

PROPOSED AMENDMENTS TO HASTINGS DISTRICT PLAN BY PLAN CHANGE 50 – IRONGATE INDUSTRIAL AREA

There are numerous changes proposed to section 10.0, and a full copy of this section is attached.

The following amendments, changes and additions are proposed to sections 13.7, 14.1, 14.2, 15.1, and the Planning Maps of the Hastings District Plan, these are extracted as follows (and shown emboldened and highlighted in grey):

SECTION 13.7 **ADVERTISING AND SIGNS DISTRICT WIDE ACTIVITY**

A) Add the following wording in table 13.7.8.1-1: Maximum Allowable Area of Advertising Devices

Zone	Advertising Device	Area
All Zones	<ul style="list-style-type: none"> • Electoral Devices and Signs • Temporary Devices and Signs 	2.5m ² 2.5m ²
Residential Zones	<ul style="list-style-type: none"> • Advertising Devices and Signs related to: Places of Assembly, Education Facilities, Camping Grounds and Visitor Accommodation 	2.5m ²
	<ul style="list-style-type: none"> • Advertising Devices and Signs related to: Health Care Services, (excluding those on land identified in Appendix 8.0-4), Day Care Centres, Professional Offices and Homes for the Aged. • <i>Signs (for the purpose of directing, identifying or informing) related to: Health Care Services on land identified in Appendix 8.0-4 (provided the signs are not visible from the road frontage boundary).</i> • Signs and Advertising devices related to: Health Care Services on land located at the road frontage boundary of the site identified in Appendix 8.0-4). (For the purpose of this rule, site frontage means the length of legal road frontage from the site). 	1.5m ² No limit 0.7m ² of signage per metre of site frontage
	<ul style="list-style-type: none"> • All other Advertising Devices and Signs 	1.5m ²
Commercial Zones and Commercial Service Activities within the Large Format Retail Zone <i>(excluding sites in the Central Commercial Zone with Designated Retail Frontage identified in Appendix 9.0-2; and sites in the Large Format Retail Zone within the Mega</i>	<ul style="list-style-type: none"> • All Advertising Devices <i>or</i> 0.7m² of signage per metre of site frontage (whichever is larger). <i>(for the purposes of this rule site frontage means the length of the legal road frontage of the site)</i> 	5.0m ²

Centre Concept Plan Area identified in Appendix 9.0-6)		
Central Commercial Zone with Designated Retail Frontage identified in Appendix 9.0-2 of the District Plan	<ul style="list-style-type: none"> All Advertising Devices 	2.5m ²
Industrial Zones (except Industrial 2 Zone (Irongate), Deferred Industrial 2 Zone (Irongate) and Industrial Activities within the Large Format Retail Zone)	<ul style="list-style-type: none"> All Advertising Devices or 0.7m² of signage per metre of site frontage (whichever is larger). <i>(for the purposes of this rule site frontage means the length of the legal road frontage of the site)</i> 	5.0m ²
Industrial 2 Zone (Irongate) and Industrial Activities within Stage 1 Deferred Industrial 2 Zone (Irongate)	<ul style="list-style-type: none"> All Advertising Devices or 0.07m² of signage per metre of site frontage (whichever is larger). <i>(for the purposes of this rule site frontage means the length of the legal road frontage of the site)</i> 	5.0m ²
Stage 2 of the Deferred Industrial 2 Zone (Irongate) and Non-Industrial Activities within Stage 1 Deferred Industrial 2 Zone (Irongate)	<ul style="list-style-type: none"> All Advertising Devices and Signs 	2.5m ²
Large Format Retail Zone within the Mega Centre Concept Plan Area identified in Appendix 9.0-6	<ul style="list-style-type: none"> Signs solely identifying the name or logo of the Centre – 3 signs per site Centre occupancy sign – 1 sign for the centre Major tenant signs – 1 sign per retail unit Active frontage signs – 1 sign for each single retail unit. Signs are to face the internal carpark, be confined within the buildings profile, parallel to the wall and fixed not more than 300mm away from any wall. <p>(For the purposes of this rule active retail frontage is the length of the front of the building, facing the internal carpark)</p>	<p>10m² per sign</p> <p>15m²</p> <p>5m²</p> <p>Not more than 10% of the active retail frontage associated with the particular retail unit</p>
Large Format Retailing Activities within the Large Format Retail	<ul style="list-style-type: none"> Free Standing Sign Active frontage sign. Signs are to be 	<p>5m²</p> <p>Not more</p>

