

Proposed Omaha North Industrial Zone Plan Change 57 to the Hastings District Plan

Section 32 Evaluation

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1 Introduction

The Hastings District Council ('the Council') is required to undertake an evaluation of a Proposed Plan Change before it can be publicly notified. This duty is conferred by section 32 of the Resource Management Act 1991 ('the Act'), which stipulates a requirement that, in achieving the purpose of the Act, a decision maker must consider alternatives and assess the benefits and costs of adopting any objective, policy, rule, or method in the District Plan. Under section 32(3) the assessment must examine:

- (a) *the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and*
- (b) *whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

An evaluation must also take into account:

- (a) *the benefits and costs of policies, rules, or other methods; and*
- (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

Benefits and costs are defined as including benefits and costs of any kind, whether monetary or non-monetary.

A report must be prepared summarising the evaluation and giving reasons for the evaluation, and must be available for public inspection at the time the proposed plan change is publicly notified. This report outlines how the Council has meet its statutory obligations in terms of section 32 of the Act.

1.1 The Proposed Plan Change

Proposed Plan Change 57 is the culmination of careful consideration by the Council into which are the most suitable areas for expansion of the Industrial activities within the District.

The proposal is to rezone some 36 hectares of land for industrial purposes and to introduce new standards to the District Plan which facilitate the industrial development of this area, on the northern side of Omahu Road, Hastings. Initially, the land will be rezoned Deferred Industrial 2 (Omahu North). The deferred zoning will then be lifted in two stages. Stage 1 will be lifted once the appropriate infrastructure has been completed; this is likely to be in 2014. Provision has been made in the Plan Change for resource consent applications to be made for industrial activities in Stage 1 of the of the development while this stage is still deferred, providing the site can be appropriately serviced; that any effects on the environment can be mitigated; and a mechanism is put in place to ensure that the sites connect to services (and pay development contributions to Council) when they are made available. The deferment on Stage 2 will not be lifted until, if and when demand warrants it. It is estimated based on current demand projections that this will occur 10 years after the rezoning of Stage 1. The deferred zoning of Stage 2 will also be lifted once the appropriate infrastructure to facilitate industrial development in that area is in place.

1.2 Background

The Proposed Plan Change has evolved over a number of years and has taken into account environmental, social, cultural and economic impacts in terms of the District and Region, and has been the subject of an ongoing consultative process.

A review of the industrial policy direction undertaken in 1995 concluded that the District had sufficient industrial zoned land to last until 2010/2015. The only additional land rezoned for industrial purposes in 1997 as a part of the then proposed Hastings District Plan was hence a 46ha area at Whakatu (surrounded by the Clive River to the north and existing industrial zones to the south, east and west).

In 2002 the Development and Environment Committee of Council received a report from Council Officers that identified statistical and anecdotal evidence suggesting a current and projected future shortage of suitable industrial land for new and expanding businesses in the District. Council endorsed the concept of increasing the size of the District Industrial land resource inventory and in 2003 a site selection report proposed an industrial strategy for the District. Initially, this strategy identified a total of 838 hectares of land for further investigation. The areas identified for further evaluation were located adjacent to existing industrial activities, close to major transport routes, and away from sensitive uses such as residential areas.

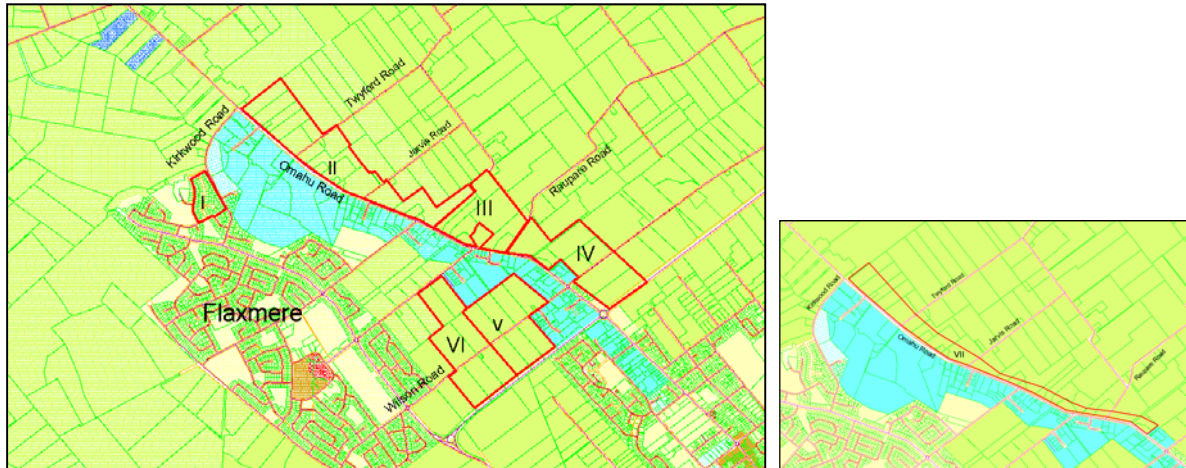


Figure 1-1 : Sites identified for evaluation (Hastings District Council Site Selection Report 2003)

The feasibility of rezoning seven blocks of land in the Omaha Road area (numbered I to VII above) for industrial purposes was assessed.

In September 2003 the Council adopted recommendations in the Site Selection Report and endorsed the strategy for rezoning areas of land at Omaha Road, Irongate and Tomoana. The area identified at Omaha was area VII (see map above right). The Omaha Road area was identified as being suitable for further industrial development as it would have “*low environmental impacts whilst providing high profile industrial land*”. This site selection process is detailed in Hastings District Council’s Industrial Site Selection Report (September 2003).

Since that time Council has been proceeding with investigations for the infrastructural servicing of this area and the preparation of a Plan Change to implement the re-zoning. This has included the commissioning of specialist reports to further assess and evaluate the potential for adverse effects on the surrounding environment and confirm the feasibility of providing for the new industrial area, in particular in relation to essential infrastructure.

The 2008 Industrial Demand Study concluded that “*It is appropriate to proceed with the rezoning of land to industrial to accommodate the additional demand over the next ten years. Our projections derive a need to rezone a further 77.3 hectares of land before 2018. The market will be the prime determinant and projected demand should be reviewed periodically.*”¹ Using a similar methodology to project land requirements as that utilised in 2008, the Heretaunga Plains Urban Development Strategy 2010 identified a need for 141ha of additional industrial zoned land within Hastings District out to 2045.

Since 2010 a new deferred industrial zone has been established at Irongate. This has two stages. Stage 1 is 35.4ha in area and is intended to meet the 10 year demand for large scale dry industry within the District. The 36.2ha second stage is to be made available once stage 1 has been taken up. A private Plan Change seeking 16.7ha of land to be rezoned for food related industry at Tomoana has also been considered by Council. The outcome of this application is however unknown at this time (although the decision may be available by the time this report is presented).

¹ Hastings District Council Industrial Demand Study, Logan Stone Ltd, June 2008

Mr Spencer, of Logan Stone Ltd, has provided the following update regarding the demand for industrial land:

“Council will be aware of the private plan change hearing in relation to 16 hectares in Tomoana which is currently under consideration by the Hearings Committee. In our view the decline or approval of that application is immaterial to the Omaha re-zoning project as Tomoana is specific to wet industry and food processing and associated activities. Those activities are unlikely to locate in Omaha given the infrastructural constraint.

We are also of the view that if the Tomoana application is declined the expected industry will simply not develop, rather than occurring in an alternative location. Should the application be approved then we are also of the view that there will be little implication to the potential uses in Omaha as the driver for the Tomoana activities is site specific. Therefore it is our view that the Tomoana private plan change can be ignored in relation to the viability of the Omaha proposal.

Industrial land demand continues in spite of the current economic recession, as evidenced by the growth of dry industry activities in Omaha. Of significance to the demand for Omaha is the current and potential displacement of service industries from the new LFR zone applied in Karamu and the relocation of industrial or rural service activities from commercial service zones about the City, where many established some years ago.

In our view, industrial demand for the 10 (ten) year period commencing January 2013 is likely to be higher than the 77 hectares expected for the 10 (ten) year period commencing January 2009.”²

1.3 Supporting documents

The following specialist reports provide support for Proposed Plan Change 57.

- 1. Hastings District Council Industrial Site Selection Report.** Prepared by Hastings District Council (September 2003).
- 2. Hastings District Council Industrial Demand Study Update.** Prepared by Frank Spencer, Logan Stone (June 2008).
- 3. Omaha Road Plan Change Industrial Land Demand.** Prepared by Frank Spencer, Logan Stone (August 2012).
- 4. Omaha Industrial Plan Change – Soils Quality and Impact Assessment.** Prepared by John Wilton, AgFirst (2012).
- 5. Desktop Archaeological Assessment, Proposed Omaha Industrial Plan Change.** Prepared by Tracey Gray, Hastings District Council (June 2009).
- 6. Omaha Industrial Plan Change Water and Wastewater Assessment.** Prepared by Dylan Stuijt and David James, Hastings District Council (2012).
- 7. Omaha land Use Change, Traffic Impact Assessment.** Prepared by Aaron Champion, Hastings District Council (2012).
- 8. The Hastings District Council Application to Discharge Stormwater,** Prepared by Hastings District Council and MWH Consultants.

1.4 Consultation

Clause 3 of the First Schedule of the Resource Management Act states that during the preparation of a proposed policy statement or plan, the local authority concerned shall consult with:

- the Minister for the Environment; and as appropriate:
- other Ministers of the Crown;

² Omaha Road Plan Change, Logan Stone Ltd, August 2012

- local authorities; and
- mana whenua.

This clause also states that local authorities may consult with anyone else during the preparation of a proposed policy statement or plan and that consultation should be in accordance with the principles contained in Section 82 of the Local Government Act.

