.1 ACTIVITIES WITHIN THE DEFERRED GENERAL INDUSTRIAL ZONE:

1) Stage 1 of the Irongate 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), 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 Omaha 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~~

Variation 1 – Omaha Industrial – as amended by decisions March 2017

~~the road network once the road upgrades and roundabouts proposed for the zone have been implemented. the road network once the road upgrades and roundabouts proposed for the zone have been implemented.~~

Section 30.1 Subdivision and Land Development

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 Omaha 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 Omaha 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 Omaha 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

| | | |
|---------------|--|---|
| Rule SLD11 | Stage 1 Deferred General Industrial Irongate and Omaha North Areas-Subdivisions in Stage 1 of the Deferred General Industrial Zone Irongate Area which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7. | Restricted Discretionary Non Notified |
|---------------|--|---|

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>

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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 Omaha 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 Omaha 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).

2. Irongate Industrial Area...

3. Omaha North Industrial Area[†]

Where:

- (i) A subdivision creates a site or sites within either the ~~Deferred Industrial 2 Zone (Omaha North)~~ or the **General Industrial 2-Zone (Omaha 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 Non complying activity where they are located within ~~50m of the General Industrial Zone (Omaha North), the area identified in Appendix 36 Figure 2.~~ **30 metres** of the General Industrial Zone (Omaha North). Refer to Rule PP345 (Section 6.2).

Commented [MG21]: V1 Issue 5 Federated Farmers (9) & Hawke's Bay Fruitgrowers Assn Inc (FS5)

30.1.7E PROPERTY ACCESS

| | |
|---|---|
| <p>3. Access to property in General Industrial zone (Omahu North Area) and Deferred General Industrial Omaha North area:</p> <p>(a) All accessways to a property or properties located within the General Industrial zone (Omahu North) the Deferred 12 (Omahu North) Zone or shall comply with Drawing Number C38 "Pedestrian Visibility Splay" in Appendix 73.</p> | <p>Outcome <i>Safe access will be provided for vehicular traffic entering and exiting sites.</i></p> |
| <p>(b) The minimum separation distance between vehicle crossings on the same side of the road shall be:</p> <p>(i) Omaha Road – 50m. (ii) Any other road – 15m</p> | <p><i>The appropriate level of on-road car and truck parking can be achieved on Omaha Road between vehicle crossings.</i></p> |

Commented [MG22]: V1 Issue 8 Villa Maria Estate Ltd (submission 7)

Commented [MG23]: V1 Issue 8 Villa Maria Estate Ltd (submission 7)

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

| | |
|--|---|
| <p>1. The subdivision shall be in general accordance with the Structure Plan in Appendix 17.</p> | <p><i>Outcomes</i> To provide for efficient use of infrastructure provided in the Omaha North Industrial Area</p> |
| <p>2. Each site shall be connected to the Council’s reticulated water and, wastewater and stormwater networks when these networks become available.</p> | <p><i>Subdivision will occur in a manner that enables the efficient and effective servicing of the entire Omaha North Industrial Area.</i></p> |
| <p>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. stormwater infiltration basin within the designated service corridor (D161) located on the northern boundary of the Zone.</p> <p>A stormwater infiltration basin The designation infiltration swale shall be constructed in accordance with the specifications set out in Appendix 17, Figure 2 within the designated service corridor (D161). 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. The area of the infiltration basin to be constructed shall be determined in accordance with the Appendix 17, Figure 3. For the avoidance of doubt:</p> | <p><i>That the potential needs of activities on the sites created are met in a manner that avoids significant adverse effects on the environment.</i></p> |

Commented [MG24]: V1 Issue 4 - Kevin & Karen Bayley, Totara Hastings Limited, Rimu Holdings Limited, Bayley Family Trust (submission 6)

- the area of stormwater infiltration basin stated in Column 4 has been determined for each of the 'Parent Sites' listed in Column 3;
- the area of stormwater infiltration basin required for a new site shall be proportionate to its total area relative to the Parent Site(s) from which it has been created.

For example: A property at Omaha Road north is to be subdivided into 3 lots:

| | |
|---|---|
| Parent Site (P01) is 13743m ² (Column 3) | Total S/W basin (S04) = 1151m ² (Column 4) |
| New Lot 1 = 4000m ² | Required S/W basin = 335m ² |
| New Lot 2 = 4000m ² | Required S/W basin = 335m ² |
| New Lot 3 = 5743m ² | Required S/W basin = 481m ² |

The above clauses 3(a) and (b) shall not apply to:

- those properties identified within the Omaha Road Structure Plan area in Appendix 17, Figure 1 that require an alternative stormwater disposal method to the designated stormwater infiltration basin. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.

