

Summary of Submissions: Variation 1 - Omahu North Industrial Area

| SUBMISSION DETAILS | | | | | | | | |
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| SUBMITTER NUMBER | SUBMITTER | ADDRESS FOR SERVICE | SUPPORT / OPPOSE / SUPPORT WITH AMENDMENT | SUBMISSION POINT | SECTION / ISSUE | SUBMISSION / COMMENTS | DECISION SOUGHT FROM COUNCIL | WISH TO BE HEARD IN SUPPORT OF SUBMISSION |
| One | Sherratt Holdings Ltd | Colin Shanley Shanley & Co P.O Box 194 Hastings and Sherratt Holdings 7 Raupare Road RD5 Hastings | Support | 1 | General | Support variation particularly in relation to Lot 1 DP 22262. However, may reconsider position in part if other property owners object. | Rezone Omahu Road properties (in particular the Sherratt Holdings Property) in accordance with proposed Variation 1. | Yes |
| Two | Andrew James & Rochelle Louise Hope | Andrew & Rochelle Hope 30 Jarvis Road RD5 Twyford Hastings | Support with amendment | 1 | Noise Controls & Hours of Operation | Further noise restrictions needed to mitigate noise on adjoining residential properties. | Consider having controls on the hours/days of operation of industrial uses adjacent to Plains zoned residential properties. Suggested hours are restricted to 0700 hrs Monday - 1300 hrs Saturday inclusive, excluding Sunday. Consider appropriate mitigation for hazardous substances. Consider appropriate mitigation for environmental effects. | Yes |
| | | | | 2 | Control of Hazardous Substances | Further consideration of control of hazardous substances from industrial use needed. | | |
| | | | | 3 | Other Environmental Effects | Further consideration of environmental effects on adjacent plains zoned residential properties needed. | | |
| Three | David William Renouf | David W. Renouf 603A Ballantyne Street Hastings 4120 | Support with amendment | 1 | Stormwater | All sites and properties with sewage and wastewater shall be connected to the HDC reticulated system. All stormwater should be conveyed to the upper Southland Drain System. | Amend variation to ensure all sites and properties in the Omahu North Industrial Zone are connected to HDC reticulated wastewater system. Require that all stormwater is directed to the sewer or containment for remote pump out. Require that all road runoff from the north eastern side of the road carriageway shall be conveyed to the upper Southland Drain system after prior treatment of gross pollutant trap and sump. | Does not state. |
| Four | Hawke's Bay Regional Council | HBRC 159 Dalton Street Private Bag 6006 Napier 4110 Attn: Esther-Amy Powell | Support (in-part) | 1 | Stormwater | Supports in-part the intent of the variation & satisfied that it gives effect to Chapter 3.1B of the RPS. However, not satisfied that the stormwater servicing proposal gives effect to other policies in the RPS, particularly Objectives 21 and 22 and associated policies. | Ask that HDC takes into account HBRC's position and gives effect to the policies of the RPS in making their decisions. | Yes |

