

Summary of Submissions: Variation 2 - Irongate Industrial Area

Sub. No	Submitter	Address	Support / Oppose	Sub Point	Section/Issue	Submission Comment	Decision Sought	Wish To Be Heard
1	Federated Farmers of New Zealand	Rhea Dasent Regional Policy Advisor Federated Farmers of New Zealand PO Box 715, Wellington 6140	Support with amendment	1	General	Federated Farmers generally supports the intent of the Proposal which, it is understood, is to ensure that there is adequate land available for industrial activities in the district. This is to be achieved by way of providing a larger industrial zone and a more affordable stormwater disposal system.	Federated Farmers is in general support for expanding industrial zoning in order to concentrate industrial landuses.	Yes
				2 (a)	Reverse Sensitivity	The proposal should include internal buffers zones so as to allow future activities that might take place on surrounding farmland, to take place... Issues of reverse sensitivity are fully and properly addressed. It is considered that more attention should be paid to issues of "reverse sensitivity" in the Proposal, particularly in that the rezoned land will be adjacent to rurally zoned land. One way in which this can be achieved is by way of adequate buffer zones and suitable resource consent conditions.	Federated Farmers submits that reverse sensitivity on farming arising from the new industrial zone is adequately managed.	Yes
				2 (b)	Reverse Sensitivity		Federated Farmers submits that Industrial land uses buffer their affects on rural land uses, and no-complaints covenants are considered.	Yes
				3	Impact on Rates	Farmers how are being rezoned from Plains Production to Industrial may face the issue of property values rocketing and subsequently large increases in rates, despite there being no immediate change in land use or capital investment. Federated Farmers recommends a remission policy for land used for primary production and rural purposes in Industrial Zones...examples given from other Councils including Horowhenua example attached.	Federated Farmers submits that a rates remission policy is introduced to reduce the unfair impact of rezoning on existing primary production properties.	Yes
2	HW Richardson Group (HWRG)	C/- Megan Justice Mitchell Partnerships Ltd PO Box 489 Dunedin 9054	Support with amendment	1	General	HWRG own Farmers Transport business and lease 1192 Maraekakaho Road and has interest in the adjoining site. Under the proposed plan, the site is a scheduled site. Under the variation it will be General Industrial zone. HWRG supports Variation 2 in part. Reasons are: It proposes to extend the zone to include the HWRG site and remove staging. It maintains reticulation of water supply and waste water, but introduces on-site stormwater disposal rather than reticulation. HWRG however questions whether the servicing proposed is the most efficient and effective means to provide infrastructure in this location.	A) The amendments (or similar relief in order the address HWRG submission points outlined above are accepted. B) Such further consequential or other relief as desirable or appropriate in order to take account of the concerns expressed in this submission.	Yes
				2	Standard 14.1.6A.5(b) Shelterbelt requirement	HWRG oppose this standard that requires a shelterbelt be established along boundaries with the Plains Production Zone as it is considered overly onerous and not the most appropriate way to achieve the stated outcome. HWRG consider that visual amenity outcomes associated with the Plains zone are best achieved by rules in the Plains zone provisions to control design and location of development. Seeks that Standard 14.1.6A.5(b) (Shelterbelts) be deleted.		

3	Hawkes Bay Regional Council (HBRC)	C/- Esther Amy Powell Hawkes Bay Regional Council 159 Dalton St Private Bag 6006 Napier 4110	Support in part	1	<p>The Relationship between Variation 2 and the RPS parts of the HBRRMP.</p> <p>The proposed servicing of the new zone, in particular the discharge of stormwater from individual onsite systems.</p> <p>The necessity of upfront structure planning to ensure that development does not occur in an ad hoc manner.</p> <p>Managing the Built Environment</p> <p>Structure Planning: Stormwater</p> <p>Heretaunga Plains Unconfined Aquifer</p>	<p>Para 3: Section 75(3)(c) RMA states that a district plan must give effect to a RPS. HBRC is not satisfied that Variation Two as proposed, gives effect to Chapter 3.1B if the RPS for reasons given in in para 5-10 of this submission...</p> <p>Para 4: HBRC is not entirely satisfied that the stormwater servicing proposal underpinning Variation 2 gives effect to other policies in the RPS, particularly Objectives 21 and 22. This is discussed further in Para 15-18 of this submission...</p> <p>Para 12: HBRC is concerned that the appropriate structure planning for stormwater servicing as a catchment scale cannot be undertaken due to the adhoc nature of the proposed onsite servicing and that the proposed method does not provide for the desired integrated catchment management solution that is advocated by the Regional Council...