Although there is no requirement to consult further than those parties identified above, in preparing this plan change, consultation has been undertaken on a number of levels. Extensive land owner and interest group consultation was undertaken by the Council in 2003 as a part of its industrial site selection assessment and in its preparation of a strategy for the provision of that land. In 2007 the Council prepared a draft structure plan for the Omaha North Industrial zone and undertook extensive public consultation on this. More recently the Council circulated a summary of the proposed plan change and provided an opportunity for consultation with any parties seeking this. Ongoing consultation has occurred throughout with HBRC, Network Utility operators and with other interested parties.

After seeking advice from the Hastings District Maori Advisory Committee on how best to consult with Mana Whenua, a hui was arranged for all hapu and whanau of the District on 9 April 2003 regarding the Council's industrial site selection assessment. The Hui was advertised in the Hawke's Bay Today and invitations were sent to all Marae and Maori Committees and Maori organisations in the Hastings District. Twelve representatives of local marae and Maori landowners attended the hui. The issues that arose at the hui, with some relevance to the Omaha area, were:

- A suggestion that a cultural audit be undertaken of the potential industrial zones;
- That social and cultural factors should taken into account as well as environmental ones;
- That conflicts between residential and industrial uses should be avoided;
- The value of the Heretaunga Plains soils;
- Concerns over wastewater disposal; and
- Queries regarding district plan rules and the long term demand for industrial land.

Further information was later sent out to all those invited to the hui, with the offer of additional consultation. No such consultation was requested.

The above parties were contacted again in June 2007 by way of a letter summarising the draft Omaha Structure Plan. An offer was made at that stage to either hold a hui on the proposed zone or to meet the individual marae/organisations. These offers were not taken up. The Hastings District Council Maori Joint Committee was also consulted on 4 July 2007 regarding both the Irongate and Omaha Road draft Structure Plans. No issues or concerns were raised with respect to Omaha.

A hui was held in April 2010 regarding the stormwater options for the proposed zone. Only one representative attended this workshop. No significant issues were raised at this time. Advice was sought from Hastings District Council's Strategic Advisor - Culture and Heritage regarding the need for additional consultation with Iwi on the proposed Plan Change. It was concluded at that stage that no additional consultation would be necessary. Having sought advice from the New Zealand Historic Places Trust and reviewing the New Zealand Archaeological Association's records ('Archsite') it was concluded that a cultural audit of the proposed zone was not necessary. No further consultation was hence specifically undertaken with Iwi. However, all the above groups were provided with updates on the plan change project and offers of additional consultation, as a part of our wider public consultation.

A table providing a detailed summary of this consultation is attached as Appendix 1 to this report.

Involving the above groups at an early stage has helped ensure reasonable opportunities for people and groups that are likely to be most affected by the Plan Change to present their views. Furthermore, early involvement of these groups has assisted in drafting of plan provisions which strike a good balance between managing environmental effects and balancing the needs of communities and landowners.

2 Resource Management Act Context

The purpose of the Resource Management Act 1991 (the Act) is to promote the sustainable management of natural and physical resources. Sustainable management includes managing the use, development and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural well being and their health and safety. The proposed plan change is to provide for the land resource required to meet the demand for industrial sector growth and development in the District over the next 20 years or more. This will enable the economic growth of the community while ensuring that the industrial activities are located in an appropriate location to avoid adverse effects on the environment and community.

Sections 5, 6 and 7 of the Resource Management Act all raise relevant considerations in providing for additional general industrial land in the Omaha area.

Section 5 is intended to be enabling, so that people and communities can manage resources in a way or at a rate that provides for social, economic and cultural well being, while keeping in mind the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems, and addressing adverse effects on the environment.

2.1 Section 5(2)

'managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) avoiding, remedying or mitigating any adverse effects on the environment.

Research into the demand for industrial land within the District has identified a need to increase the supply of industrial land available to the development community to provide for growth within the District that meets the "economic well being" aspects of section 5. Allowing additional areas of land to be developed for Industrial 2 purposes provides for the employment, investment and economic growth of the District. This benefit can also flow into the social and cultural wellbeing of people, and their health and safety.

2.1.1 Section 5(2)(a) **sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations**

"The Heretaunga Plains includes some of the most fertile soils in New Zealand and contains an underground water resource for Hastings and Napier. These resources, combined with the climatic conditions, make this area suitable for many intensive horticultural, viticulture and agricultural uses"³.

The existing provisions of the Operative Hastings District Plan (the Plan) seek to sustain the productive potential of these natural resources for future generations. Consideration hence needs to be given to the impact of the proposed rezoning which seeks to facilitate the establishment of activities that do not utilise and are unlikely to maintain the productive qualities of the soils.

As is summarised in table 1 below the area of land required to establish the proposed zone is between 41.1 and 42.3 hectares. This includes: the land to be occupied by the proposed zone; additional areas of road reserve; and that land required for the proposed stormwater swales and infiltration basins.

³ Section 6.0, page 6.0-1 of the Operative Hastings District Plan

Table 1 – Areas of Land (in Hectares) Required to Establish the Proposed Zone

| | Industrial Zone ¹ | Stormwater Infrastructure | | |
|---------|------------------------------|---------------------------|--------------------|--------------------|
| | | Swales | Infiltration Areas | |
| | | | Maximum Extent | Anticipated Extent |
| Stage 1 | 15.7 | 1.2 | 1.5 | 1.0 |
| Stage 2 | 20.8 | 1.0 | 2.1 | 1.4 |
| Total | 36.5 | 2.2 | 3.7 | 2.4 |

¹ Includes small new areas of road reserve

John Wilton of Agfirst has considered the characteristics of this land relevant to its productive potential / life supporting capacity. In this respect he advises that:

“The soil map of the Heretaunga Plains (1997) Plan No 2683 shows the predominant soil type on the proposed Omaha Road strips is 6, Twyford sandy loam.

Towards the western end of the strip, and also in the vicinity of Raupare Road, there are significant areas of Omaha stony gravels adjoining the Omaha Road boundary. These are very poor soils of little productive value except for the vineyards. Use of the small areas of these soils involved in the proposed rezoning for vineyards would be uneconomic.

The stormwater infiltration ponds are predominantly on 13S, Karamu silt loam/clay loam on sand.

Twyford sandy loam and Karamu silt loam/clay loam are versatile, highly productive soil.”⁴

He further observes that: *“In general terms, the land being rezoned can be considered less versatile for productive uses than other Plains zoned land within the Heretaunga Plains. This is largely because a significant portion of it is already subdivided into small lots that do not allow the economies of scale necessary to allow traditional Plains zone land use for food production to be viable. In addition, some of it is already being used for non-agricultural industrial use.”⁵*

The following information helps to illustrate Mr Wilton’s observations:

Map 1 below shows the approximate extent of the existing land-uses within the zone. For ease four categories have been utilised: 1) residential / Lifestyle; 2) established industrial / commercial activity (with significant building and impervious surface areas); 3) informal industrial / commercial activity (which appear to be more transient in nature and in tend to have larger yards and smaller buildings) and 4) agricultural / horticultural activity. The approximate area of land occupied by each category and the number of properties within which they are being carried is detailed within Table 2.

The following observations are of particular note:

- There are a large number of properties within the zone. This land forms part or all of 36 different certificates of title.
- Eleven properties, with a total area of approximately 6ha, contain well established industrial or commercial activities.
- An additional 3.2 hectares of land is used for more informal commercial or industrial use.
- There are 14 dwellings within the proposed zone.
- Only 21 hectares of the proposed zone remains in horticultural or agricultural use.

⁵ Omaha Industrial Plan Change – Soils Quality and Impact Assessment. Prepared by John Wilton, AgFirst (2012).

Map 1 – Existing Land uses within the Proposed Zone

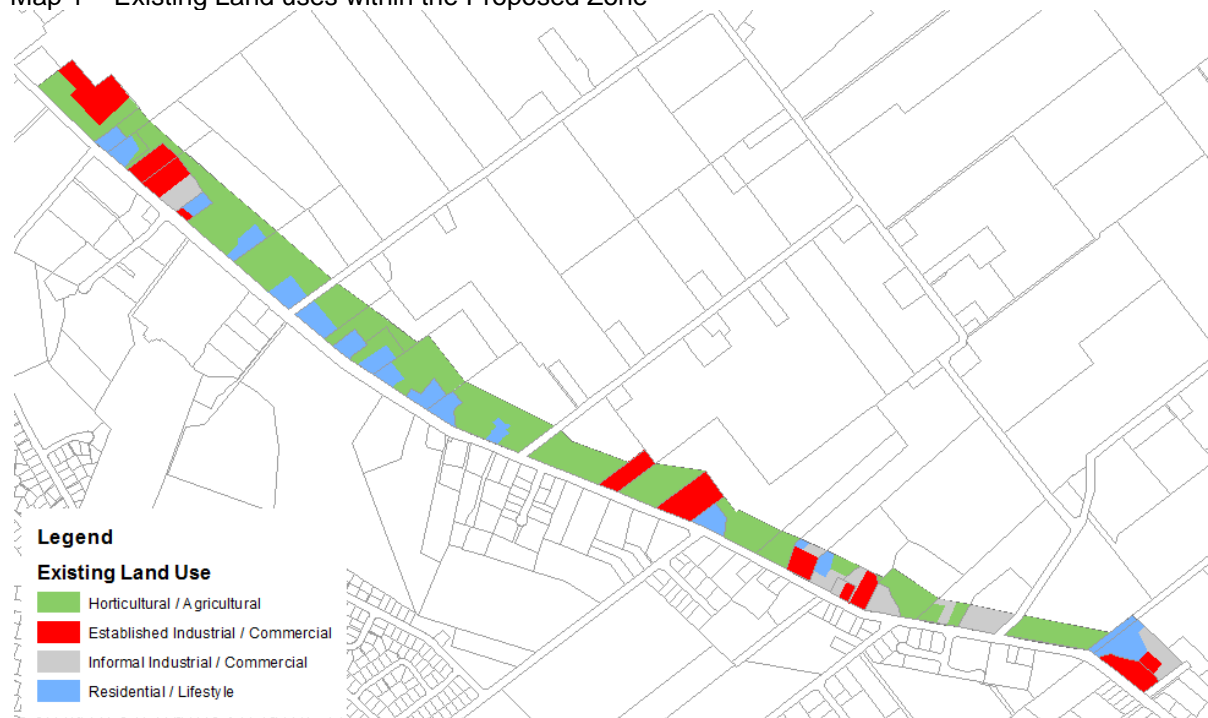


Table 2 - Existing Land Uses within the Proposed Zone

| | Agricultural / Horticultural | | Residential / Lifestyle | | Established Industrial / Commercial | | Informal Industrial / Commercial | |
|---------|------------------------------|-------------------|-------------------------|-------------------|-------------------------------------|-------------------|----------------------------------|-------------------|
| | Area of land (ha) | No. of properties | Area of land (ha) | No. of properties | Area of land (ha) | No. of properties | Area of land (ha) | No. of properties |
| Stage 1 | 7.7 | 8 | 1.7 | 5 | 3.6 | 7 | 2.7 | 8 |
| Stage 2 | 13.3 | 4 | 4.3 | 9 | 2.6 | 4 | 0.6 | 1 |
| Total | 21.0 | 12 | 6.0 | 14 | 6.3 | 11 | 3.2 | 9 |