~~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. | |
|---|--|

Consequential amendments are made to Appendix 17, Figure 3 and associated table and map, as ATTACHED.

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 Omaha 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).

(a) – (f) No Change

3. Property access

Council will have regard to the following:

(i) – (vi) No Change

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

4. Water Supply, Wastewater Disposal, Stormwater Disposal - No Change

5. Natural Hazards - No Change

6. Building Platforms - No Change

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7. **Esplanade Areas** - No Change
8. **Access Strips** - No Change
9. **General** - No Change
10. **Subdivisions with building platforms and/or vehicle access within the National Grid Corridor and 50m of a designated National Grid Substation** - No Change

30.1.8.2 SPECIFIC ASSESSMENT CRITERIA

1 – 13 No Change

14. ~~Stage 1 of the Deferred General Industrial Irongate Area and Stage 1 of the Deferred General Industrial Omaha 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 Appendices 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 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.

~~Stage 1 of the Deferred General Industrial Omaha 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.~~

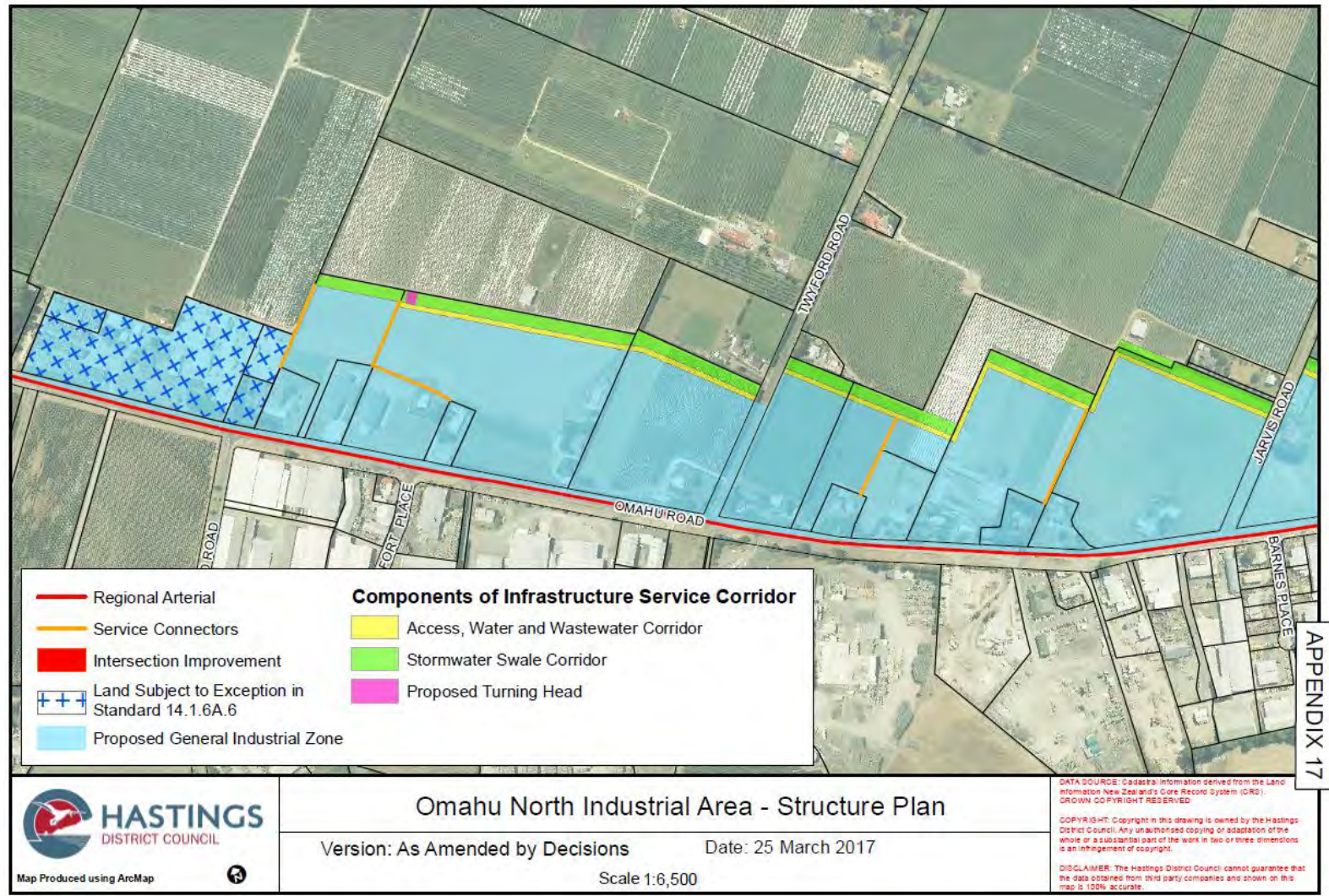
15.- 19. No Change

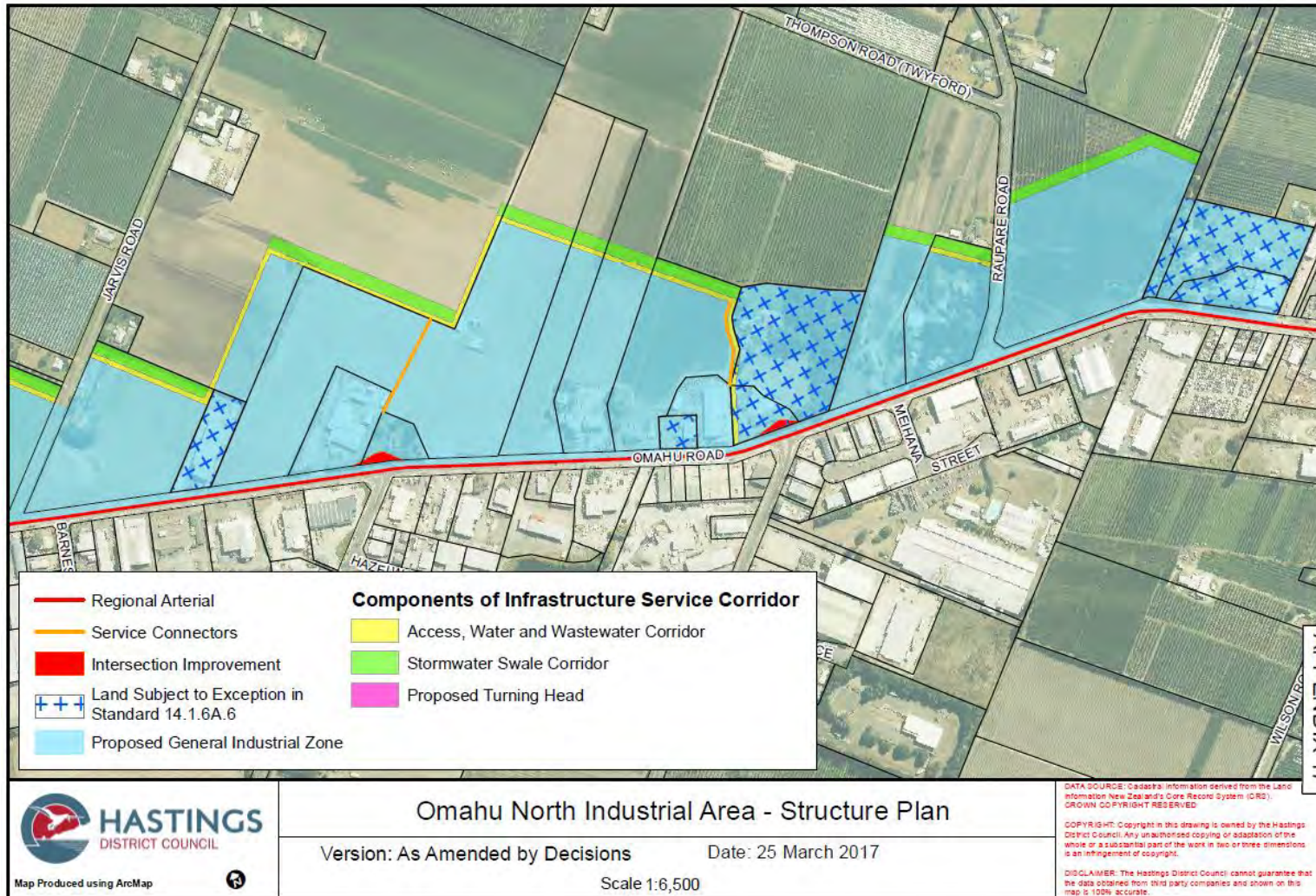
Appendix 66 Designations

| APPENDIX 66: DESIGNATIONS | | | | |
|---------------------------|--|---------------------------------|--|---------------------------|
| Ref Number | Legal Description | Map Number | Designation Purpose | Designating Authority |
| 161 | Lot 2 DP440763, Lot 2 DP416250, Lot 1 DP2209, Lot 1 DP2767, Lot 2 DP425145, Lot 2 DP328509, Pt Lot 1 DP4953, Lot 2 DP 24260, Lot 2 DP402958, Lot 2 DP419221, Lot 3 DP27351, Lot 2 DP8336, Lot 2 DP377104, Lot 2 DP22884, Lot 3 DP22884, Lot 2 DP342661, Lot 2 DP22262, Lot 1 DP22262, Sec 1 SO486816 | 8, 24, 25, 65, 73, 74, 75 | Infrastructure servicing corridor to provide reticulated water supply, waste water disposal and stormwater disposal and vehicle access | Hastings District Council |