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| Five | Unison Networks Limited | Nathan Strong Unison Networks Limited 1101 Omaha Road PO Box 555 Hastings 4156 | Support with amendment | 1 | Proposed Zoning | Industrial zoning should include the 0.76 ha section at 9 Ormond Road to allow greater flexibility of use. | Seek an extension to the proposed Omaha Industrial zone to include the 0.76 ha section at 9 Ormond Road. | Yes |
| Six | Kevin & Karen Bayley, Totara Hastings Limited, Rimu Hastings Limited & Bayley Family Trust. | Matthew Lawson PO Box 45 Napier 4140 | Support | 1 | General | Support the changes proposed to section 2.9 and the objectives and policies in 14.1 | Apply changes to Section 2.9 and the Objectives and Policies in 14.1 as proposed by Variation 1. | Yes |
| | | | | 2 | Rule Table 14.1.5.2 | Rule GI5 should include 'viticulural' equipment and supplies. | Amend rule GI5 by including 'viticulural' equipment and supplies. | |
| | | | | 3 | 14.1.6 General Performance Standards | The General Performance Standards refers to the "Plains Zone" where it should be "Plains Production Zone". There may be other incorrect references throughout the variation also. | Amend references from "Plains Zone" to "Plains Production Zone" to ensure consistency. | |
| | | | | 4 | 14.1.6A.3 Setbacks | Internal yard rule should not apply to sites where the boundary is adjacent to the designated stormwater swale and or access corridor. | Amend rule 14.1.6A.3 to remove internal yard requirement for sites where the boundary is adjacent to the designated stormwater swale or access corridor or ; include a note stating that the yard is measured from the Plains Production side of the designated corridor. | |
| | | | | 5 | 14.1.6A.4 Landscaping | Minimum of 25% of Omaha Road frontage to have 3m of landscaping is unnecessary. | Remove landscaping requirements from the Omaha Road Industrial Zone. | |
| | | | | 6 | 14.1.6A.6 Stormwater (iii) | Consider length of swale should proportional to the site of the development not the parent site. | Amend rule 14.1.6A.6(iii) as follows: The length of the swale required to be constructed will be proportionate to the size of the site on which the proposed activity is located as set out in Appendix 17, Figure 3. scale of the proposed development or activity being undertaken. | |
| | | | | 7 | 14.1.6B.5 Screening | Support and consider the amendment is consistent with submission point 4 in regards to landscaping requirements. | Apply changes to 14.1.6B.5 in accordance with proposed Variation 1. | |
| | | | | 8 | 14.1.7.1 Activity Threshold Limits - sale/hire | List of activities for which there is no limit should include viticulture to be consistent with submission point 1. | Add 'viticulural' activities to 14.1.7.1 as follows: <u>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 Omaha Road: No limit.</u> | |
| | | | | 9 | 14.1.7.1 Activity Threshold Limits - offices | Limit for offices ancillary to industrial activities is considered too low. | Amend 14.1.7.1 as follows: <u>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.</u> | |
| | | | | 10 | 14.1.8.3 (c) | Reference to appendix 17 is no longer appropriate or relevant. | Amend 14.1.8.3(c) by removing reference to appendix 17. | |

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| | | | | 11 | 30.1.7E 3. (b) Property Access | 50m minimum separation between vehicle crossings is unnecessary. | Remove standard 30.1.7E 3(b). | |
| | | | | 12 | 30.1.7R.3(b) | Consider length of swale should be proportional to the site of the development not the parent site. | Amend 30.1.7R.3(b) as follows: (b) The designated infiltration swale shall be constructed in accordance with the specifications set out in Appendix 17, Figure 2. The length of the swale required to be constructed will be proportionate to the size of the proposed development or activity being undertaken. being subdivided as set out in Appendix 17, Figure 3. | |
| | | | | 13 | Planning Maps | Support subject to adjustment to the services corridor and zoning relating to PID101508. | Amend the District Planning Maps to include a minor amendment to the boundary of the industrial zone on PID 101508 (Lot 2 DP 419221) as showing in 'Plan A' attached to the submission. | |
| Seven | Villa Maria Estate Ltd | Karyn Kurzeja Barker & Associates PO Box 1986 Shortland Street Auckland | Oppose | 1 | 14.1.6A.4 & 5, 14.1.6B.4 & 5 and 14.1.8.2(B) Landscaping & Screening | Proposed provisions relating to landscaping and screening are not satisfactory for ensuring buildings are designed to respond to the surrounding amenities. Opposed to Variation 1 until such issues are addressed. | That screening and landscaping controls provide for surrounding amenities as this is the gateway to the Gimblett Gravels winery area. | Yes |
| | | | | 2 | Transport & Parking | Developments need to have plenty of space and turning for vehicles into intersections and driveways. | Ensure the development of this land requires plenty of space and turning for vehicles into intersections and driveways. | |
| Eight | Population Health Service - Hawke's Bay District Health Board (HBDHB). | Dr Nicholas Jones HBDHB Private Bag 9014 Hastings | Support with amendment | 1 | 14.1.6A.6 Stormwater | Consider that an additional measure to reduce the risk of ground water contamination is necessary. Submit that Council add a requirement that land users within the Omaha North Industrial zone be required to submit a Pollution Prevention Plan. Strongly support the introduction of a requirement for waste water to be discharged to the HDC waste water network. | Amend the stormwater provisions by adding the following new performance standard: iv) Prior to development, and whenever a new land use is proposed, land user shall develop and submit a stormwater Pollution Prevention Plan. The plan should be prepared by a suitably qualified and experienced person and submitted to Hastings District Council for approval. The plan shall include the following items: 1. Activities to be conducted on the site. 2. Anticipated contaminants (see Table 3.2 Onsite Stormwater management Guideline, 2004). 3. Additional mitigation measures proposed such as: first flow stormwater collection, additional on site treatment, storage of stormwater from yards and other impervious surfaces subject to potential contamination (with hazardous substances, faecal matter, and nutrients), and discharge to the wastewater network. 4. Monitoring Plan. Alternatively, another measure could be provided to ensure that the limitations of swale treatment are fully addressed to ensure there is no degradation of water quality in the Heretaunga Plains unconfined aquifer. Also, request that prior to development council further assess the risks of ground water contamination arising from stormwater discharges from roadways to ground | Yes |