</p> <p>Para 14: The HBRC considers that multiple individual on-site disposal systems to be less desirable than a communal system, as there is a greater risk of multiple system's failure, potential adverse effects on the environment, increased cost of monitoring and compliance and potentially greater costs to be incurred by the combined councils and developers due to the potential for the issue of multiple.</p> <p>Para 15: (Aquifer) Chapter 3.8 of the RPS sets out objectives and policies for groundwater quality. The submission states Objectives 21 and 22.</p> <p>Para 17: The most significant groundwater resource in Hawke's Bay is the Heretaunga Plains aquifer system. Overall present groundwater quality is high. For instance, high enough that Napier and Hastings councils use this groundwater for municipal water supply with very little treatment. However there remains a relatively high risk of groundwater contamination from infiltration of contaminants such as bacteria, nutrients and chemicals into the unconfined aquifer.</p> <p>Para 18: The proposed Irongate industrial zone is not directly over the Heretaunga Plains Unconfined Aquifer however overland flow may transport contaminants to unconfined areas. High risk activities that can lead to contamination include the use, transportation and storage of hazardous substances, industrial discharges and stormwater discharges. It is the Regional Council's policy to regulate discharges into the aquifer or onto land that may enter the Heretaunga Plains Unconfined Aquifer system. Provided that appropriate pre-treatment, storage and discharges practices are adhered to, risk of contamination to the unconfined aquifer is low.</p>		Yes
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4	Mike Walmsley Ltd	C/- Matthew Lawson PO Box 45, Napier 4140	Support with amendment	1	General	The submitter seeks that the rules and other provisions reflect and allow for the existing industrial and other development that already exist as Permitted in the Irongate Industrial area.	The submitter seeks the following decision from the Territorial Authority: a) That the Council accept all the amendments by the submitter and make all necessary amendments and consequential amendments in order to give effect to this submission. b) In all other respects the proposed variation be accepted by Council.	Yes
				2	Rule PP35 –setback for new residential activities from Irongate Ind area	Submitter does not support amendment to this rule (50 metre setback for new residential activities and visitor accommodation from the Industrial zone).		
				3	Rule G15 – Industrial - sale and hire	Submitter does not support that this rule is only limited to Omahu Road sites. Variation 2 should also allow for sale and hire of Machinery etc.		
				4 (a)	Reduce minimum site size	Policy IZP14 refers to a 1 ha minimum site size at Irongate. The submitter seeks a minimum Lot size of 5000m ² . This will require an amendment to the explanation to Policy IZP14.		
				4 (b)	Reduce minimum site size	Amend provisions of section 30.1 (Subdivision and Land Development) - Table 30.1.6A(7)(b) to provide for a 5000m ² minimum site size and all necessary consequential changes to make this happen.		
				5	Increase Height limit	The submitter seeks that the height limit under Standard 14.1.6A.1 be amended from 15 metres to 30 metres – so it is the same as other General Industrial zones.		
				6 (a)	Front Yard setback	The submitter seeks that the front yard setback of 10 metres under standard 14.1.6A.3 be removed.		
				6(b)	Landscaping on front boundaries	The submitter supports standard 14.1.6A.4 requiring landscaping on front boundaries.		
				7 (a)	Separation distance for vehicle accesses	The submitter does not support the minimum separation distances between vehicle accesses on Maraekakaho Road of 100 metres as required by Rule 26.1.6A. The Plan should provide for the protection of existing entrance ways and accesses and provide for a limit of 15 metres separation distance between vehicle accesses.		
7 (b)	Separation distance for vehicle accesses	The submitter does not support the minimum separation distances between vehicle accesses on Maraekakaho Road of 100 metres. This change to 26.1.6A should be reflected in Rule 30.1.7E(2) where the same separation distance is specified.						
5	John and Rose Roil	C/- Matthew Lawson PO Box 45, Napier 4140	Support with amendment	1	General	The submitter seeks that the rules and other provisions reflect and allow for the existing industrial and other development that already exist as Permitted in the Irongate Industrial area.	The submitter seeks the following decision from the Territorial Authority: a) That the Council accept all the amendments by the submitter and make all necessary amendments and consequential amendments in order to give effect to this submission.	Yes
				2	Rule PP35 – Setback for new residential activities from Irongate Ind area	Submitter does not support amendment to this rule (50 metre setback for new residential activities and visitor accommodation from the Industrial zone).		
				3	Rule G15 – Industrial - Sale and Hire Machinery	Submitter does not support that this rule is only limited to Omahu Road sites. Variation 2 should also allow for sale and hire of Machinery etc.		