Commented [MG25]: Added as a result of confirmation of the associated Notice of Requirement (Designation of the service corridor)

Appendix 17 Figure 1 - Omahu Industrial Structure Plan (over two Pages)





APPENDIX 17



Map Produced using ArcMap

Omahu North Industrial Area - Structure Plan

Version: As Amended by Decisions

Date: 25 March 2017

Scale 1:6,500

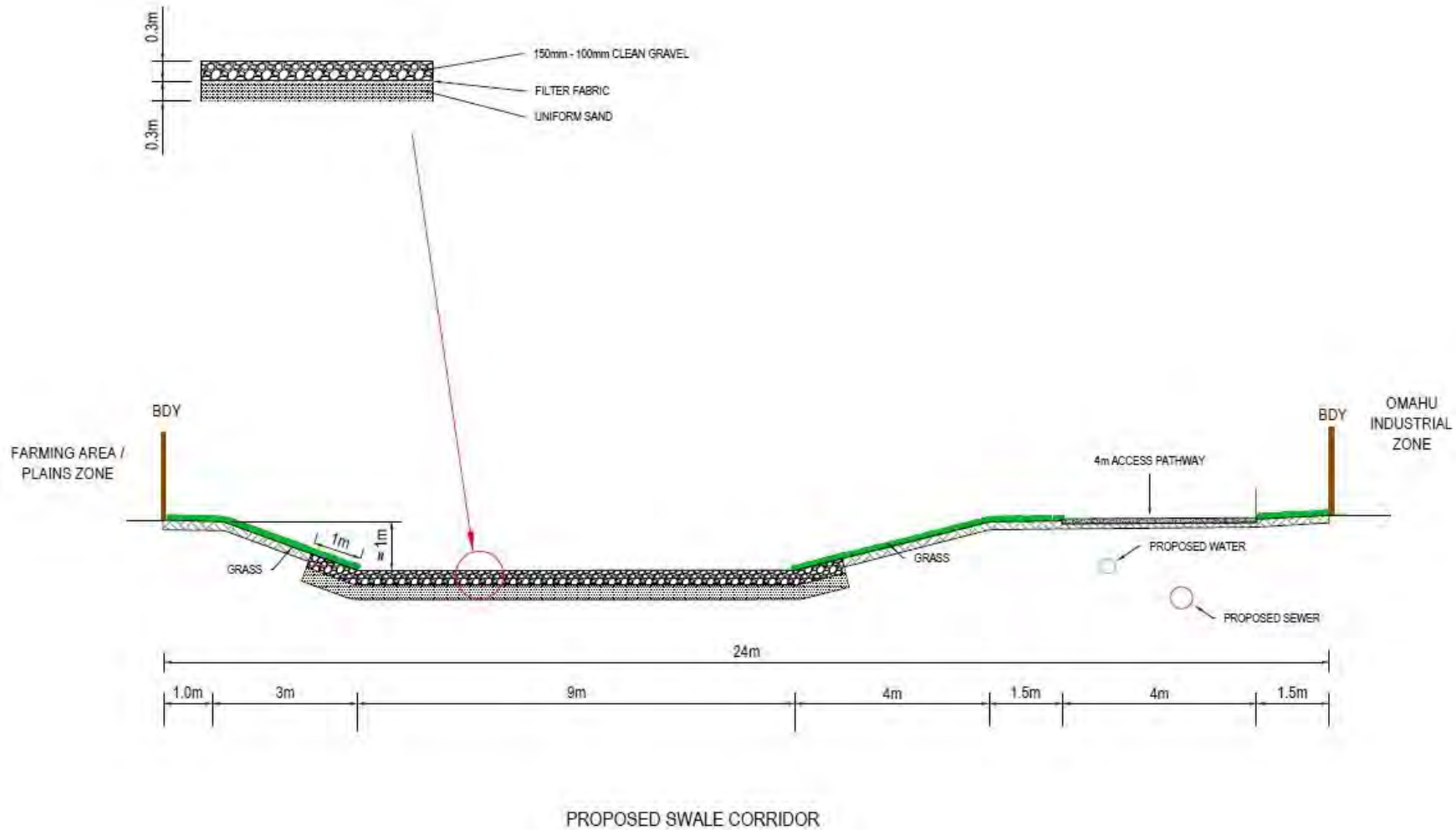
DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).
CROWN COPYRIGHT RESERVED.