Zone (excluding sites in the Large Format Retail Zone within the Mega Centre Concept Plan Area identified in Appendix 9.0-6)	confined within the buildings profile, parallel to the wall and not fixed more than 300mm away from any wall. (For the purposes of this rule active retail frontage is the length of the front of the building).	than 10% of the active retail frontage associated with the particular tenant
Plains, Rural, Rural Residential and Te Mata and Tuki Tuki Special Character Zones	<ul style="list-style-type: none"> All Advertising Devices and Signs 	2.5m ²

- B) Add the following criterion and outcome to standard 13.7.8.2: Purpose and placement of advertising devices:

13.7.8.2 PURPOSE AND PLACEMENT OF ADVERTISING DEVICES

(f) Advertising devices (other than directional signs no greater than 3m ²) within the Industrial 2 Zone (Irongate) or the Deferred Industrial 2 Zone (Irongate) shall not be located within any of the landscaping areas or setbacks as required in rule 10.8.4B.	Outcome Signs that do not hinder the growth or management and maintenance of landscaped areas within the Industrial 2 Zone (Irongate).
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SECTION 14.1 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

- C) Add the following to table 14.1.8.1-1: Minimum Legal Widths of Private Access

ZONES			
	Industrial 2 Zone (Irongate) and Deferred Industrial 2 Zone (Irongate)		
No. of Sites or Sites in a residential Farm Park or Household units (whichever is the greater) served by access	1	2-4	5+
Minimum legal width of Access Lot or Right of Way	6m	9m	Road*

*For new roads refer to the Assessment Criteria in Section 13.3.10(d)

- D) Add the following criterion to standard 14.1.8.1: Access:

(3) Access to property Industrial 2 (Irongate) and Deferred Industrial 2 (Irongate)
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Except where the Engineering Code of Practice driver sightline requirements are greater:

- (a) The minimum separation distance between access points shall be:
 - Maraekakaho Road – 100m.
 - any other road – 15m.
- (b) No access located on Maraekakaho Road shall be closer than 100m to an intersection
- (c) No access located on a local road or district collector road shall be closer than 30m to Maraekakaho Road

SECTION 14.2 NOISE

E) Add the following to table 14.2.8.1-1: Noise limits measured in dBA L₁₀:

ZONE	INDUSTRIAL							OTHER		
	1	2	Def 2 Irongate	3	4	5	6	Com	Rural	Res
Ind 1	65									
Ind 2	65	70								
Def Ind 2 (Irongate)	N/A	65 55nbD+ 45nbOT	65 50nbD 40nbO T							
Ind 3	65	N/A	N/A	65						
Ind 4	N/A	N/A	N/A	N/A	70					
Ind 5	N/A	N/A	N/A	N/A	N/A	60				
Ind 6	N/A	N/A	65 55nbD 45nbO T	N/A	N/A	N/A	65			
Com	55	60	N/A	N/A	N/A	N/A	N/A	55		
Rural	65 55nbD 45nbOT	65 55nbD+ 45nbOT	65 50nbD 40nbO T	N/A	65 55nbD 45nbOT	N/A	65 55nbD 45nbOT	65 50nbD+ 40nbOT	65 50nbD 40nbOT	
Res	55D 45OT	55D+ 45OT	50D 40OT	55D + 45O T	55 DW 45 OTW (1) 50 OTW (2) 55 OTW (3)	55D 40OT	55D 40OT 45#	50D+ 40OT	50D 40OT	45D 35OT

F) Add the following to table 14.2.8.1-2: Maximum noise levels measured in DbA Lmax:

ZONE	IND	DEF IND 2 (Irongate)	IND 5	COM	RES	RURAL
Ind	85NT					
Def Ind 2 (Irongate)	75NT nb	65NT nb				
Ind 5	NA	NA	80NT			
Com	80NT	NA	NA	80NT		
Res	75NT		65NT	70NT	65NT	
Rural	75NT nb	65NT nb	65NT nb	70NT nb	65NT nb	65NT nb

G) Add the following to the 'Explanation of Words, Symbols and Abbreviations in Tables 14.2.8.1-1 and 14.2.8.1-2' in standard 14.2.8.1.