				4 (a)	Minimum site size	Policy IZP14 refers to a 1 ha minimum site size at Irongate. The submitter seeks a minimum Lot size of 5000m ² . This will require an amendment to the explanation to Policy IZP14.		

				4 (b)	Minimum site size	Amend provisions of section 30.1 (Subdivision and Land Development) - Table 30.1.6A(7)(b) to provide for a 5000m ² minimum site size and all necessary consequential changes to make this happen.	b) In all other respects the proposed variation be accepted by Council.	
				5	Height limit	The submitter seeks that the height limit under Standard 14.1.6A.1 be amended from 15 metres to 30 metres – so it is the same as other General Industrial zones.		
				6 (a)	Front Yard setback	The submitter seeks that the front yard setback of 10 metres under standard 14.1.6A.3 be removed.		
				6(b)	Landscaping on front boundaries	The submitter supports standard 14.1.6A.4 requiring landscaping on front boundaries.		
				7 (a)	Separation distance for vehicle accesses	The submitter does not support the minimum separation distances between vehicle accesses on Maraekakaho Road of 100 metres as required by Rule 26.1.6A.		
				7 (b)	Separation distance for vehicle accesses	The submitter does not support the minimum separation distances between vehicle accesses on Maraekakaho Road of 100 metres. This change to 26.1.6A should be reflected in Rule 30.1.7E(2) where the same separation distance is specified.		
6	Carrfield Investments Limited	C/- Matthew Holder, Development Nours PO Box 385 Hastings	Support with amendment	1	Recognition of established Infrastructure & lawfully established activities	Any Industrial zoning should recognised its established infrastructure (services and Building) and lawfully established activities. Current framework doesn't do this, eg Rule GI5. Seeks that the rule framework be amended to ensure that we are able to undertake our current and future activities onsite as permitted activities, subject to performance standard compliance.	The submitter seeks the following decision from the Territorial Authority: a) Amend the proposed variation to give effect to our submission points. b) In all other respects acceptance of the variation.	yes
				2 (a)	Minimum Site Size (Rule 30.1.6A)	A minimum subdivision lot size is 5000m ² . The proposed 1 ha minimum is not conducive to efficient and effective development. Seek all necessary and consequential changes to provide for a 5000m ² minimum lot size be made.		
				2 (b)	Minimum Site Size (Policy IZP14)	Amend working of Policy IZP14 to reflect the smaller lot sizes sought.		
				2 (c)	Section 32	Section 32 doesn't demonstrate adequate reason for the 1 ha limit and why it is treated differently from Omaha Road Industrial area.		
				3	Height limit	Standard 14.1.6A.1 – Amend to increase height limit to 30 metres from proposed 15 metres to reflect consistency across industrial zones.		
				4	Front Yard setback	The submitter seeks that the front yard setback of 10 metres under standard 14.1.6A.3 be removed. Instead a 2.5m landscaping strip as along the boundary as proposed by standard 14.1.6A.4.		
				5 (a)	Separation distance for vehicle accesses	Rule 26.1.6A - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		
				5 (b)	Separation distance for vehicle accesses	Rule 30.1.7E(2) - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		

7	Tumu Timbers Limited	C/- Matthew Holder, Development Nours PO Box 385 Hastings	Support with amendment	1	Planning Map 33 - designation	An existing designation is shown. This is not shown on the proposed structure plan. Clarification is sought on this point and reserve any right to be heard in relation to this aspect post clarification should it be required.	The submitter seeks the following decision from the Territorial Authority: a) Amend the proposed variation to give effect to our submission points. b) In all other respects acceptance of the variation.	Yes
				2	Recognition of established Infrastructure & lawfully established activities	Any Industrial zoning should recognised its established infrastructure (services and Building) and lawfully established activities. Current framework doesn't do this, eg Rule G15. Seeks that the rule framework be amended to ensure that we are able to undertake our current and future activities onsite as permitted activities, subject to performance standard compliance.		
				3 (a)	Minimum Site Size (Rule 30.1.6A)	A minimum subdivision lot size is 5000m ² . The proposed 1 ha minimum is not conducive to efficient and effective development. Seek all necessary and consequential changes to provide for a 5000m ² minimum lot size be made.		
				3 (b)	Minimum Site Size (Policy IZP14)	Amend working of Policy IZP14 to reflect the smaller lot sizes sought.		
				3 (c)	Section 32	Section 32 doesn't demonstrate adequate reason for the 1 ha limit and why it is treated differently from Omahu Road Industrial area.		
				4	Height limit	Standard 14.1.6A.1 – Amend to increase height limit to 30 metres from proposed 15 metres to reflect consistency across industrial zones.		
				5	Front Yard setback	The submitter seeks that the front yard setback of 10 metres under standard 14.1.6A.3 be removed. Instead a 2.5m landscaping strip as along the boundary as proposed by standard 14.1.6A.4.		
				6 (a)	Separation distance for vehicle accesses	Rule 26.1.6A - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		
				6 (b)	Separation distance for vehicle accesses	Rule 30.1.7E(2) - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		
8	Navilluso Holdings Limited	C/- Matthew Holder, Development Nours PO Box 385 Hastings	Support with amendment	1	Planning Map 33 - designation	An existing designation is shown. This is not shown on the proposed structure plan. Clarification is sought on this point and reserve any right to be heard in relation to this aspect post clarification should it be required.	Navilluso: The submitter seeks the following decision from the Territorial Authority: a) Amend the proposed variation to give effect to our submission points. b) In all other respects acceptance of the variation.	Yes
				2	Recognition of established Infrastructure & lawfully established activities	Any Industrial zoning should recognised its established infrastructure (services and Building) and lawfully established activities. Current framework doesn't do this, eg Rule G15. Seeks that the rule framework be amended to ensure that we are able to undertake our current and future activities onsite as permitted activities, subject to performance standard compliance.		
				3 (a)	Minimum Site Size (Rule 30.1.6A)	A minimum subdivision lot size is 5000m ² . The proposed 1 ha minimum is not conducive to efficient and effective development. Seek all necessary and consequential changes to provide for a 5000m ² minimum lot size be made.		
				3 (b)	Minimum Site Size (Policy IZP14)	Amend working of Policy IZP14 to reflect the smaller lot sizes sought.		
				3 (c)	Section 32	Section 32 doesn't demonstrate adequate reason for the 1 ha limit and why it is treated differently from Omahu Road Industrial area.		
				4	Height limit	Standard 14.1.6A.1 – Amend to increase height limit to 30 metres from proposed 15 metres to reflect consistency across industrial zones.		
				5	Front Yard setback	The submitter seeks that the front yard setback of 10 metres under standard 14.1.6A.3 be removed. Instead a 2.5m landscaping strip as along the boundary as proposed by standard 14.1.6A.4.		
				6 (a)	Separation distance for vehicle accesses	Rule 26.1.6A - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		
				6 (b)	Separation distance for vehicle accesses	Rule 30.1.7E(2) - Amend to provide an exemption from required separation distance with respect pf existing established crossings on Maraekakaho Road		

9	Development Nous	C/- Jason Tickner Development Nous PO Box 385 Hastings	Support with amendment	1	General	Supportive of Variation 2 and inclusion of additional land subject to amendment and/or clarification: Whether the Designation for stormwater shown in the planning Maps (no 33) will be removed as reasonable possible on conclusion of the variation process.	The submitter seeks the following decision from the Territorial Authority: <ul style="list-style-type: none">Amend the proposed variation to affect our submission	yes
				2	Rule PP35 – Setback for new residential activities from Irongate Ind area	Rule PP35 should apply the same 30 metre setback for residential and visitor accommodation activities adjoining the Irongate Industrial Area.		
				3	Policy IZP5	Policy IZP5 and any other relevant rules, standards, or provisions that relate to lifting of the deferred zoning in Irongate and Omahu areas. Both these zone will no longer have any deferred areas and neither variation addresses the fact that this policy (and other provisions) will no longer be relevant and completely removed (except 262 Ruahapia Road).		
				4	Rule GI5 – Industrial - Sale and Hire Machinery	Rule GI5 permits the sale and hire of the following activities in a specific area of Omahu Road Industrial zone: - Machinery equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes; - Buildings These activities and other specific non industrial uses are currently permitted or consented on a number of sites fronting MKK road and should be included s permitted uses in the new plan under rule GI5 in Omahu industrial area. (Sites and activities listed in full submission.) Therefore our submission is that these existing land uses (those that could be viewed as commercial or commercial service (incl offices) be included as permitted uses under GI5 for Irongate Industrial zone.		
				5	Building Height	Standard 14.1.6A.1 – Amend to increase height limit to 30 metres from proposed 15 metres to reflect consistency across industrial zones. This will account for building such as grain silos and fertilizer sheds.		
				6	100 metre Separation distance for vehicle accesses Maraekakaho Road	Rule 26.1.6A - we agree with the traffic safety outcome, but consider that the current Limited Access restrictions in place along this stretch of road and the Engineering Code of Practice are sufficient mechanisms to address any issues anticipated by this proposed rule. This will avoid the need to obtain resource consent for an unavoidable breach of the standard.		