The other significant natural feature in the plan change area is the Heretaunga Plains Unconfined aquifer. Approximately 75% of the zone is located above this. The Council has sought a discharge consent for the disposal of the stormwater generated from the proposed zone which, along with the plan change provisions, includes measures to avoid contamination of the aquifer.

The proposed new industrial area will rely on the existing roading network to ensure that goods from the industrial area can be transported to other parts of the District and beyond. The traffic impact assessment reviewed the impacts of the development on the roading network and identified some adverse effects on the safe operation of the existing road network that could be attributed to the development of the proposed new industrial area over time. These identified adverse effects can be avoided / mitigated through improvements to the existing road network which will ensure that the proposed new industrial area can be developed without unduly limiting the potential for the existing roading network to provide for the needs of future generations.

2.1.2 Section 5(2)(b) The life-supporting capacity of air, soil, water and ecosystems

The life-supporting capacity of air, soil, water and ecosystems has been given regard during the development of the proposed plan change.

As discussed above, the soils of the Heretaunga Plains are highly versatile. Hastings is located centrally within the Heretaunga Plains, and is surrounded by these high quality soils. John Wilton identified that *“The proposed rezoning to industrial zone will take approximately 35 ha of versatile, high quality productive soils out of the Plains zone. This loss represents around 0.11% of the land use*

classes 1, 2 and 3 soils available on the Heretaunga Plains.”⁶. He however concluded that “Due to a significant portion of the area to be rezoned to Industrial already in small titles, some of which are being used for industry, the land is considered less versatile than the Heretaunga Plains zone in general.”⁶ .

The maintenance of the life-supporting qualities of water resources and associated ecosystems has been assessed in detail within the Council’s application for a discharge consent. The Council’s assessment of the potential environmental effects of the disposal of stormwater is included within its discharge consent application. The conclusion was that the discharge of stormwater from the proposed zone will not have a detrimental effect on the life-supporting capacity of either the Heretaunga Aquifer or the waterways within the Raupare catchment.

2.1.3 Section 5(2)(c) Avoiding, remedying or mitigating any adverse effects on the environment

The proposed plan change incorporates a range of mechanisms to avoid, remedy or mitigate the potential for adverse effects on the surrounding environment associated with the industrial activity for which it provides. The main avoidance and mitigation measures incorporated into the proposed plan change can be summarised as follows:

- limiting the extent of the zone (in particular its width from the Omahu Road frontage);
- defining minimum site sizes, maximum height limits and minimum yard setbacks that reflect the character of the Omahu Area;
- buffering the zone from the adjacent Plains Zone land uses to the north with the proposed swales
- providing for an appropriate level of amenity within the zone with landscape plantings;
- providing for a stormwater solution that attenuates stormwater and uses infiltration to treat stormwater, prior to discharge to surface water;
- providing for reticulated wastewater and water supply infrastructure to the area;
- upgrading the existing transport network to mitigate the effects of the increased level of traffic in the area;
- Utilising existing District Plan performance standards, in particular in relation to natural hazards, noise, signage and traffic sight lines, parking, access and loading); and
- Utilising a Structure Plan approach to identify the preferred location and outcomes for the key infrastructural elements required.

The detailed assessments of the actual and potential effects that may be attributed to the proposed new industrial area have been completed through the supporting evaluation and analysis undertaken throughout the plan change development process. This is an iterative process that has culminated in the proposed plan change. The outcomes from these various assessments are summarised in the reports provided in support of the proposed plan change as detailed in section 1.3 above.

Overall the recommendations contained within the supporting reports and other documents have been considered and incorporated into a plan change that can avoid, remedy or mitigate any potential adverse effects on the environment associated with allowing for the proposed new industrial area.

2.2 Section 6

The matters of national importance relevant to this proposal include:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.

The Hastings District Plan identifies both outstanding natural features and outstanding natural landscapes within the District. The Omahu area is not identified as having an outstanding natural feature or landscape.

(c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

The vegetation in the area is generally limited to shelter planting as well as amenity plantings. The site does not contain any significant tracts of native vegetation, nor supports any significant habitat of indigenous fauna.

(e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites waahi tapu, and other taonga.*

Early consultation undertaken with local and wider marae, the Maori Advisory Standing Committee and the Hastings District Council Maori Joint Committee did not result in any substantial issues being raised in relation to the proposed new industrial area. The desktop archaeological assessment undertaken for the area did not identify any settlements, buildings or specific activities (gardens, etc) within the area proposed to be used for industrial purposes. On the basis of this historic research and the consultation undertaken it is considered that an appropriate level of provision has been made for this matter of national importance.

(f) *The protection of historic heritage from inappropriate subdivision, use and development.*

The desktop archaeological assessment undertaken for the area did not identify any items within the area proposed to be used for industrial purposes. On the basis this historic research and the consultation undertaken it is considered that an appropriate level of provisions has been made for this matter of national importance.

(g) *The protection of recognised customary activities.*

Early consultation undertaken with local and wider marae, the Maori Advisory Standing Committee and the Hastings District Council Maori Joint Committee did not result in the identification of any customary activities associated with the area proposed to be rezoned or the surrounding area. As noted under (e) above the historic research undertaken into the area did not indicate any settlements, buildings or specific activities (gardens etc) within the areas proposed to be used for industrial purposes.

2.3 Section 7

The matters to which decision-makers must have particular regard that are relevant to this proposal are:

(a) *Kaitiakitanga (Guardianship) and (aa) The ethic of stewardship.*

Particular regard has been given to these matters through the initial consultation with local and wider marae, the Maori Advisory Standing Committee and the Hastings District Council Maori Joint Committee. This consultation has not identified any matters of concern to iwi.

(b) *Efficient use and development of natural and physical resources.*

Mr Frank Spencer of Logan Stone advises that "*In our view, industrial demand for the 10 (ten) year period commencing January 2013 is likely to be higher than the 77 hectares expected for the 10 (ten) year period commencing January 2009.*"⁷ It is considered that a planned expansion of the land resource through the identification of new industrial zones (namely Irongate and Omahu North) is the most efficient way to ensure there is a supply of industrial land to meet this demand.

The proximity of the proposed new area to the extensive area of industry on the southern side of Omahu Road and also to the Hawke's Bay Expressway ensures an efficient use of the existing physical roading network. The expressway is the main arterial route through the Heretaunga Plains, linking the proposed new industrial area to other industrial centres in the region, the Port in Napier, and other North Island centres via the national state highway network.

Providing services which can be jointly utilised by a number of developments, clustered together in a zone, is more efficient than allowing for developments to occur on a sporadic manner throughout the District. The proposed plan change allows for the development of 15 hectares of land in Stage 1 and 21 hectares of land to be developed in Stage 2. This is an economically efficient way of providing for essential infrastructure to future industrial activities.

⁷ Omahu Road Plan Change, Logan Stone Ltd, August 2012

(c) *The maintenance and enhancement of amenity values.*

While the proposed plan change provides for the development of an industrial zone, it also requires the activity to be undertaken in a way that has minimal effect on amenity values of the surrounding area. The proposal includes a 6 metre wide swale corridor along the rear of the zone. Amenity planting will be required along the front boundaries and on side and rear boundaries fronting other zones. Combined, these measures will reduce any effects on amenity values for adjoining properties and ensure a reasonable level of amenity is provided for within, and appropriate to the context of, the industrial zone.

(d) *Intrinsic value of ecosystems.*

The area identified for industrial rezoning is currently used for pastoral and horticulture purposes, with a number of industrial activities established through site specific consent applications. The ecosystems supported by this pastoral use are not unique in any way, and have not been defined as being of any significant value

(f) *Maintenance and enhancement of the quality of the environment.*

While the environment in the proposed new industrial area will alter as a result of industrial development, the provisions included within the proposed plan change will ensure that the quality of the environment surrounding the proposed new industrial area will be maintained. The bulk and location and landscaping within the proposed new industrial area will ensure the maintenance of a quality industrial urban environment. The low impact approach to the management of stormwater within the proposed plan change area will also provide for environmental qualities to be maintained and provide for amenity through green open space.

(g) *Any finite characteristics of natural and physical resources.*

The soils resource of the area is a finite resource in terms of its location and quality. Development of the proposed zone to provide for the predicted additional industrial demand will result in the development of some of this fertile soils resource. John Wilton of AgFirst advises in this respect that *"There are some 1,420 ha of Twyford soils on the Heretaunga Plains, so the proposed industrial rezoning will remove around 30 ha or about 2% of this soil type from the Plains zone. (The) Total area of the Karamu soils is estimated to be 816 ha, so removal of about 2.5 ha for storm water infiltration ponds represents around 0.3% of this soil resource. (Page Bloomer, Versatile soils – productive land report for Hawke's Bay Regional Council 14 June 2011)"*⁸

The water supply for the development is anticipated to be sourced from a new bore at Frimley Park which is located in the centre of the Heretaunga Plains and underlain by the 'main aquifer' system. Hastings District Council holds a water permit for the Hastings metropolitan water supply. The maximum extraction rates allowed within that permit may not be sufficient to supply the proposed zone once it is fully developed. A separate application will be made by Hastings District Council in advance of any additional water being required.