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DISCLAIMER: The Hastings District Council cannot guarantee that the data obtained from third party companies and shown on this map is 100% accurate.

Variation 1 – Omaha Industrial – May 2016

Appendix 17 Figure 2 – Omaha North General Industrial Zone - Stormwater Infiltration Basin Swale Design & Construction Specifications



Appendix 17, Figure 3 - Land information and Land Areas of properties subject to stormwater Swale Corridor Formation Requirement Land required for the stormwater infiltration basin & service connectors per site

This table is to be read in conjunction with standards 14.1.6A.6 and 30.1.7R and the Maps in Appendix 17, Figure 3. This table provides details of the land required for the Stormwater Infiltration Basin to serve each site within the Omaha Road Structure Plan area.

The reference 'P#' is used to identify each separate property in the Table below and the accompanying maps in Appendix 17, Figure 3.

The reference 'S#' is used to identify the proportional area of Stormwater Infiltration Basin needed for each site 'P#' on the accompanying table and maps in Appendix 17, Figure 3. The Stormwater Infiltration Basin is to be constructed prior to the subdivision or development.

All land within the Designated Service Corridor 161 is owned by Hastings District Council and is set aside for servicing of the land within the Omaha Road Structure Plan area. Land within the Designated Service Corridor is not available for development. Similarly the area (m²) on the accompanying maps (in Appendix 17, Figure 3) shown in orange is set aside to provide a service connector easement and is not available for development. The service connectors correspond to the column titled 'Service Connector (m²)'.

Note: The properties highlighted red have two properties on same Property Number (PID). P16a and 16b has been split because of size/shape of the property.

Note: Figures used in table below may have a small margin of error as the land has not been surveyed at the time of creating this table. These areas shall be confirmed at the time of subdivision.

| Site P# | Address & Legal Description | Developable Area (m ²) | S# Stormwater Basin per Site (m ²) | Service Connector (m ²) |
|---------|--|------------------------------------|--|-------------------------------------|
| P01 | 1393 Omaha Road HASTINGS LOT 2 DP 440763 LOT 2 DP 416250 | 13743 | 1151 | 656 |
| P02 | 1411 Omaha Road HASTINGS LOT 1 DP 313846 | 11990 | 1016 | n/a |
| P03 | 1409 Omaha Road HASTINGS LOT 1 DP 26855 BLK | 3284 | 310 | n/a |
| P04 | 1393 Omaha Road HASTINGS LOT 2 DP 440763 LOT 2 DP 416250 | 48968 | 3902 | 347 |
| P05 | 1 Twyford Road TWYFORD LOT 3 DP 416250 LOT 1 DP 2209 | 35622 | 3385 | n/a |
| P06 | 4 Twyford Road TWYFORD LOT 1 D.P. 2767 | 19902 | 1627 | n/a |
| P07 | 55 Twyford Road TWYFORD LOT 2 DP 463981 LOT 2 DP 425145 LOT 2 DP 328509 LOT 2 DP 10520 | 13947 | 1380 | 348 |
| P08 | 1347 Omaha Road HASTINGS LOT 3 DP 425145 | 8985 | 887 | n/a |
| P09 | 1337 Omaha Road HASTINGS | 31460 | 2368 | |

Commented [MG26]: V1 Issue 10
The changes to Appendix 17 Figure 3 are to provide clearer instructions, labelling and removal of all information not necessary for the purposes of standards 14.1.6A.6 and 30.1.7R.
Where the table is highlighted blue this is a consequential change resulting from accepting changes to the boundary / service corridor on the Bayley property (issue 9) and the Raupare Partnership property (Issue 10) and removing sites that are exempt from Standard 14.1.6A.6 and 30.1.7R

Commented [MG27]: Consequential amendment

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| | | | | |
|----------------|---|-----------------|------------------|----------------|
| | PT LOT 1 DP 4953 | | | 422 |
| P10 | 1327 Omaha Road HASTINGS LOT 1 DP 8689 | 4047 | 294 | n/a |
| P11 | 1319 Omaha Road HASTINGS LOT 1 DP 24260 | 3927 | 280 | n/a |
| P12 | 1309 Omaha Road HASTINGS LOT 2 DP 24260 | 49886 | 3596 | n/a |
| P13 | 18 Jarvis Road TWYFORD LOT 2 DP 402958 | 31381 | 2830 | n/a |
| P14 | 1275 Omaha Road HASTINGS- Lot 1 DP 402958 | 6523 | 798.0 | n/a |
| P15 | Jarvis Road TWYFORD LOT 2 DP 419221 | 9565 | 815 | n/a |
| P16a | 1241 Omaha Road HASTINGS LOT 3 DP 27351 SUBJ TO & INT IN EASEMENTS | 43168 | 2818 | 426 |
| P16b | 1241 Omaha Road HASTINGS LOT 3 DP 27351 SUBJ TO & INT IN EASEMENTS | 36071 | 2120 | n/a |
| P17 | 1255 Omaha Road HASTINGS LOT 2 DP 27351 SUBJ TO & INT IN EASEMENTS | 11393 | 724 | n/a |
| P18 | 1243 Omaha Road HASTINGS LOT 1 DP 27351 INT IN EASTMENTS | 4033 | 267 | n/a |
| P19 | 55 Twyford Road TWYFORD- LOT 2 DP 463981 LOT 2 DP 425145- LOT 2 DP 328509 LOT 2 DP 10520 | 0 | 0 | n/a |
| P20 | Omaha Road HASTINGS LOT 2 DP 8336 | 15472 | 942 | n/a |
| P21 | 1219 Omaha Road HASTINGS PT LOT 2 DP 377104 LOT 2 DP 400858 LOT 2 DP 329917 - INDUSTRIAL APPORTIONMENT | 18551 | 1061 | n/a |
| P22 | 1215 Omaha Road HASTINGS LOT 2 DP 22884 | 23968 | 1415 | 348 |
| P23 | 1203 Omaha Road HASTINGS- LOT 2 DP 392031 | 2306 | 0 | |
| P24 | 1199 Omaha Road HASTINGS LOT 1 DP 392031 | 6094 | 352 | n/a |
| P25 | 15 Raupare Road TWYFORD LOT 2 DP 22262 | 15765 | 1109 | n/a |
| P26 | 7 Raupare Road TWYFORD LOT 1 DP 22262 | 15595 | 1372 | n/a |

Commented [MG28]: Issue 9 Bayley - Consequential amendment from Realignment of zone boundary – this property (CNC) is exempt from stormwater standard 14.1.6A.6 as shown on the structure plan.

Commented [MG29]: Issue 9 Bayley – Consequential amendment from Realignment of zone boundary

Commented [MG30]: Consequential amendment

Commented [MG31]: Consequential amendment S16 RMA

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| | | | | |
|----------------|--|------------------|--------------|-----|
| P27 | Omahu Road HASTINGS SEC 1 SO 486816 | 45754 | 4577 | n/a |
| P28 | 1431 Omahu Road HASTINGS LOT 1 DP 435466 | 5002 | 406 | n/a |
| P29 | 1429 Omahu Road HASTINGS LOT 1 DP 440763 | 5710 | 466 | n/a |
| P30 | 1351 Omahu Road HASTINGS LOT 1 DP 425145 | 3485 | 341 | n/a |
| P31 | 1189 Omahu Road HASTINGS | 24490 | 0 | |
| P32 | 1189 Omahu Road HASTINGS LOT 3 DP 22884 LOT 2 DP 342664 | 4016 | 0 | |

Commented [MG32]: Issue 10 - Consequential amendment from Raupare Partnership submission
Commented [MG33R32]:

Commented [MG34]: Consequential amendment S16 RMA
Commented [MG35]: Consequential amendment S16 RMA

Appendix 17 - Figures 3

Stormwater Infiltration Basin (S#) Swale Area Allocation Per Property (P#).

To be read in conjunction with standards 14.1.6A.6 and 30.1.7R and the Table in Appendix 17, Figure 3.

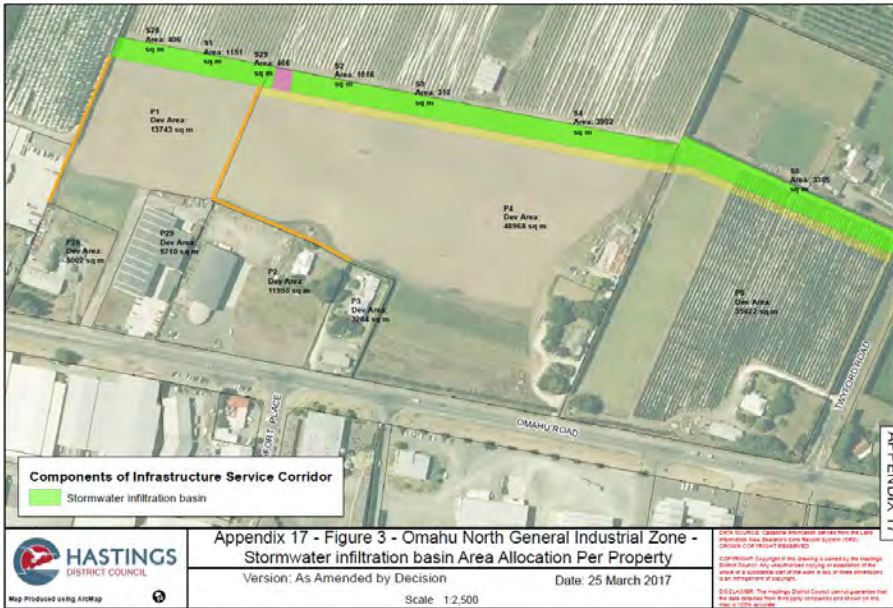


Figure 3 (a)

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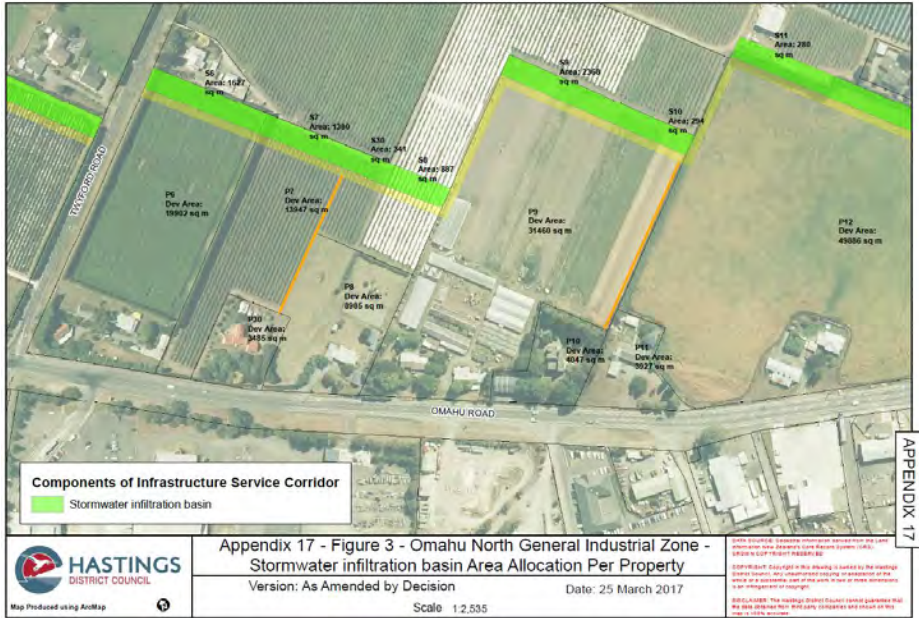


Figure 3 (B)

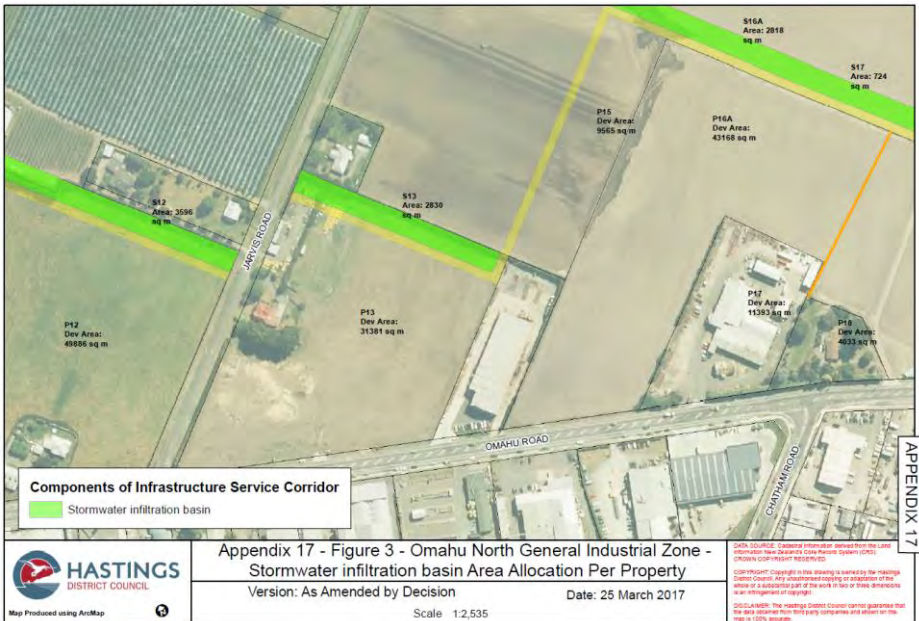


Figure 3 (c)

Variation 1 – Omaha Industrial – May 2016

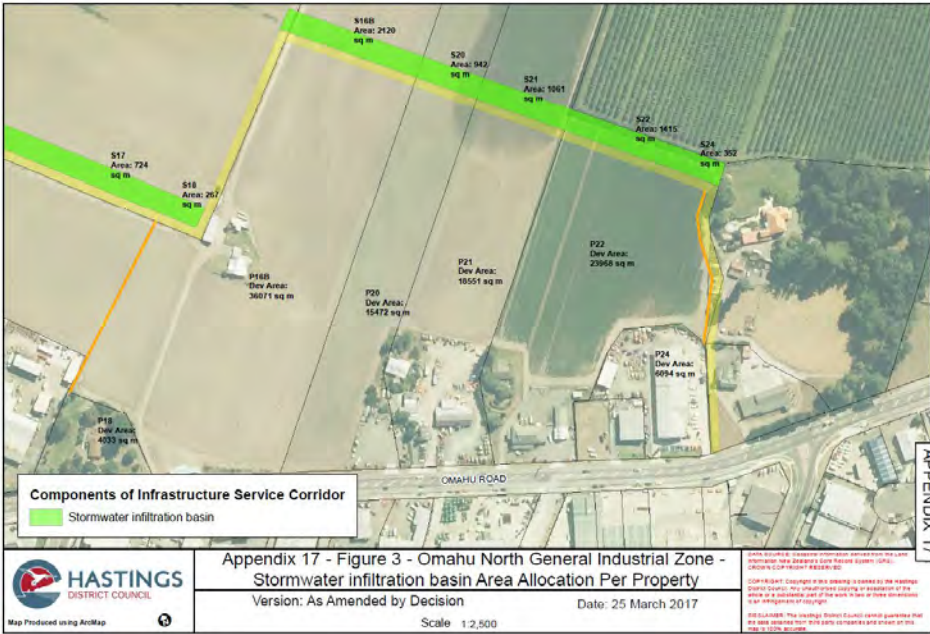


Figure 3 (d)

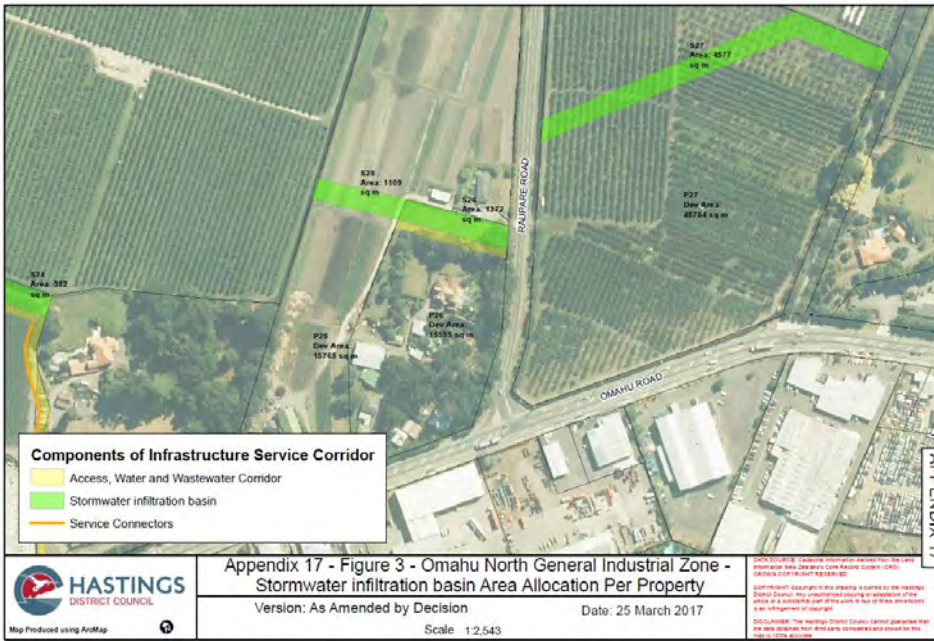


Figure 3 (e)

Variation 1 – Omaha Industrial – May 2016