				7	Rule SLD11	Subdivision rule in deferred zone. As per above comments there is no reason to retain a deferred industrial zone subdivision rule for Irongate and Omahu Road areas.		
				8	Minimum Site Size (Rule 30.1.6A)	The proposed 1 ha minimum site size should be changed to 5000m ² to encourage industrial development whether they require large or small sites. 5000m ² is large enough to provide for onsite stormwater disposal. It is a more efficient use of the industrial land resource.		
				9	Standard 30.1.6C	Exception to minimum site provisions (Irongate). Should only remain in the plan if there are any sites that have split zoning. Initial observations indicate there are not.		
				10	Standard 30.1.7E	Property Access – this standard is the same as under the transportation standards and should be removed as the subdivision rules should require compliance with transportation section regardless. AS stated in point 6 above, the standard is unnecessary.		

10	Hawke's Bay Fruitgrowers	C/- Diane Vesty PO Box 689 Hastings	Support in part	1	Rule PP35 - Interface with Plains Production zone - setback	Opposes the amendment to Rule PP35 to increase the setback for new residential activities and visitor accommodation being within 50 metres of the interface with the new industrial zone. The previous PC 50 did not include any changes to the Plains Zone section of the Plan. This remove the right to develop residential activities and visitor accommodation within 50 metres of the boundary interface is an erosion of existing rights. This amendment should be removed.	Rule PP35 does not apply to this variation and the addition to the wording: <i>"and within 50 metres of the General Industrial Zone (Irongate) as on land identified within Appendix 16"</i> be completely removed.	y
				2	Landbanking Controls	Absence of controls to prevent land banking and tools to manage increase pressures for new land arising as a result of land banking. There is no shortage of industrial land in Hastings. There is just a shortage of available land. Locally there are issues with industrial land laying undeveloped. The reason being is a lack of will to develop land by the current landowners.	In the absence of any strategy to manage landbanking issues, the entire plan change should be put on hold until an acceptable strategy is agreed and implemented.	
11	Hawke's Bay Project Management	1139 Maraekakaho Rd RD5 Hastings 4175	Support in part	1	General	<p>This is a summary of the submission. For full details, view the full submission (which is also available in full on the HDC website).</p> <p>The headings of the submission include:</p> <ul style="list-style-type: none"> • General Finance Costs • Water and Sewer <ul style="list-style-type: none"> ~ Questions ~ Assumptions ~ Questions • Roothing <p><u>Submissions Closing Comments:</u> 'The Irongate landowners and stakeholders generally support the rezoning proposal as laid out in the Notification, however wish to challenge some ideas that Council have communicated during the process.(Ref C)...</p> <p>The submission seeks clarity, asks questions and seeks that the Council provide further consultation and information on the following matters:</p> <ol style="list-style-type: none"> 1. The issues identified with water reticulation, especially when it appears that individuals have the ability to make a claim on Development Contributions where it is clear that Public Benefit is clearly identifiable with Irongate providing infrastructure to a ring main water system between Hastings and Flaxmere, or <ol style="list-style-type: none"> a. Provide actual volume and pressure available from the inclusion of the other water sources. 2. To review the ability of Landowners to prepay actual costs of infrastructure for water and sewer, prior to any finance costs been attributed to the project. Such as; <ol style="list-style-type: none"> a. Interest costs over the life of the project. b. Internal costs from Council against the Development. 3. To remove Roothing from the early development and to calculate costs for rooding in a similar manner to those that submit on Resource Consents and Plan Changes? 		y

					<p>4. To provide the calculations of Rate take on the Irongate development on the following basis;</p> <ol style="list-style-type: none"> a. 40ha fully developed with land value of \$50m2 and hooking into Council services. .i.e. 33% uptake. b. 80ha fully developed with land value of \$50m2 and hooking into Council services. i.e. 66% uptake. c. 118ha fully developed with land value of \$50m2 and hooking into Council services. i.e. 100% uptake.' <p>The submission includes a table of the proposed rates from Irongate based on a land value of \$50m². The submission considers that this table does not take into account:</p> <ul style="list-style-type: none"> • The various land parcels which have been contributing to the Industrial rates from Irongate for a number of years. Remembering that Industrial properties have been contributing higher rates for a number of years. Even dating back to the 1960's. • Nor does it take into account the increase in land value over time. • Nor does it take into account the extra rates collected in Irongate from the increased land value associated with the proposed zoning. (Even on Plains zone/ horticultural sites. • I think the other main item not included is the jobs and economic benefit that Industrial development provides to the Economy and region.' 		
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