Commercial (Com) =	Commercial Service, Central Commercial, Central Residential Commercial and Suburban Commercial Zones
Rural =	Plains, Rural, Rural Residential, Te Mata Special Character, Tuki Tuki Special Character, Deferred Industrial and Deferred Residential Zones
Residential (Res) =	General Residential, Plains Residential and Coastal Residential Zones
N/A =	Non Applicable as there is no zone interface
D =	7 a.m - 7 p.m. Monday - Friday and 7 a.m - 12 Noon Saturday
OT =	All other times and public holidays
D+ =	7 a.m - 10 p.m. Monday - Friday and 7 a.m - 12 noon Saturday (except for Suburban Commercial refer to D).
DW	0600 – 2200 Monday to Friday 0700 – 1700 Saturday
OTW	All other times and public holidays excluding Hawke's Bay Anniversary Day (as observed)
(1)=	As measured adjacent to 230; and adjacent to 218 Whirinaki Road (Planer Mill)
(2)=	As measured adjacent to 203 Whirinaki Road (Entrance)
(3)=	As measured adjacent to 178 Whirinaki Road (Pulp Mill)
	<u>Note</u>
	Appendix 14.2-2 gives details of identified locations for monitoring noise levels from the Industrial 4 Zone
	Noise from vehicles accessing the mill site shall comply with the limits in Tables 14.2.8.1-1 & 2 when the vehicle is on the mill (western) side of the landscaping strip, 37.5m from the boundary of the site, but not when the vehicle is between this point and the road.
nb	Notional boundary measurement applies
Ind =	Industrial 1, 2, 3, 4 and 6 Zones
Def Ind 2 (Irongate)	Deferred Industrial 2 Zone (Irongate)
Ind 5 =	Industrial 5 Zone
NT=	10pm to 7am on the following day
#	For Lot 2 DP 23303 (1085 Wairoa Road (SH2)) – 45OT Standard Applies

SECTION 15.1 SUBDIVISION AND LAND DEVELOPMENT

H) Add the following wording to Policy SDP16:

- SDP16 Subdividers and Developers shall be required to 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 Proposed New Urban Development Area, **or other areas (such as the Irongate Industrial Area).**

Explanation

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

I) Add the following wording in section 15.1.5 Methods:

- Structure Plan

Proposed New Urban Development Areas (Section 2.4) **or other areas such as the Irongate Industrial Area** 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 and they will be required to be constructed to approved standards. Any approved Structure Plan shall be included as an Appendix to Section 15.1 of the District Plan.

J) Add the following Restricted Discretionary Activity to section 15.1.7.2

- **SUBDIVISIONS IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8 AND THE RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN SECTION 15.1.9.**

K) Add the following changes to table 15.1.8.1: General site size standards (except lifestyle and conservation lot subdivisions):

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ZONE		Minimum Net Site Area	Minimum Legal Access Width
1.	GENERAL RESIDENTIAL		
	-Within 100m radius of nodal public space (Appendix 8.0-2)	300m ²	3m
	-Outside 100m radius of nodal public space (Appendix 8.0-2)	350m ²	3m
	-Within Proposed New Urban Development Area (Appendix 2.4-1)	400m ² ^(Note 1)	3m
	-In areas without public reticulated sewerage	1000m ²	3m
2.	PLAINS RESIDENTIAL		
	-In areas with reticulated sewerage	500m ²	3m
	-In areas without reticulated sewerage (Omahu)	800m ²	3m
	-In areas without reticulated sewerage (All other areas)	1000m ²	3m
3.	COASTAL RESIDENTIAL		
	-In areas with public reticulated sewerage	500m ²	3m
	-In areas without public reticulated sewerage (Whirinaki)	800m ²	3m
	-In areas without public reticulated sewerage (All other areas)	1000m ²	3m
4.	DEFERRED RESIDENTIAL	6 hectares	3m
5.	COMMERCIAL (all Commercial Zones)	No Minimum ^(Note 2)	4m
6.	INDUSTRIAL 1 ZONE	Front Sites: 500m ² Corner Sites: 700m ² Rear Sites: 1000m ²	18m 18m 6m
7.	INDUSTRIAL 2 ZONE – (EXCEPT AS PROVIDED FOR IN 7A BELOW)	Front Sites: 1000m ² Corner Sites: 1000m ² Rear Sites: 2000m ²	20m 20m 6m
7A	INDUSTRIAL 2 ZONE (IRONGATE)	1 hectare	6m
7B	STAGE 2 OF THE DEFERED INDUSTRIAL 2 ZONE (IRONGATE)	12 hectares	6m
8.	Industrial 3, 4, 5 and 6 Zones	1000m ²	20m
9.	RURAL	20 hectares	5m
10.	RURAL RESIDENTIAL	0.8 hectare (With a 1 hectare average site area)	5m
11.	TE MATA SPECIAL CHARACTER ZONE Outside the Lifestyle Area of the Zone as identified on the Planning Maps	6 hectares	5m
12.	TUKI TUKI SPECIAL CHARACTER ZONE Outside the Lifestyle Area of the Zone as identified on the Planning Maps	6 hectares	5m
13.	PLAINS	12 hectares	5m

Note 1 A Minimum Average site size of 700m² shall apply to subdivisions within Proposed New Urban Development Areas identified in Appendix 2.4-1

Note 2 Provided provision can be made for all on-site parking, access and loading requirements of the District Plan and where necessary, for the sanitary disposal of effluent generated on the site.