The major physical resource of note in the area is the existing roading network. The proposed plan change area fronts Omaha Road. The traffic impact assessment indicates that with upgrades to the Omaha Road corridor to address identified safety concerns there will be ample capacity within the existing roading network to cater for the additional traffic generated by the anticipated industrial growth.

(h) The effects of climate change.

The climate in the Hawke's Bay is expected to become, warmer and drier as a result of climate change with an increase in sea level rise and extreme weather events. The major climate change consideration for this proposed plan change is the potential for extreme weather events, particularly high intensity rainfall events. The potential for this effect has been taken into account in the design of the stormwater solutions for the proposed new industrial zone.

⁸ Omaha Industrial Plan Change – Soils Quality and Impact Assessment. Prepared by John Wilton, AgFirst (2012).

2.4 Section 8

Consultation has been undertaken with local and wider marae, the Maori Advisory Standing Committee and the Hastings District Council Maori Joint Committee. This consultation has not identified any areas of significant concern by mana whenua with the establishment of the proposed new industrial area.

3 Appropriateness of Policies, Rules and Other Methods

3.1 Analysis

The following table (Table 3-1) summarises the evaluation completed throughout the plan change process in relation to the efficiency, effectiveness and appropriateness of the various elements of the proposed plan change, as follows:

1. Zoning v Other Methods
2. Staging
3. Rules / Structure Plan /
4. Status of Industrial Activities in the Deferred Zone
5. Status of Non-Industrial Activities in the Deferred Zone
6. Stormwater Management
7. Non-Industrial Activities Threshold Table
8. Reliance on Existing Industrial 2 Zone Standards

3.2 Summary

The evaluation completed in accordance with section 32 of the Act as outlined in Table 3-1 indicates that the statutory provisions and other methods used in Proposed Plan Change 57 are efficient, effective and appropriate.

The proposed new zone will help to meet the anticipated demand for high profile industrial land. The associated framework of rules and other methods will avoid remedy or mitigate any potential for adverse effects through appropriate mechanisms whilst assisting in the maintenance and enhancement of the natural environment and amenity values.

Table 3-1 : Section 32 Evaluation Summary

The objectives of the Plains zone and Industrial zones are listed below to assist reader with the consideration of these tables:

Plains Zone:

- *PLO1 To maintain the life-supporting capacity of the unique resource balance of the Heretaunga Plains.*
- *PLO2 To avoid, remedy or mitigate potential adverse effects of land use activities on the rural community, adjoining activities, marae, and the economy.*
- *PLO3 To provide for the establishment of landholdings on the Plains which can accommodate a wider range of activities that can retain the life-supporting capacity of the Plains resources.*
- *PLO4 To ensure that existing levels of amenity associated with existing land based primary production on the Plains are maintained.*

Industrial Zones:

- *IZO1 To facilitate efficient and optimum use and development of existing industrial resources within the Hastings District.*
- *IZO2 To ensure that adverse effects of industrial use, development or subdivision are avoided, remedied or mitigated.*
- *IZO3 To ensure that industrial use and development is capable of co-existing with existing activities and maintains acceptable amenity levels.*
- *IZO4 To ensure that existing industrial use is protected from incompatible uses and activities (including more sensitive activities) of surrounding environments.*
- *IZO5 To enable the efficient and effective use of the District's resources by providing for the development of new industries.*

| 1 Method – Zoning v Other Methods | | | | |
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| | OPTION 1: Do Nothing – leave land as Plains Zone and rely on resource consent applications. | OPTION 2: Rezone the identified area from Plains Zone to Industrial 2 | OPTION 3: Rezone the identified area from Plains Zone to Industrial 2 - with those modifications that are considered necessary to address the potential effects | Option 5: Introduce more restrictive Plains zone rules for the establishment of industrial activities, either within this area alone or more widely across the Plains Zone. |
| Effectiveness and efficiency in achieving District Plan objectives. | <p>Under this option the area would retain its existing Plains zoning. As industrial activities are limited to 100m² as a permitted activity within the Plains Zone, industrial development would not occur unless individuals promote the industrial development of their land by way of a resource consent application. With regard to consent assessment, activities relating to the processing, packaging or storage of crops produce and agricultural materials would be favoured over more general industrial activities and the effects on the soil resource would need to be taken into account.</p> <p>As this approach necessitates the individual assessment of the appropriateness of each development, it would fail to address the existing shortfall in industrial land within the District and would be inefficient and potentially ineffective.</p> <p>Each development is likely to be individually serviced – certainly for stormwater. The cumulative effects of the industrial development are unlikely to be effectively addressed if development is allowed to occur in such an unplanned and sporadic manner.</p> <p>As such this option is not considered to be an effective way of achieving objective IZO1. Further to this District Plan integrity issues have evolved as a result of a number of industrial activities having been consented to within this area (at least in part on the basis that the land had been identified for industrial rezoning). This option would hence also reduce the effectiveness of the objectives of the Plains Zone in protecting the soil resource.</p> | <p>Under this option the identified area would be rezoned I2 (the same zone as on the opposite side of Omaha Road) and the existing I2 standards utilised.</p> <p>The I2 provisions fail to recognise:</p> <ul style="list-style-type: none"> the need to protect corridors/land identified on the structure plan for infrastructural purposes the benefits gained from the disposal of stormwater generated from roof surfaces to ground on-site and from the use of inert roof materials the undersized balance lots that may be created within the Plans zone and the resultant potential for reverse sensitivity effects the desire to provide for high profile activities. Eg the hire or sale of goods associated with the industrial, agricultural, horticultural, building, and landscape sectors <p>Without provisions to suggest otherwise an I2 zoning may also create an expectation that industrial activities requiring full process level services would be able to establish unrestricted within the zone. This is potentially at odds with the limited capacity within the Trade waste sewer servicing the Omaha area. Unrestricted development of wet industries within the proposed zone could place considerable, potentially unsustainable, demands upon this infrastructure. It would also potentially reduce the uptake of wet industries at Whakatu where there is trade waste sewer capacity.</p> <p>This option is not considered to be an efficient or effective way of providing for the industrial development of the zone, of utilising the significant trade waste sewer capacity within the district or of avoiding or mitigating potential adverse effects.</p> <p>Objective IZO5 promotes the efficient use of the Districts resources.</p> | <p>This approach would create a new zone with specific rules for industrial development in the proposed new industrial area. This better enables the plan change to meet objective IZO2, which ensures that the adverse effects of industrial activities are avoided, remedied or mitigated.</p> <p>This option also supports Objective IZO1. By providing for additional dry industry at Omaha, the proposed plan change facilitates the efficient and optimum use and development of the trade waste facilities and land at Whakatu for wet industry.</p> <p>This option will address the existing shortfall of industrial land within the District and is therefore an efficient and effective means of achieving objective IZO5 which seeks to enable the efficient and effective use of the Districts resources by providing for development of new industries.</p> | <p>This option would decrease the likelihood of ad hoc, industrial development within the affected area. Decreasing the potential for this land to be 'taken up by industrial activities. The productive potential of the land would hence remain (bearing in mind losses of this land that have already occurred to consented industrial activities). This would therefore be consistent with the achievement of the Plains objectives.</p> <p>This option would in no way assist with the provision of that land desirable to small scale dry industries with a desire for a high profile position. Hence, the only potential benefit for the achievement of the industrial objectives would be the possibility of a more efficient use of the existing industrial zones.</p> |
| Costs | <p>There is cost to the developer and the community due to the resource consent process, and this is repeated any time there is a change from the consented activity.</p> <p>There is a potential risk that adhoc development will occur resulting in environmental costs from poor amenity</p> | <p>There is an economic cost to the wider community of providing services to a new development area, until those services are fully utilised and therefore paid for. These costs have been assessed and it remains economically viable to change the land from plains to industrial.</p> <p>There is a potential cost to the Whakatu area</p> | <p>There is an economic cost to the wider community of providing services to a new development area, until those services are fully utilised and therefore paid for. These costs have been assessed and it remains economically viable to change the land from plains to industrial.</p> | <p>This option does not provide a certain supply of land for industrial development and may result in industries choosing to locate in other districts where there is an adequate supply for serviced industrial land, placing an economic cost on the Hastings District.</p> |

| 1 Method – Zoning v Other Methods | | | | |
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| | OPTION 1: Do Nothing – leave land as Plains Zone and rely on resource consent applications. | OPTION 2: Rezone the identified area from Plains Zone to Industrial 2 | OPTION 3: Rezone the identified area from Plains Zone to Industrial 2 - with those modifications that are considered necessary to address the potential effects | Option 5: Introduce more restrictive Plains zone rules for the establishment of industrial activities, either within this area alone or more widely across the Plains Zone. |
| | and site specific servicing which often fails to address cumulative effects on the wider, natural and physical resources. If adverse environmental effects become evident regional council consents for onsite services may become difficult to obtain. This option does not provide a certain supply of land for industrial development and may result in industries choosing to locate in other districts where there is an adequate supply for serviced industrial land, placing an economic cost on the Hastings District. | as uptake of land within this industrial zone which already has an available trade waste system may decline. | | |
| Benefits | In some cases benefits could result from the detailed site specific assessment of individual developments and the imposition of suitable resource consents conditions. There would also be financial savings in not providing reticulated services (although there will still be the costs to individuals of providing on site services). | A full range of industrial uses could establish within the zone, resulting in a potential for economic benefits to the region. This will also give greater opportunity to accommodate new development and economic and employment growth. | Mitigation of the cumulative effects of a larger area being developed is more efficient. This option allows for the development of a range of industrial areas across the District. | This option would provide a greater degree of certainty for the community and land owners than the status quo, were the Council of a view that an industrial rezoning was not appropriate. |
| Appropriateness | This option is not considered to be appropriate due to the likely inefficient pattern of development and in the total costs of servicing development on an incremental basis. This option does not provide certainty that development can occur. This option is not therefore the preferred option. | Developing the Omahu North Area as a General Industrial 2 Zone with additional trade waste capacity is not considered to be appropriate as it does not facilitate the most efficient use of existing physical resources. This is not the preferred option. | This is considered to be an appropriate method for the development of industrial activities in the Omahu North Area. This is the preferred option . | This option is not considered to be an appropriate method for the development of industrial activities in the Omahu North Area. However, were the Council of a view that such development is not appropriate this is considered to be a more appropriate approach than the maintenance of the status quo. |