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| Nine | Federated Farmers of New Zealand. | Rhea Dasant Federated Farmers of NZ PO Box 715 Wellington 6140 | Support with amendment | 1 | General | Concerned about reverse sensitivity issues between the new industrial zone and existing Plains Production zoned land. | Ensure that the issues of reverse sensitivity are fully and properly addressed, including by modifying the proposal as required to provide for adequate buffer zones and considering the inclusion of a "no complaints" clause on subdivision resource consents. | Yes |
| Ten | Development Nous | Jason Tickner Development Nous PO Box 385 Hastings 4156 | Support with amendment | 1 | Rule Table 14.1.5.2 | Rule GI5 should include 'viticultural' equipment and supplies. | Amend rule GI5 by including 'viticultural' equipment and supplies. | Yes |
| | | | | 2 | Appendix 36 | Appendix 36 does not recognise the increased 'depth' to the zone. | Amend Appendix 36 to show the additional area of the Omaha Road North sites proposed to be rezoned (i.e. - reflect zoning as shown in Appendix 17). | |
| | | | | 3 | Rule 14.1.6A.6 Stormwater (iii) | Consider length of swale should proportional to the site of the development not the parent site. | Amend rule 14.1.6A.6(iii) as follows: The length of the swale required to be constructed will be proportionate to the size of the site on which the proposed activity is located as set out in Appendix 17, Figure 3. scale of the proposed development or activity being undertaken. | |
| | | | | 4 | 14.1.7.1 Activity Threshold Limits | Limit for offices ancillary to industrial activities is considered too low. | Amend 14.1.7.1 by <u>either</u> removing the standard all together for 'ancillary offices' given these uses are part of the permitted use onsite <u>or</u> ; as a minimum increase the size limit for offices to 200m ² and completely remove the 15% GFA control to allow offices associated with industrial yards that may not necessarily have buildings associated with the industrial use. | |
| | | | | 5 | 30.1.7E 3. (b) Property Access | 50m minimum separation between vehicle crossings is unnecessary. Separation of vehicle accesses should be left as a function of the Engineering Code of Practice. | Remove standard 30.1.7E 3(b). | |
| | | | | 6 | 30.1.8.2 (c) | Relates to Deferred Industrial Zones and therefore the reference to appendix 17 should be removed. | Remove reference to Appendix 17 from Specific Assessment Criteria 30.1.8.2(c) | |
| Eleven | Raupare Partnership | Jason Tickner Development Nous PO Box 385 Hastings 4156 | Support with amendment | 1 | Planning Maps | 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. | Update the relevant zoning maps and appendices, including (but not limited to): a) Appendix 17 - Omaha North Industrial Area i. Figure 1 - Structure Plan ii. Figure 3 - Omaha North General Industrial Zone - Stormwater Swale Area Allocation Per Property b) Changes to 'Planning Maps' to reflect intention that the swale for PID 55033 (Section 1 SO 486816) will stay in the same position, but the seven metre access and service strip is rezoned 'Industrial'. | Yes |

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| Twelve | Hawkes Bay Fruitgrowers Association Inc. | Dianne Vesty HB Fruitgrowers Association Inc PO Box 689 Hastings 4156 | Support with amendment | 1 | 14.1.6.A.2 - Height in Relation to Boundary | The proposed note has no legal status therefore should be amended. | Amend 14.1.6A.2 as follows: Note 1: EXCEPT In the case of the boundary of the Omaha North General Industrial Zone with the designated stormwater swale and / or access corridor.... | Yes |
| | | | | 2 | 14.1.6A.3 Setbacks - Storage Setbacks | The proposed note has no legal status therefore should be amended. In addition the exception for the setback should only apply to where there is a stormwater swale and access corridor as where there is only an access corridor the buffer distance is less. | Amend 14.1.6A.3 (Storage Setbacks) as follows: Note 1: EXCEPT In the case of the boundary of the Omaha North General Industrial Zone with the designated stormwater swale and/or access corridor.... | |
| | | | | 3 | 14.1.6A.5 Screening | Concern that swale corridor will not provide an adequate buffer between zones. | Remove proposed text addition from 14.1.6A.5. | |