Sections 13.7, 14.1, 14.2, and 15.1

- L) Reformat existing exemptions to minimum site provisions under section 15.1.8.4 and add site provisions exemptions for the Irongate Industrial Area.

15.1.8.4 EXEMPTIONS TO MINIMUM SITE PROVISIONS

(1) General

Notwithstanding the provisions of Sections 15.1.8.1 to 15.1.8.3, there shall be no minimum site size in any zone for the following:

- (a) Subdivisions which effect a boundary adjustment.
- (b) 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

Where:

- (a) a subdivision creates a site within Stage 1 of the Deferred Industrial 2 Zone (Irongate) which complies with 15.1.9.20(a) and 15.1.9.20(b) and a balance site in Stage 2 of the Deferred Industrial 2 Zone (Irongate); or
- (b) a subdivision creates a site within the Industrial 2 Zone (Irongate) which complies with 15.1.8.1 and a balance site in Stage 2 of the Deferred Industrial 2 Zone (Irongate); or
- (c) a subdivision creates a site within the Industrial 2 Zone (Irongate) which complies with 15.1.8.1 and a balance site in Plains Zone

There shall be no minimum site size for the balance site.

- M) Add the following changes to standard 15.1.9.2: Water Supply:

15.1.9.2 WATER SUPPLY

Sites for any activity that will require water shall be connected to public reticulated water supply, where such a supply is available.

Where the new site will not be connected to a public reticulated water supply, **or where an additional level of service is required that exceeds the level of service provided by the reticulated system,** the subdivider shall demonstrate how an alternative and satisfactory water supply can be provided to each site.

Outcomes

A water supply will be available to each lot, which can meet the potential needs of activities on the lot, while protecting the health and safety of residents and avoiding significant adverse effects on the environment.

- N) Add the following changes to Table 15.1.9.5: Minimum Legal Widths of Private Access:

TABLE 15.1.9.5

MINIMUM LEGAL WIDTHS OF PRIVATE ACCESS

ZONES										
	Rural, Plains, Rural Residential, and Te Mata and Tuki Tuki Special Character Zones				All Residential Zones				Commercial Zones	Industrial Zones (Except Industrial 2 Zone (Irongate))
No. of Sites or Sites in a Residential Farm Park or Household units (whichever is the greater) served by access	1	2-4	5-8	9+	1-3	4-6	7 - 10	11 +	N/A	N/A
Minimum legal width of Access Lot or Right of Way	5m	6m	8m	Road*	3m	4m	5m	Road*	4m	6m

* For new roads refer to the Assessment Criteria in Section 15.1.10.1(3).

ZONES			
	Industrial 2 Zone (Irongate) and Deferred Industrial 2 Zone (Irongate)		
No. of Sites or Sites in a residential Farm Park or Household units (whichever is the greater) served by access	1	2-4	5+
Minimum legal width of Access Lot or Right of Way	6m	9m	Road*

* For new roads refer to the Assessment Criteria in Section 15.1.10.1(3)

- O) Add the following criterion to standard 15.1.9.5: Property Access:

(3) Access to property in Industrial 2 (Irongate) and Deferred Industrial 2 (Irongate) Except where the Engineering Code of Practice driver sightline requirements are greater:

(a) the minimum separation distance between vehicle crossings shall be:

- Maraekakaho Road – 100m.
- any other road – 15m.

(b) No vehicle crossing located on Maraekakaho Road shall be closer than 100m to an intersection

- (c) No vehicle crossing located on a local road or district collector road shall be closer than 30m to Maraekakaho Road.

All other vehicle crossings shall be located in accordance with the dimensions shown in Appendix 14.1-3.