| 2 Staging | | | |
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| | OPTION 1: Introduce the Industrial 2 (Omahu North) zone as Deferred but with no staging when the full zoning is applied | OPTION 2: Introduce the (Omahu North) zone with an initial deferment being lifted in two stages | OPTION 3: Re-zone Stage 1 now. Consider the need for stage 2 at a later date |
| Effectiveness and efficiency in achieving District Plan objectives. | <p>Under this option the area would initially be rezoned deferred Industrial 2 (Omahu North). The deferment would be lifted all at once when the infrastructure for the entire area has been installed.</p> <p>This option supports Objective IZO1 to the extent that the establishment of additional dry industry at Omahu facilitates the efficient and optimum use and development of the trade waste facilities and land at Whakatu for wet industry.</p> <p>However, it is not considered to be efficient or effective from a cost perspective to provide the infrastructure necessary to service land, which is anticipated to take some 20 years to fill, all at once. Objective IZO5 which promotes the efficient use of the Districts resources is not hence supported.</p> | <p>Under this option the area would initially be rezoned Deferred Industrial 2 (Omahu North). The deferment would be lifted in two stages when the infrastructure for the stage has been installed.</p> <p>This option supports Objectives IZO1 and IZO5 through the efficient and effective development of infrastructure for the zone. It will also minimise the potential for / and hence extent of development occurring in advance of the lifting of the deferment for which 'sacrificial' infrastructure will be installed.</p> | <p>Under this option the area identified as stage 1 would be rezoned deferred Industrial 2 (Omahu North) and then Industrial 2 (Omahu North) – as per option 1 & 2. Stage 2 would not be rezoned. A re-zoning of stage 2 may be considered in the future.</p> <p>This option supports Objectives IZO1 and IZO5 to the extent that it provides for the efficient and effective development of infrastructure for stage 1.</p> <p>No direction is however provided for stage 2. The area would retain its existing Plains zoning. As industrial activities are limited to 100m² as a permitted activity within the Plains Zone, industrial development would not occur unless individuals promote the industrial development of their land by way of a resource consent application (which has already been done successfully in a number of instances).</p> <p>This approach fails to address the anticipated shortfall in industrial land within the District in the medium to long term. It also relies on the ability to control the development of further industrial activity in the land not rezoned under the status quo Plains zoning. This option is hence considered inefficient and potentially ineffective.</p> |
| Costs | There are likely to be significant finance and holding costs as a result of the upfront implementation of the necessary infrastructure. | There is an opportunity cost on land owners who have land in stage 2, who will have to wait for approximately 10 years before their land is available for industrial development. There is also the inequity issue outlined in the column to the left, of a number of already consented industrial activities being located in stage 2. | There is a potential risk that adhoc development will occur in stage 2 resulting in environmental costs from poor amenity and site specific servicing which often fails to address cumulative effects on the wider, natural and physical resources. |

| | 2 Staging | | |
|------------------------|--|---|--|
| | OPTION 1: Introduce the Industrial 2 (Omahu North) zone as Deferred but with no staging when the full zoning is applied | OPTION 2: Introduce the (Omahu North) zone with an initial deferment being lifted in two stages | OPTION 3: Re-zone Stage 1 now. Consider the need for stage 2 at a later date |
| | | However, these costs are offset by the benefit of certainty for all owners in the zone that the proposed new industrial area can be adequately serviced. | This option does not provide a certain supply of land for industrial development in the medium to long term. It may eventually result in industries choosing to locate in other districts where there is an adequate supply for serviced industrial land, placing an economic cost on the Hastings District. |
| Benefits | The benefits of this approach is that it avoids the inequity of a number of Stage 2 landowners already having consent for industrial developments, while remaining landowners would be forced to wait for 10 years under the staging approach. It would also avoid the precedent and inequity type arguments that these landowners would no doubt use in seeking to obtain consent to develop in Stage 2 prior to any deferment being lifted. In short this approach avoids the concern that a staged approach is unrealistic due to the amount of development already consented in stage 2. | The deferred zone will be able to be uplifted from a portion of the zone, and sites developed without 'sacrificial' services, promptly. The land within stage 2 will continue to be utilised for 'Plains' uses (including residential living) without additional reverse sensitivity effects. Certainty will be provided for the owners of land within stage 2 of the Council's intention to re-zone the land. | The necessity for the re-zoning of stage 2 to meet the demand for industrial land will be able to be considered over time. This could be avoided entirely, without having placed any restrictions on the Plains zone use of the land, if the need for it never arises. The counter to this however is that the mere identification of this land for potential future industrial zoning has up to this point given non-complying industrial consent applications an opening from which to gain consent. |
| Appropriateness | Whilst this option is attractive from a pragmatic perspective given the amount of industrial development already in Stage 2, it is not considered to be affordable with regard to staging. Developing the Omahu North Area 'all at once' is not considered to be appropriate. It is not considered that this would result in the efficient development of necessary infrastructure. This is not the preferred option. | This option is not perfect due to the amount of existing and consented industrial activity already existing within Stage 2, nevertheless it makes the provision of the necessary reticulated utility services affordable. This is therefore considered to be an appropriate method for the development of industrial activities in the Omahu North Area. This is the preferred option . | This is considered to be an appropriate method for the development of industrial activities in the Omahu North Area over the short term. However, this approach fails to address the anticipated shortfall in industrial land within the District in the medium to long term and could result in difficulties in controlling industrial development on the unzoned Stage 2 land. This is not the preferred option. |

| 3 Status of Industrial Activities in the Deferred Zone | | |
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| | OPTION 1: Industrial Activities in the Deferred Industrial Zone (Omahu North) given a Non-Complying Status | OPTION 2: Industrial activities in the Deferred Industrial Zone (Omahu North) given a Restricted Discretionary Status |
| Effectiveness and efficiency in achieving District Plan objectives. | Objective IZO1 promotes the efficient and optimum use and development of industrial resources. The proposed deferment is being used to provide a clear signal of the Council's intention to progressively develop this land for industrial use, while allowing time for the detailed planning and construction of infrastructure shown on the Structure Plan to be completed. Making industrial activities a Non Complying Activity until such time as the deferment is lifted is considered to be an effective and efficient way of achieving efficient and optimum use and development of industrial resources where there is uncertainty around the timing of the zone. | Objective IZO1 promotes that efficient and optimum use and development of industrial resources. The proposed deferment is being used to provide a clear signal of the Council's intention to progressively develop this land for industrial use, while allowing time for the detailed planning and construction of infrastructure shown on the Structure Plan to be completed. Making industrial activities a Restricted Discretionary Activity until such time as the deferment is lifted is only considered to be an effective and efficient way of achieving the efficient and optimum use of and development of industrial resource where there is certainty that the deferment will be lifted in a timely manner. Under a Restricted Discretionary Status there would be a general assumption that consent would be granted subject to conditions. |
| Costs | There is a financial cost to the existing landowners who would be unable to develop their land for industrial purposes in advance of the deferment being lifted. | There is a potential cost to the surrounding environment of allowing industrial activities to proceed in advance of the deferment being lifted, as this would allow for potentially conflicting land uses to establish. However, where there is certainty that the deferment will be lifted these costs will only be temporary in nature. |
| Benefits | Using a Non-Complying status has the benefit of avoiding or discouraging industrial development establishing without connecting to the reticulated system. Such development would reduce the financial efficiency of providing reticulated services to both Stage 1 and Stage 2. | Allowing development to commence in advance of the deferment being lifted, where there is a reasonable level of certainty the development will proceed, could benefit the developers and the wider community economically. |
| Appropriateness | It is uncertain when Stage 2 of the industrial development will occur. It is therefore considered appropriate to apply a Non-Complying status to industrial activities within Stage 2. This is the preferred option for Stage 2. It is not however the preferred option for Stage 1 where some initial development may be appropriate prior to the lifting of the deferment. | There is a reasonable level of certainty that Stage 1 of the development will occur, a Restricted Discretion activity status is therefore considered to be appropriate within Stage 1. It is not however considered appropriate in Stage 2 were the deferment will be in place for a longer period of time, which increases the potential for conflicts arising between land uses and reduces the ability to plan appropriately for infrastructure. |

| | 4 Status of Non Industrial Activities in the Deferred Zone | | |
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| | OPTION 1: Non Industrial Activities in the Deferred Industrial Zone (Omahu North) retain the same status as activities in the Plains Zone. | OPTION 2: Non Industrial Activities become Non Complying (existing use rights would allow existing activities to continue). | OPTION 3: Non Industrial activities in the Deferred Industrial Zone (Omahu North) which are core productive activities in the Plains Zone retain their current status while the remainder of activities are assigned a status according to their consistency with the future Industrial Zone. |
| Effectiveness and efficiency in achieving District Plan objectives. | <p>This approach allows the landowners who will be in the deferred zone to carry out the activities which are currently permitted, under the District Plan.</p> <p>Objective IZO1 promotes the efficient and optimum use and development of industrial resources. Allowing the continued use of the deferred land for Plains Zone activities is considered to be an efficient way of achieving the objectives of the Plan. However some activities currently permitted in the Plains Zone, such as residential housing and visitor's accommodation, directly conflict with the future land use, potentially restricting the optimum use of the land for industrial purposes in the future.</p> | <p>Objective IZO5 seeks to enable efficient and effective use of the Districts resources by providing for development of new industries.</p> <p>Limiting the use of the deferred land to its current use by way of existing use rights is not considered to be an effective way of achieving this objective. Given the likely delay in lifting the deferred zone from Stage 2 it is considered that allowing a wider range of land based activities is a better way of providing for the efficient and effective use of the district resource providing provision can be made to ensure the future industrial use of this land is not restricted or compromised in any way.</p> | <p>Objective IZO5 seeks to enable efficient and effective use of the Districts resources by providing for development of new industries. The proposed deferment is being used to provide a clear signal of the Council's intention to progressively develop this land for industrial use. It is considered that allowing the current Plains Zone activities to continue in the deferred zone until such time as the deferred zone is lifted is an efficient and effective use of the districts resources providing the standards ensure that the Plains Zone activities will not inhibit the future industrial use of the land.</p> |
| Costs | <p>There is an economic and environmental cost associated with allowing new activities to develop in the deferred zone which will not be compatible with the proposed Industrial Zone.</p> | <p>This option creates uncertainty for existing landowners, as the non-complying status suggests that any activity is undesirable in the zone and there is no certainty that resource consent will be granted. In addition existing use rights only allow for effects of a use that are the same or similar in character, intensity and scale. This could lead to uncertainty about the activities that fall under existing use rights and those that do not.</p> | <p>While the standards for the deferred zone do not restrict the core Plains Zone activity of land based agriculture, there is a potential cost to the landowners as other activities currently permitted in the Plains Zone which have the ability to limit future industrial development, such as new residential activities, will be restricted.</p> |
| Benefits | <p>This option gives certainty to the existing landowners as they are clear that they can continue to operate as they always have done.</p> | <p>There are no significant benefits for this option.</p> | <p>This option allows for the continued use of the land while the deferment is in place which benefits the existing land owners.</p> <p>If development does occur on the properties</p> |

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| | 4 Status of Non Industrial Activities in the Deferred Zone | | |
| | OPTION 1: Non Industrial Activities in the Deferred Industrial Zone (Omahu North) retain the same status as activities in the Plains Zone. | OPTION 2: Non Industrial Activities become Non Complying (existing use rights would allow existing activities to continue). | OPTION 3: Non Industrial activities in the Deferred Industrial Zone (Omahu North) which are core productive activities in the Plains Zone retain their current status while the remainder of activities are assigned a status according to their consistency with the future Industrial Zone. |
| | | | <p>some of the mitigation required in the future will be able to be developed in advance (such as the establishment of landscape planting).</p> <p>Incorporating standards to restrict activities which could inhibit or compromise further industrial activities in the area is a benefit, as it will ensure that when investment is made in infrastructure for the proposed new industrial area it will be efficiently utilised.</p> |
| Appropriateness | This is not considered to be the most appropriate option as some activities permitted in the Plains Zone such as residential activities will not be appropriate in the future industrial zone | This is not considered to be the most appropriate method to achieve the objectives of the Plan. | This is considered to be the most appropriate method to achieve the objectives of the Plan and is the preferred option . |

| 5 Stormwater Management | | |
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| | OPTION 1: Do nothing – Stormwater management by methods outside the District Plan and/or by way of the existing Plan provisions. | OPTION 2: To introduce into the District Plan standards requiring the use of inert roof materials and specifying the manner in which roof and yard stormwater is disposed of. |
| Effectiveness and efficiency in achieving District Plan objectives. | The quantity of stormwater produced in the proposed new industrial area is partly addressed under objective NHO2 which requires that land use activities avoid or mitigate adverse effects from natural hazards. The Plan could give effect to this objective using the 'do nothing' approach. This would mean that the applicable rules would be restricted to those associated with the use and storage of hazardous substances and the protection of the unconfined aquifer. | Objective 40 of the RRMP Plan seeks to maintain water quality in order that the existing species and natural character are sustained, while providing for resource availability for a range of purposes, including recharge. The regional rules regarding stormwater fall under this objective. It is clear from the existing policy framework that stormwater is most efficiently and effectively addressed through provision in the Regional Resource Management Plan. The RMA indicates the most efficient method of addressing cross authority issues is to ensure consistency with higher tier statutory provisions (i.e. the Regional Resource Management Plan). The rule will seek to control the type of roofing material used in order to influence the quality of water discharged but will not specify water quality standards which may conflict with higher tier Regional Council Documents. This is considered to be an effective way of meeting the objectives of the Plan. |
| Costs | There are no significant costs associated with this option. | There is the potential for a small economic cost to developers as the range of roofing materials will be limited to inert materials. |
| Benefits | The status quo leaves the management of stormwater entirely within the scope of the RRMP and the Hastings District Council Water Services By-Law. This could be perceived as being less confusing than having this matter controlled by three statutory documents. | The use of inert roof materials helps to ensure that roof water from the development of the properties can be discharged without further treatment. This in turn enables roofwater to be disposed of to ground on-site and has an environmental benefit as it will assist with the recharge of the water table in the area while helping to maintain the quality of the discharge. The inclusion of these standards within the District Plan will assist the Council to comply with the conditions anticipated to be imposed on the stormwater discharge consent which has been sought from HBRC – especially in advance of the proposed amendment to the Hastings District Council Water Services By-Law being promulgated . |
| Appropriateness | This is considered to be an appropriate option. It however relies upon the use of a yet to be promulgated amendment to the Water Services By-Law. This is not therefore the preferred option. | This is considered to be the most appropriate method of providing for control of the quality of stormwater discharges within the proposed new industrial area. This is the preferred option. |

| 6 Non-Industrial Activity Threshold Table | | |
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| | OPTION 1: Status Quo – Utilise the Existing I2 thresholds for non-industrial activities | OPTION 2: Introduce a zone specific threshold for non-industrial activities |
| Effectiveness and efficiency in achieving District Plan objectives. | <p>Objective IZO1 promotes the efficient and optimum use and development of industrial resources. The existing I2 threshold provides for a limited nature and extent of non-industrial development within the I2 zone. The intended outcome being that “Non-industrial activities will remain ancillary to the principal activities taking place. The activities permitted are 100m2 of commercial service activities, 100m2 of Tavern, warehousing and storage, and 100m2 of other activity.</p> <p>It is proposed to introduce a new policy to the plan promoting high profile dry industries within this zone. Many of these include businesses that have significant commercial service components. The location of the proposed zone on an arterial route, opposite a substantial industrial core and immediately adjacent to the rural hinterland suggest that it would be an efficient and effective locality for the hire, sale, or display of machinery, equipment and supplies used by the industrial, agricultural, horticultural, building or landscaping sectors. The use of the existing I2 threshold would not facilitate this development.</p> | <p>The option involves the introduction of a specific threshold table tailored for the needs of the Industrial 2 Zone (Omahu North). The proposed new activity threshold table facilitates the high profile commercial service development considered appropriate for this zone.</p> |
| Costs | <p>The existing threshold table restricts the scale of commercial activities to the extent that many activities ideally positioned in this locality, such as the hire, sale & repair of agricultural goods and machinery would not be permitted. Should the existing standard be utilised each of these proposals would need to be considered on an individual basis by way of a resource consent.</p> | <p>There is arguably a cost associated with allowing additional non-industrial development in terms of the amount of land occupied within the proposed new industrial zone. The Industrial Expansion Strategy however always suggested that this locality would be suited to high profile activities. Whilst this term does not appear to have been defined, activities requiring profile tend to have a commercial component / be of a more commercial nature. The activities proposed are however related to and compatible with industrial activities. These activities are: the hire, sale, or display of machinery, equipment and supplies used by the industrial, agricultural, horticultural, building or landscaping sectors.</p> |
| Benefits | <p>The area of land available for industrial use within the zone is likely to be maximised over time.</p> | <p>The provision for service facilitates together in close proximity to the industries which they serve is likely to minimise the number and time of vehicle trips.</p> |
| Appropriateness | <p>This is not considered to be the most appropriate method to achieve the objectives of the Plan.</p> | <p>This is considered to be the most appropriate method to achieve the objectives of the Plan and is the preferred option.</p> |

| 7 Reliance on Existing Industrial 2 Zone Standards | | |
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| | OPTION 1: Status Quo – Utilise the Existing I2 bulk, location, landscaping and screening standards | OPTION 2: Introduce new zone standards |
| Effectiveness and efficiency in achieving District Plan objectives. | <p>Objective IZO3 seeks to ensure that industrial use, development, and subdivision are avoided remedied or mitigated. The I2 zone contains existing bulk, location, landscaping and screening provisions that are intended to maintain and enhance neighbourhood amenity, provide visually interesting plantings on sites and provide visually coherent streetscapes.</p> <p>The proposed zone is a long and narrow strip immediately opposite an existing well established industrial zone. The introduction of the same bulk, location, landscaping and screening provisions for the proposed zone as those applicable to the existing one is likely to be a efficient and effective means of achieving a coherent streetscape along this corridor. If anything the higher quality landscaping and more coherent setbacks are likely to be achieved as, unlike on the southern side of the road, very few developments will pre-date the Plan Standards.</p> <p>In terms of the retention of the amenity of the Plains zone amenity values of the properties to the north, the position of a 6.5m wide corridor along the entire length of the zone is noted. This combined with the 5m required yard is considered sufficient to mitigate the visual effects on the adjoining land.</p> | <p>Objective IZO3 seeks to ensure that industrial use, development, and subdivision are avoided remedied or mitigated.</p> <p>New more restrictive bulk, location, landscaping and screening provisions could be imposed upon the proposed zone. Whilst it is possible that these may create a visually more pleasant environment than that which would result under the existing standards, such options are likely to necessitate the use of greater areas of land for this. As the existing provisions appear to be effective, this would be an inefficient option.</p> |
| Costs | There is a cost to land-owners to comply with these standards both in terms of the initial site development and for on-going maintenance. These costs are however the same as those imposed through all the I2 zones. | There is potential for additional costs to land-owners over and above those that are borne by others within the I2 zone. |
| Benefits | There is a benefit to the wider community in terms of the achievement of a consistent character down the length of the Omaha Road Corridor. | Some benefits may incur. |
| Appropriateness | This is considered to be the most appropriate method to achieve the objectives of the Plan and is the preferred option . | This is not considered to be the most appropriate method to achieve the objectives of the Plan. |

Appendix 1 – Summary of Consultation

Land Owners

| 2011/12 - Detailed Stormwater Consultation | |
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| <p>Crasborn Group Ltd (Lee Arlidge) Various Properties. In particular 55 Twyford Road.</p> | <p>The property known as 55 Twyford road includes land identified for use as a swale, part of the infiltration zone for basin 3, and the overland flow path between the proposed basin and the Twyford 1 Drain.</p> <p>A general discussion was held surrounding the nature of the proposed zone and the stormwater solution. The discussion then moved on to the proposed infiltration basin and overland flow path. It was noted that the required volume of basin 3 had increased as a result of the infiltration tests results. This and the Council's desire to identify an infiltration zone rather than a specific infiltration basin meant that the basin could potentially be located within 55 Twyford Road. Mr Arlidge advised that he would have anticipated far higher infiltration rates as the area is extremely gravelly and water does not settle there.</p> <p>A summary of the anticipated effects of the system in different storm events was provided to Mr Arlidge and the options for an overland flow path discussed. As were the Resource Consent, Plan Change, Designation and Land negotiation / purchase processes.</p> <p>Options for the fencing and for the continued cropping of the area of the property on the Omahu Road side of the swale were also discussed. Mr Arlidge did not raise any specific concerns. Rather, he advised that he would report to the Company's Board and come back to us if necessary. Mr Arlidge advised the Crasborn Group also had an interest in the property at the far western end of the proposed zone.</p> |
| <p>EJAE Co Limited Bruce Ellingham 1337 Omahu Road (On Site Meeting)</p> | <p>1337 Omahu Road includes land identified for use as a swale and for infiltration basin 3. Discussions have been held with Mr Ellingham over a number of years. Hence the discussion focused upon the specific details of the stormwater solution to be included within the application and the processes going forward. It was noted that the required volume of basin 3 had increased due to the infiltration test results. It was also noted that for surety an infiltration zone is now proposed rather than a specific basin. Mr Ellingham advised that water does not settle within the area. A summary of the anticipated effects of the system in different storm events was provided to Mr Ellingham. No specific concerns were raised regarding the proposed stormwater solution.</p> |
| <p>Totara Holdings Limited Kevin Bayley Various - including 1241 Omahu Road (On Site Meeting)</p> | <p>1241 Omahu Road includes land identified for use as a swale and the entire zone identified for infiltration basin 2. On-going discussions have been held with Mr Ellingham over a number of years. Hence the focus of this meeting was on the details of the stormwater solution to be included within the application and the processes going forward. It was noted that the required volume of basin 3 had increased due to the infiltration test results and that for surety an infiltration zone is now proposed rather than a specific basin. No specific concerns were raised in this respect.</p> <p>A summary of the anticipated effects of the system in different storm events was provided to Mr Bayley. Discussions were then held regarding the overland flow path. Mr Bayley advised that he had in recent years piped that portion of the Flowers 1 Drain which flows through his property. He did this in most part for OSH reasons. Several options for the creation of an overland flow path for those long duration events when the basin overtops were discussed. Mr Bayley expressed a definite preference for an extension to his existing pipe to the Flowers Drain.</p> <p>Advice was provided about the need for additional survey and engineering investigations. The anticipated future opportunities for discussions / submissions were discussed along with the Resource Consent, Plan Change, Designation and Land negotiation / purchase processes.</p> |

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| <p>N P Vesty Vesty family members Cnr Omahu & Twyford Rds (On Site Meeting)</p> | <p>This property includes land identified for use as a swale, the entire infiltration zone for basin 1, and depending upon the final location of the basin an overland flow path. On-going discussions have been held with the Mr Vesty and his family over a number of years. Hence, the focus of this meeting was on the details of the stormwater solution to be included within the resource consent application and the processes going forward. It was noted that the required volume of basin 3 had increased due to the infiltration test results and that for surety an infiltration zone is now proposed rather than a specific basin. No specific concerns were raised in this respect. The Vesty's desire for the zone to be enlarged and both the zone and the basin to be 'squared up' was reiterated.</p> <p>A summary of the anticipated effects of the system in different storm events was provided. Options for the creation of an overland flow path for those long duration events when the basin overtops were discussed. The suggestion was made that the basin should be moved entirely - to adjacent to Twyford Road. This would remove the need for a flow path over private land. Were the basin to remain in the same position, a preference was stated for a piped solution through their property.</p> <p>Advice was provided about the need for additional surveys and engineering investigations, the anticipated opportunities for further discussions and the Resource Consent, Plan Change, Designation and Land purchase processes.</p> |
| <p>CMP & MD Donnelly 1141 Omahu Road (On Site Meeting)</p> | <p>1141 Omahu Road includes the overland flow path between basin 1 and the Flaxmere Drain. A general discussion was held surrounding the nature of the proposed zone and the stormwater solution. The remainder of the meeting focused on the details of the stormwater solution to be included within the resource consent application and the processes going forward. A summary of the anticipated effects of the system in different storm events was provided. Discussions were then held regarding the options available for the overland flow path for those long duration events when the basin overtops.</p> <p>Mr Donnelly raised concern over the level of water in the drain in the proximity of this house. He advised that he had only seen the drain full on one occasion since he had been there (approx 30 years). He felt that the basin should be moved and the Twyford Road reserve utilised as the overland flow path – negating the need for a flow path through private property. If the basin to stay in the same position a preference was expressed by Mr Donnelly for a piped solution through their property.</p> <p>Advice was provided about the flat gradients along the length of Omahu Road and the need for additional surveys and engineering investigations before a final design can be confirmed. Also regarding the anticipated opportunities for further discussions and the Resource Consent, Plan Change, Designation and Land purchase processes.</p> |
| <p>2010</p> | |
| <p>November/December</p> | |
| <p>Letters were sent to all Land Owners in the vicinity.</p> | <p>An update with a draft Structure Plan, a summary of the proposed Plan Change and a description of the proposed stormwater system. An offer was made to meet with individually with all parties. The consultation resulting from this offer is discussed below.</p> |
| <p>JM Bostock Limited Tony Fraser and Neil Chittock 1139 Omahu Road</p> | <p>The discussion commenced with an explanation of the proposed new zone. However, the questions / concerns raised were primarily about the existing Kirkwood Road Deferred Industrial zone. The logic of proceeding with the proposed new zone Industrial 2 zone was questioned when the existing deferred zone is still in place. It was suggested that the Kirkwood Road deferment should be uplifted in advance of or at the same time of the proposed new re-zoning. Correspondence was then exchanged regarding the future of the deferred industrial zone on Kirkwood Road.</p> |

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| R and A Bastin 1327 Omaha Road (On Site Meeting) | <p>Robyn and Andrew Bastin expressed concern at the proposed zone in its entirety. They consider that this will negatively impact upon them both in terms of physical effects but also in terms of land values. They considered that they should be compensated for this loss. They expressed concern regarding the value of the Councils public consultation and submissions processes.</p> <p>A detailed conversation was held regarding the proposed zone, servicing and staging. The removal of the requirement for a shelterbelt was questioned, as was the increased width of the zone. It was explained that the previously proposed shelterbelt was around the edge of the zone, not around individual sites within the zone. The deepening of the zone behind their site and the introduction of an infiltration basin were noted. The Bastin's also considered that: 1) the expanded zone would further 'hem in' their property and 2) that the basin would create nuisances. The Bastin's view that the value of their property for residential purposes would be severely impaired was unaltered.</p> |
| David Osborne and Hamish Campbell | David Osborne and Hamish Campbell expressed their continued support for the proposed zone. They expressed no concerns regarding potential negative impacts on their properties – even on the residence on the Campbell property. A desire was however stated for the zone boundary to return to that of the previous structure plan - as a boundary adjustment subdivision was undertaken using that boundary. |
| Hustler 18 Jarvis Road | General support was expressed for the rezoning. Following a discussion of the potential development options for their site a desire was expressed for the zone to be wider. |
| N P Vesty Vesty family members Cnr Omaha & Twyford Rds (On Site Meeting) | After expressing support for an industrial rezoning, the Vesty family took the opportunity to show the layout of their orchard and the levels of the site. They felt that the boundaries of the zone and the position of the basin should be squared off to facilitate the orcharding on the remainder of the site. They sought the overall width of the zone to be larger. |
| Oak Glen Ltd 45 Ormond Road (Oak Avenue) | General support was expressed for the rezoning. The expansion of the zone to include part of their property was however suggested in light of the subdivision proposal which was before the Council. |
| April | |
| A letter / update were sent to all potentially interested parties. | Updates were provided with an offer for additional consultation. The consultation arising from this mainly consisted of queries regarding the timing of the project. |
| 2007 | |
| December | |
| Newsletter | An update was provided. |
| June - July | |

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| Structure Plan Letter Public Meetings Landowners Meeting Open Day Submissions | A summary was provided, along with an invitation for further consultation, to lodge a written submission, and to attend a public meeting and/or open day | A number of submissions were made re the Omahu Structure Plan and other feedback provided. Site specific comments made within submissions are summarised below. General issues included: limited storage in the Upper Kaiapo Rd stormwater detention basin; traffic safety, noise, the impact on dwellings in the surrounding area, that commercial service activities be allowed, and boundary plantings |
| Robyn Bastin 1319 Omahu Road | Do not support any industrial zoning of their or surrounding properties. Believe that this would devalue their house (1929). Can't see any mitigation measures that could alleviate situation. Concern re noise and look of industrial development. More traffic will be dangerous for children who bike to school. | |
| Oak Glen Ltd 45 Ormond Road (Oak Avenue) | Suggests a larger zone, including part of their property. | |
| K&K Bayley Various | Support zone. A greater mix of commercial activities should be allowed. | |
| Peter and Maureen Vesty 1139 Omahu Road | Supports an industrial re zoning. Would like a larger area zoned. Would like the area currently used for road formalised as such & to retain entrance on Omahu Road as access lot to property. | |
| Como Orchards (Previous Owner) 1447 Omahu Road Tui Dwight (Previous Owner) 1437 Omahu Road | Sought the inclusion of their property within the zone | |
| B&W Meade 1347 Omahu Road | Supports the re-zoning. | |
| Karl Hansen Twyford Road | Concerned about the split zoning of properties | |
| David Osbourne 1411 & 1393 Omahu Road, HG Campbell 1 Twyford Road E Langan (Previous owner) 1431 Omahu Road | Supports the re-zoning. Suggests that the land within the proposed is of poor quality, has a soil disease and is not productive. | |
| Steele Ltd (Previous owner) 1203 Omahu Road | Supports the re-zoning. A greater mix of commercial activities should be allowed. | |

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| John Winters(Previous owner) 1337 Omahu Road | Supports the re-zoning. Include a number of other properties. | |
| J & S Currie 18 Jarvis Road | Supports the re-zoning. Extend the boundary north. | |
| Omahu Land Trust (G&C Honor) | Supports the re-zoning. Questions use of shelterbelt plantings. | |
| M & M Donnelly 1141 Omahu Road | Opposed rezoning as it is adhoc and will affect their property. | |
| 2003 - Industrial Site Selection / Initial Industrial Strategy | | |
| Various correspondence and meetings | All affected and adjacent Land Owners were written to in February & November 2003. Other meetings & discussions were held as requested. | Comments were requested and consultation invited on the potential industrial expansion areas. The majority of directly affected landowners who responded supported the strategy. Landowners who opposed the strategy were concerned with the potential decline in amenity values, character and property values in the area. There had been a great deal of interest from industrial type businesses wanting to locate to this area. The extent of zone and effect on surrounding rural residential and orcharding properties and enterprises is also of concern. The protection of historic buildings and trees in this area and their possible future value was also an issue that was raised. |

Mana Whenua

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| 2010 | | |
| November | | |
| Letters were sent to all potentially interested parties. | An update with a draft Structure Plan, a summary of the proposed Plan Change and a description of the proposed stormwater system. An offer was made to meet with individually with all parties. No issues were raised. | |
| June | | |
| Hui | Letter sent to the following marae: Omaha; Ruahapia; Waipatu; Kohupatiki; Mangaroa Korongata; Waiohiki and other Manu Whenua organisations inviting them to a hui to discuss the stormwater issues & options for the proposed zone. | The only attendee was Peter Paku. No significant issues were raised. The presentation was provided to Mr Paku for dissemination to other interested parties. |
| April | | |
| A letter / update were sent to all potentially interested parties. | Updates were provided with an offer for additional consultation. The consultation arising from this mainly consisted of queries regarding the timing of the project. | |
| 2007 | | |
| Letter | Te Taiwhenua o Heretaunga, Ngati Kahungunu Iwi Inc, Taraia Marae, Waimarama Maori Committee, Omaha Marae, Waiohiki Marae, Mihiroa Marae, Runanga Marae, Korogata Marae, Mangaroa Marae, Houngarea Marae, Matahiwi Marae, Te Awhina Marae, Waipatu Marae, Ruahapia Marae | Summary, invitation / request for consultation, & an invitation to the open day |
| HDC Maori Advisory Standing Committee | Update & request for feedback | Allow for Servicing of nearby Maori communities, consider reverse sensitivity, and notify owners of that land not to be included in the proposed new areas post the 2003 strategy decision. |
| Hui / Meetings | July 9 – 13 was scheduled for the holding of hui / meetings as requested. | No requests were made for any such meetings. |
| 2003 | | |
| February | | |
| HDC Maori Advisory Standing Committee | Advice sought on appropriate consultation for the Industrial project and on the Industrial Strategy | To undertake consultation at marae level with all marae in the district |
| Meeting | Monty & Peter Paku | No concerns with Omaha |
| April | | |

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| Hui | Specific invitations sent out to: Ngati Kahungunu Iwi Inc; Te Taiwhenua o Heretaunga; Te Taiwhenua o Whanganui o Rotu; Ahuriri Maori Executive; Heretaunga Maori Executive; Marae Committees in Hastings District; Maori Committees in Hastings District; Whakatu Community Trust; MASC Members; HDC Councillors | 12 representatives of local marae and Maori landowners attended. Advised need to exclude land under treaty claims, should undertake a cultural audit of land identified, and should avoid conflicts between residential and industrial uses. Raised questions about the impacts on property values if rezoning occurs. |
| HDC Maori Advisory Standing Committee | An update was provided on the Hui | |
| June | | |
| Letter | Sent to all who were invited to / attended the Hui requesting comments & offering individual meetings. No such consultation was sought with respect to Omaha. | |

Stakeholders / Interested Parties

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| 2010 | | |
| November | | |
| Letters were sent to all Land Owners and interested parties. | An update with a draft Structure Plan, a summary of the proposed Plan Change and a description of the proposed stormwater system. An offer was made to meet with individually with all parties. The consultation resulting from this offer is discussed below. | |
| April | | |
| A letter / update were sent to all potentially interested parties. | Updates were provided with an offer for additional consultation. The consultation arising from this mainly consisted of queries regarding the timing of the project. | |
| June -July 2008 | | |
| Correspondence and discussions | NZ Fire Service | The water supply necessary to comply with SNZ PAS 4509:2003 |
| Correspondence | NZ Archaeological Society | No sites within the area |
| June & July 2007 | | |
| Structure Plan Letter Stakeholder Meetings Open Day Submissions | DoC, Napier CC, HBDHB, NZHPT, Sustaining Hawke's Bay Trust, Bay Watch Environmental Group, Royal Forest & Bird Protection Society, Fish & Game New Zealand, NZ Fire Service, HB Fruit growers Association, HB Wine Growers, HB Federated Farmers, NZ Pip Fruit, Horticulture New Zealand | A letter summarising the structure plan & inviting further consultation, & inviting all to stakeholder meetings and an open day was sent. Submission received from: David Renouf, Hastings; Baywatch HB; and the HB Fruit growers Assn. The issues raised included: low quality / low productivity values of the land; protection of the right to farm adjoining properties; the potential for industrial creep; and pedestrian& cycle links. |
| June 2006 | | |
| Correspondence and discussions | NZ Fire Service | Proposals for fire fighting water supplies |
| 2003 | | |
| Industrial Site Selection / Initial Industrial Strategy: Various correspondence and meetings and focus group interviews | Napier CC, NZHPT, NZ Fire Service, Land user groups such as: New Zealand Fruit Growers Federation and Hawke's Bay Grape Growers Association, Federated Farmers, and an 'Industry Leaders Consultative Group' | The initial consultation undertaken by the Council in 2003 was intended to assist in the identification of the most appropriate sites for industrial zoning within the district. The HB Fruit Growers Assn wishes the poorest quality land to be used first in order to protect prime land. They support an Omahu option provided consideration was given to the ability for orchardists to continue their normal practices without hindrance. |

Network Utilities

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| 2010 | | |
| Various meetings / correspondence | Unison | Detailed discussion re proposed road layouts, asset relocations and the potential for undergrounding. |
| November 2008 | | |
| Various meetings / correspondence | Unison - Will equipment need to be moved?; No limits on supply to the zone; Undergrounding would be the last option location Seimens NZ Ltd - No gas supply in the area | |
| 2007 | | |
| Meeting | HDC Works Committee | Requirements for the setback of shelterbelts, the undergrounding of services, use of Low Impact Design options |
| Stakeholder Meetings Submissions Open Day | No submissions were received from any Network utility. Nor was HDC aware that any network utility attended the open day. | |
| 2004 | | |
| Various correspondence / Meetings | Transit / NZTA expressed no concerns re the Omahu Area. Unison asked Council to bear in mind undergrounding with street tree options. Telecom provided a plan locating all Telecom services. | |
| 2003 | | |
| Various correspondence, discussions & Meetings | All Network were provided a Description of the preferred sites / proposed strategy and consultation was offered. Transit / NZTA had no particular comment re Omahu Road. Telecom supported the proposed industrial re-zonings. Transrail preferred Omahu, Irongate & Tomoana / Whakatu. Unison foresaw no particular concerns with proposed areas | |

HBRC

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| 2009 -2012 | | |
| Various meetings, discussions and correspondence regarding the assessment of the options for the management of stormwater | | |
| 2007 & 2007 | | |
| Consultation on the publicly circulated structure plan | Feedback was provided on the servicing options & assessment. Questions were raised regarding the assumptions within the assessment of the effects of the Upper Southland Drain option. | |
| 2005 | | |
| Various correspondence | Stormwater Management | Models / options were provided by HBRC for consideration |
| 2004 | | |
| Meeting Various correspondence | Structure Plans Flood Hazards / stormwater | The servicing of the areas was discussed. Major issues were identified with the capacity of the Upper Southland Drain to accept stormwater also with the discharge of stormwater over the unconfined aquifer. Updated flood maps were provided & potential quality effects raised |
| 2003 | | |
| Various meetings and correspondence | The industrial expansion opportunities within the district, including Omahu. | Any stormwater entering the Raupare Stream Catchment would need to meet high quality standards. The on-going maintenance of on-site stormwater systems was queried. A need to consider best practice options was identified. Concern was expressed re industrial activity above the unconfined part of the aquifer and its possible effects on the aquifer. |