

Summary of Submissions: Notice of Requirement for Designation - Omahu Industrial Infrastructure Servicing Corridor

SUBMISSION DETAILS							
SUBMITTER NUMBER	SUBMITTER	SUPPORT / OPPOSE / SUPPORT WITH AMENDMENT / CLARIFICATION	SUBMISSION POINT	ISSUE	SUBMISSION / COMMENTS	DECISION SOUGHT FROM COUNCIL	WISH TO BE HEARD IN SUPPORT OF SUBMISSION
One	Rachel Sherratt	Support	1	Location of Service Corridor	Support the designation of the infrastructure corridor in principle, provided it has the full support of other affected property owners. Corridor through 7 Raupare Road (Lot 1 DP 22262) may be inappropriate as it lacks continuity.	Acknowledge that submitter reserves the right to reconsider their position should other submitters have similar concerns.	Yes
Two	Andrew James & Rochelle Louise Hope	Support	1	Location of Service Corridor	Support the proposed location of the infrastructure corridor.	Request imposing that the servicing corridor is heavily planted on the notional boundary bordering Plain zoned properties (specifically the submitters boundaries) to mitigate any environmental effects created by industrial use.	Yes
Three	David William Renouf	Support with amendment	1	Location of Service Corridor	Four properties to the west of Kirkwood Road should be included in the designation.	Include the four properties to the west of Kirkwood Road in Omahu Road Designation and Industrial Zone.	Does not state.
			2	Stormwater Options	Consider that all road runoff from the north eastern side of the road carriage way should be conveyed to the upper southland drain system.	All road runoff-road stormwater from the northern eastern side of the road carriageway shall be conveyed to the upper southland drain system after prior treatment of gross pollutant trap and sump.	
Four	Hawke's Bay Regional Council	Support with clarification	1	Stormwater Options	Concerned about groundwater contamination into the Heretaunga Plains unconfined aquifer.	Request that HDC planning staff discuss matters raised with Regional Council representatives.	Yes
Five	Kevin & Karen Bayley, Bayley Family Trust, Totara Hastings Ltd & Rimu Hastings Ltd	Support with amendment / clarification	1	Location of Service Corridor	Support the designation with the exception of that shown on Land Requirement Plan Map 10 for PID 101508 as it creates an irregular boundary.	Seek that the Notice of Requirement be modified as set out in plan 'A' attached to the submission.	Yes
			2	NES for Land Contamination	It is not clear how the NES will be implemented in developing the service corridor.	Seek that issues relating to the NES and Regional Plan relating to land contamination issues be clarified and addressed prior to confirming the modified Designation corridor.	
			3	Land Acquisition & Easements	Questions how compensation will be determined for land acquired for the service corridor and easements required to connect existing developed sites.	That the issue of compensation for land to be acquired for the services corridor and easements be clarified and agreed with affected land owners.	
Six	Development Nous	Support with amendment / clarification	1	Location of Service Corridor	The property legally described as Section 1 SO Plan 486816 (shown in Map 18 of the NoR) has been shown with an access, water and sewer corridor that does not continue to any adjoining industrial property. Given the site can be serviced directly from Raupare and Omahu Road, this service corridor is not considered necessary.	The seven metre access, sewer and water corridor for Section 1 SO Plan 486816 is removed from the relevant appendix, maps and designation and that land reverts to industrial as shown in Appendix B of the submission.	Yes
			2	Land Acquisition & Easements	Details required on the timing and remuneration detail in relation to the land purchase for the service corridor.	Seek clarification on the timing and remuneration detail in relation to the land purchase for the service corridor.	

			3	NES for Land Contamination	It appears that the proposed change of use, subdivision and earthworks for the service corridor are going to potentially require consent under the NES, and the Regional Council Discharge consent should the soil removed from the site have elevated levels of contaminants from former potential hazardous uses, for example; chemicals in pesticides applied historically.	Seek that issues relating to the NES and Regional Plan relating to land contamination issues be clarified and addressed prior to confirming the modified Designation corridor.	
Seven	Raupare Partnership	Support with amendment	1	Location of Service Corridor	Support is subject to the minor amendment to the designation as it applies to the property of Section 1 SO Plan 486816 (CT: 714046) currently in the ownership of Raupare Partnership. The designation as proposed is the full 24m in width with a 7m access strip containing the sewer and water mains and a 17m wide swale drain. However, it's considered that access, sewer and water main is not necessary for this property for the following reasoning: a) the service corridor does not connect to any adjoining property; b) the access will not link with any other easement or designation; c) the cost to install services the full length of the designation outweighs the benefit which is limited if any; d) the proposed use of the site does not require the access or services to be installed the length of the rear boundary.	Modify the Notice of Requirement as proposed on maps 17 and 18 of the submissions.	Yes
Eight	Unison Networks Limited	Support with amendment	1	Provision of Services	Scope of the service corridor should be expanded to provide for "Electricity and Telecommunications Services".	Seek agreement in principle to expand the scope of the infrastructure corridor to provide for "Electricity and Telecommunications Services" and locating these services to the boundary fence line, at a width of approximately 800mm.	Yes