- P) Add the following standard to section 15.1.9: General site performance standards:

15.1.9.20 INDUSTRIAL 2 ZONE (IRONGATE) AND DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)

- a) The minimum net site area within Stage 1 of the Deferred Industrial 2 Zone (Irongate) shall be 1 hectare.
- b) The minimum legal access width within Stage 1 of the Deferred Industrial 2 Zone (Irongate) shall be 6m.
- c) A suitable legal mechanism shall be implemented to ensure that each site will be connected to the Council's reticulated water, sewer and stormwater (where the site contains land within the Irongate Stream Catchment as shown in Appendix 15-1-7) networks when these are available.
- d) Each site shall be provided with:
- o a water supply
 - o a sewerage system; and
 - o if located within the Irongate Stream Catchment (as shown in Appendix 15-1-7), an on-site stormwater system
- to service the sites in advance of the Council's reticulated systems being available.

Outcome
The efficient use of the infrastructure provided in the Irongate Industrial Area

Note: Sites located outside the Irongate Stream Catchment must provide a permanent alternative method of stormwater disposal in accordance with 15.1.9.4.

- e) Where any portion of the Industrial 2 Zone (Irongate) or Deferred Industrial 2 Zone (Irongate) is subdivided and/or developed the relevant Assessment Criteria in Section 15.1.10 shall apply, and all development shall be undertaken in general accordance with the Structure Plan in Appendix 15.1-7.
- f) No new site created from Pt Lot 1 DP 2589, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

Note:
An internal access corridor is shown on Structure

Plan in Appendix 15.1-7 and has been designated to enable access to any such new sites. This access corridor will be provided by Council should the landowner wish to utilise it.

Q) Add the following wording to section 15.1.10.1: General assessment criteria (1) Structure Plans

(1) STRUCTURE PLANS

Council will have regard to any approved Structure Plan for a Proposed New Urban Development Area (as identified in Appendix 2.4-1) **or the Irongate Industrial Area (as identified in Appendix 15-1-7)** 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 has already been provided by another approved subdivision or development and vested in Council, then the need to provide these will not be necessary. Any adopted structure plans are included as Appendices to Section 15.1.

R) Add the following criterion to section 15.1.10.1: General assessment criteria (3) Property access:

(3) PROPERTY ACCESS

Council will have regard to the following:

- (i) The design and construction of roads, with reference to the Council's District Roding Hierarchy (see Section 2.5 of the District Plan on Transportation and the Road Hierarchy Maps in the District Planning Maps and the Standards contained in the Hastings District Council Code of Practice for Subdivision and Land Development (April 1997)).
- (ii) The provision, location and design of access for vehicles, pedestrians and cyclists.
- (iii) The design of the subdivision to accommodate the provision of roads identified as being required in the Council's District Roding network strategies.
- (iv) The application of the requirements of Section 321 of the Local Government Act 1974 to any subdivided site.
- (v) The vesting of roads in the Hastings District Council.
- (vi) The requirements of Transit New Zealand and Part IV of the Transit NZ Act 1989 with regard to vehicle entrances onto State Highways.
- (vii) How the proposed subdivision may be related to the resubdivision or development of adjoining land and the ability for optimum development for all the land concerned to be realised.

viii) The ability to achieve the access separation requirements on the subject site and adjoining sites in the Industrial 2 Zone (Irongate) and the Deferred Industrial 2 Zone (Irongate).

S) Add the following wording to section 15.1.10.1: General assessment criteria (4) Water supply, wastewater disposal and stormwater disposal:

(4) WATER SUPPLY, WASTEWATER DISPOSAL AND STORMWATER DISPOSAL

Council will have regard to the following:

- (i) The location of reticulation facilities to allow suitable servicing of the sites and reasonable access for the maintenance of the facilities.
- (ii) The need for a local purpose reserve to be set aside and vested in Council as a site for any public water supply sanitary sewage disposal or stormwater disposal facility required to be provided.
- (iii) When the site is not proposed to be connected to a public sewerage system **or public stormwater solution**, the ability of the site to be serviced by an on site wastewater treatment system **or stormwater treatment and disposal system** that will cause no environmental contamination on or beyond the site.

T) Add the following assessment criteria for Controlled and Restricted Discretionary Activities in the Deferred Industrial 2 Zone

10.10.3 STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)

Council will have regard to the following:

- (a) **The suitability of the sewerage 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 Plan in Appendix 15.1-7), 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.
- (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 in advance of the implementation of the proposed roundabout.

U) Add the following Appendix 15.1-7:

Appendix 15.1-7 – Structure Plan (Irongate Industrial Area)

V) Amend Planning Maps 53A, 54A, 62A and the Planning Map Legend as follows: