

SUMMARY OF SUBMISSIONS

PROPOSED PLAN CHANGE 57 – OMAHU NORTH INDUSTRIAL AREA

#	Submitter	Address	Summary of Submission	Oppose / Support	Decision Sought	Wishes to be heard?
1	Golden Oak Partnership (G & S Cornes)	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That an area of approximately 3ha between Ormond Road and the Hawke's Bay Expressway, to the rear (northeast) of 1003 to 1043 Omaha Road and 4 Ormond Road be included within the proposed industrial zone. This land forms part of 10 Ormond Road (Lot 4 DP 10782 and Pt Lot 2 DP 22641) • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • The defining of no build zones through Appendix 6.0-4 and the associated rules is ad-hoc and inconsistent. 	Support	<ul style="list-style-type: none"> • That approximately 3.0ha of 10 Ormond Road be included within the proposed zone and the Structure Plan in Appendix 15-1-9 be amended to reflect this. • The industrial zoning should not be deferred. Nor should any staging be applied to it. • IZP24 should be removed or amended to reflect this submission. • Amend the Plan Change to give effect to the submission. 	Yes

2	NP & ME Vesty Partnership Ltd	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That the zone boundary within 1139 Omaha Road (Lot 1 DP 11542) run from the northern boundary of the CJ Pask site in the east to a point opposite the northern boundary of 7 Raupare Road in the west – creating an area of between 2.5 and 3 hectares. • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • Appendix 6.0-4 and the associated rules are ill-conceived and remove development rights. A 20m to 30m buffer would be more appropriate and efficient. • The section 32 analysis: does not demonstrate how the zone boundary was defined. Nor does it provide sufficient information to support the infrastructure deferment; to describe the proposed levies; or assess the effects • Other matters were raised by the submitter regarding rates liability, infrastructure contributions and the taking of land. 	Support	<ul style="list-style-type: none"> • That the area of the zone within 1139 Omaha Road be expanded to between 2.5 and 3 hectares and the Structure Plan in Appendix 15-1-9 be amended to reflect this. • The industrial zoning should not be deferred. Nor should any staging be applied to it. • IZP24 should be removed or amended to reflect this submission. • Remove or amend Appendix 6.0-4 and the associated rules to allow some permitted residential activities on the balance of 1139 Omaha Road. • Amend the Plan Change to give effect to the submission. 	Yes
3	JP & GJ Flynn	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That the entire area of extent of the zone within 15 Raupare Road (Lot 2 DP 22262) be expanded. • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • Appendix 6.0-4 and the associated rules are ill-conceived and remove development rights. A 20m buffer would be more appropriate and efficient. • The provisions of Part 2 of the Resource Management Act are not appropriately addressed. 	Support	<ul style="list-style-type: none"> • That the zone boundary within 15 Raupare Road be move approximately 60m north from that proposed. That the Structure Plan in Appendix 15-1-9 be amended to reflect this. • The industrial zoning should not be deferred. Nor should any staging be applied to it. • IZP24 should be removed or amended to reflect this submission. • Remove or amend Appendix 6.0-4 and the associated rules to allow some permitted residential activities on the balance of 15 Raupare Road. • Amend the Plan Change to give effect to the submission. 	Yes
4	Cambridge Street Limited	PO Box 137036 Parnell Auckland 1151	<ul style="list-style-type: none"> • That standard 14.1A(4)(a) – the minimum separation distance between access ways may not be workable in practice 		<ul style="list-style-type: none"> • That an additional standard be added "<i>Where the property has insufficient frontage to meet the standard in 14.1A (4)(a) the access point shall be located as far away as practically possible from other existing access points</i>". 	No

5	K & K Bayley, Bayley Family Trust, Rimu Hastings Ltd, Totara Hastings Ltd	C/- Lawson Robinson PO Box 45 Napier 4140	<ul style="list-style-type: none"> The proposed change is supported subject to the suggested amendments. The proposed change was intended to rezone land of lower horticultural value industrial. In places the zone boundary and swale drains do not correlate well to the land of lesser value and bisects titles. This does not allow for the optimal or efficient use of the sites. The proposed infiltration basins are located within the Plains Zone. Where sites are severed, an efficient and effective means of rationalising sites should be provided. 	Support	<ul style="list-style-type: none"> That the entire area of poorer soils be rezoned industrial – to a minimum depth of 130m. The infiltration basins should be rezoned and compensation paid at industrial land values. Allow balance Plains zone sites of less than the minimum required area to either be amalgamated or left in separate titles. 	Yes
6	JR & VK Currie, & SH & DM Currie, & Hustler Equipment	C/- Lawson Robinson Ltd PO Box 45 Napier 4140	<ul style="list-style-type: none"> The proposed change is supported subject to the suggested amendments. Both the proposed zone boundary and the proposed stormwater swale bisect 18 Jarvis Road. The submitter suggests that this does not allow for the optimal / efficient use of the site or their intended industrial use and that it creates an 'orphan' area of plains zoned land. That from the information made available within the Plan Change it is impossible to ascertain: the costs of servicing the zone; how these are to be borne; whether the development of sites will be viable, or whether the proposal will provide for the community's economic wellbeing. As a result the submitter suggests that the requirements of Section 32 have not been met. 	Support	<ul style="list-style-type: none"> That the entire area of 18 Jarvis Road be rezoned and the proposed swale relocated along the site boundary of 18 Jarvis Road and elsewhere as appropriate. That the proposed Plan Change make full provision for the allocation and incidence of the costs of the servicing of the rezoned land. 	Yes
7	Robyn & Andrew Bastin	1327 Omaha Road RD5 Hastings 4175	Opposes the location of an infiltration pond or drainage at the rear of their property (1327 Omaha Road).	Oppose		Yes

8	David Osborne and Hamish Campbell	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That the boundary of the zone be expanded within the submitters' properties 1393 Omaha Road (Lot 2 DP 440763 & Lot 2 DP 416250) and 1 Twyford Road (Lot 3 DP 416250 & Lot 1 DP 2209). • That the Structure Plan in Appendix 15-1-9 be amended to reflect the proposed expansion to the zone. That a water storage pond be established within 1393 Omaha Road and that water from this be used to irrigate the Plains zone portion of 1 Twyford Road • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • Appendix 6.0-4 and the associated rules are ill-conceived and remove development rights. A buffer of approximately 20m would be more appropriate and efficient. • The section 32 analysis: does not demonstrate how the zone boundary was defined. Nor does it provide sufficient information to support the infrastructure deferment; to describe the proposed levies; or assess the effects 	Support	<ul style="list-style-type: none"> • That the zone be expanded to include all of 1393 Omaha Road and half of 1 Twyford Road. • That the Structure Plan in Appendix 15-1-9 be amended to reflect the expanded zone and to show the proposed stormwater feature • Amend the Plan Change to give effect to the submission. • There should be no deferment of the land within this area, nor any staging applied to it. IZP24 should be removed or amended to reflect this submission. • Remove or amend Appendix 6.0-4 and the associated rules to allow some permitted residential activities on 1393 Omaha Road and 1 Twyford Road. 	Yes
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9	Hamish Campbell	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That the zone be expanded to include half of 1 Twyford Road (Lot 3 DP 416250 & Lot 1 DP 2209). • That the wording and explanations within the Plan Change be amended to reflect this submission. • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • Appendix 6.0-4 and the associated rules are ill-conceived and remove development rights. A buffer of approximately 20m would be more appropriate and efficient. • The section 32 analysis: does not demonstrate how the zone boundary was defined. Nor does it provide sufficient information to support the infrastructure deferment; to describe the proposed levies; or assess the effects 	Support	<ul style="list-style-type: none"> • That the zone be expanded to include half of 1 Twyford Road being Lot 1 DP 2209. • Amend the Plan Change to give effect to the submission. • There should be no deferment of the land within this area, nor any staging applied to it. IZP24 should be removed or amended to reflect this submission. • Remove or amend the appendix & rules to allow some permitted residential activities on Lot 2 DP 416250 and Lot 1 DP 2209 . 	Yes
10	Les Manley	21 Twyford Road RD5 Hastings 4175	<ul style="list-style-type: none"> • As per Submission 8 	Support	<ul style="list-style-type: none"> • As per submission 8 	No
11	David Osborne (Orchard Trustees Ltd)	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That residential live and work units be provided for – with increased density and potentially unit title subdivision. • The Plan Change should've included a Notice of Requirement for the key infrastructure • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • Appendix 6.0-4 and the associated rules are ill-conceived and remove development rights. A buffer of approximately 20m would be more appropriate and efficient. • The section 32 analysis: does not demonstrate how the zone boundary was defined. Nor does it provide sufficient information to support the infrastructure deferment; to describe the proposed levies; or assess the effects 	Support	<ul style="list-style-type: none"> • That rule 10.9.2 be amended to provide for residential live and work units and unit title subdivision • IZP24 should be removed or amended to reflect this submission. • Remove or amend Appendix 6.0-4 and the associated rules to allow some permitted residential activities on 1393 Omahu Road. • Amend the Plan Change to give effect to the submission. 	Yes

12	Razos Engineering	1411 Omaha Road Twyford Hastings 4175	<ul style="list-style-type: none"> • Supports the rezoning. However, not its deferment in stages. • That the boundary of the zone be expanded • Seeks a more permissive status for industrial activity. • Inadequate Financial Contributions information is provided. 	Support	<ul style="list-style-type: none"> • That the zone be expanded to include the area indicated in submission 8. • To amend the activity status to be more permissive and to reflect submission 8. • Amend the Plan Change to reflect the submission. 	Yes. retains the right to
13	NZ Frost Fans	1431 Omaha Road Twyford Hastings 4175	<ul style="list-style-type: none"> • Supports the rezoning. However, not its deferment in stages. • That the boundary of the zone be expanded • Seeks a more permissive status for industrial activity. • Inadequate Financial Contributions information is provided. 	Support	<ul style="list-style-type: none"> • That the zone be expanded to include the area indicated in submission 8. • To amend the activity status to be more permissive and to reflect submission 8. • Amend the Plan Change to reflect the submission. 	Yes retains the right to
14	John Agnew	C/- Consult Plus Ltd PO Box 11048 Hastings 4158	<ul style="list-style-type: none"> • That the zone be expanded to the northwest along Omaha Road to include the entire area of 1447 Omaha Road (Lot 2 DP 27873). • The Plan Change should've included a Notice of Requirement for the key infrastructure proposed • The Plan Change lacks a properly defined mechanism as to how any deferment will be lifted. No real justification is provided for the staging / deferment. Policy IZP24 effectively creates a prohibitive approach to development. • Due to the threshold limits applied, a resource consent will be required for any meaningful development. No certainty is provided. • New residential units, secondary residential units and visitor accommodation are proposed to be non-complying activities on the balance of 1447 Omaha Road. • The Plan Change fails to adequately address the Part 2 provisions of the Resource Management Act. 	Support	<ul style="list-style-type: none"> • That the entire area of 1447 Omaha Road be rezoned and the Structure Plan in Appendix 15-1-9 be amended to reflect this. • The industrial zoning should not be deferred. Nor should any staging be applied to it. • IZP24 should be removed or amended to reflect this submission. • Remove Appendix 6.0-4 and the associated rules and allow residential units, secondary residential units and visitor accommodation on the balance of 1447 Omaha Road. • Amend the Plan Change to give effect to the submission. 	No
15	Hastings District Landmarks Trust Inc	c/- D Burns 64 Thompson Road Twyford 4175	<ul style="list-style-type: none"> • The Trust does not object to the proposed zone. • The single depth industrial strip appears aesthetically unpleasing. Principles of balance and beautification need to be considered. • Slow flowing traffic a concern on this main road / entrance to the city. Buffer zones assist with soft treatments, and effective numbering and directions help to reduce this. 	Support	<ul style="list-style-type: none"> • That where the opportunity exists buffer zones be established between the road and businesses. That some businesses be encouraged to orientate buildings and parking areas to retain the northern vistas from Omaha Road. • That the creation of a service lane along entire length of the zone be considered. 	Yes

16	Raupare Enhancement Society	C/- 43 McNab Road RD5 Hastings 4175	<ul style="list-style-type: none"> Concerned with possible contamination of the aquifer and the Raupare Stream. With respect to Resource Management Issue 10.2, the Society observes that the Twyford area is highly productive, that the zone boundary appears arbitrary, and that any contamination of the unconfined aquifer would be disastrous to the Hawke's Bay economy. The society suggests that the reference to "<i>activities that generate a high risk of contamination</i>" within the method regarding the Hastings District Council Water Services By-law should be amended so that it refers to "<i>activities that generate a high risk of contamination</i>". They further suggest that whilst the proposed on-site controls appear adequate there is no back up if these are not sufficient in a major spill. The society raises a concern with respect to the stormwater standards within 10.9.6 and 10.9.7. The society raises a number of concerns regarding the proposal described within the Council's application for a stormwater discharge consent. These relate to the possible contamination of the Aquifer and the Raupare Stream. 	Does not Oppose	<ul style="list-style-type: none"> Seeks that the provisions intended to stop contamination be strengthened. That soil profiles be utilised to determine the northern boundary of the zone. That the method regarding the Hastings District Council Water be amended as requested and that all storage areas for chemicals be bundled. That no development be allowed in this zone until the reticulated network is in place. 	Yes
17	Hawkes Bay Fruitgrowers Association Inc	PO Box 689 Hastings 4156	<ul style="list-style-type: none"> There is no acknowledgement of the potential contamination risk of the Raupare stream which receives all water from drains in the area. That reverse sensitivity issues, between industrial and productive Plains Zone uses, be addressed in the same way that they were at Irongate – where a 15m buffer was provided with those more intensively farmed properties. The association seeks adequate land to be provided <u>within</u> the new industrial subdivision to enable rear and side yards and provision of shelter belts Rather than a blanket no build policy accommodation, for sites adjoining the zone, a provision to implement separation by a no build buffer of 30/50 metres from the property boundary would provide sufficient protection and would be a more equitable approach. The Association raises a number of other matters including: the ability to continue to use sites for rural purposes; the manner in which properties are rated; the desire for the industrial boundary to match soil type boundaries; the lack of an assessment of water and wastewater impacts; and the fact that the proposed zone varies from that in the Heretaunga Plains Urban Development Strategy. 	Support	<ul style="list-style-type: none"> That reference be made to the Raupare Stream in: point 2 of resource management issue 10.2; and in Policy 10.4 That the Omaha North zones be moved into the same box as stage 2 of the deferred industrial 2 zone at Irongate in standard 10.8.2.2 Side Yards and Rear Yards –so that a 15 metre requirement is imposed. That the same landscaping requirements be adopted for this zone as those that apply in the industrial zones at Irongate. Amend the explanation Plains Zone provisions to establish a 30 to 50 metre buffer for residential activities along the edges of the Industrial zone boundary 	Yes
18	David Renouf	603A Ballantyne St	<ul style="list-style-type: none"> Reference is made to the objectives of the Regional Resource Management Plan regarding the aquifers of the 	Oppose	<ul style="list-style-type: none"> That no discharge of stormwater containing road run-off or yard runoff be permitted over 	Not stated

		Hastings 4120	<p>Heretaunga Plains and the discharge of road and yard stormwater over the unconfined aquifer is opposed</p> <ul style="list-style-type: none"> • Where there is a financially feasible option for a HDC reticulated stormwater system to take stormwater away from the aquifer, it should be utilised. • Unless appropriate monitoring and maintenance conditions are imposed on the stormwater discharge consent, there will be a high risk of polluting surface waters 		<p>the unconfined aquifer.</p> <ul style="list-style-type: none"> • That the best practical option be used to protect the environment. 	
19	NZ Transport Agency (NZTA)	PO Box 740 Napier 4140	<p>General support is given to the proposed approach to the provision of industrial land</p> <p>Clarification is sought with respect to the mechanism for the collection of contributions for the essential roading infrastructure improvements proposed.</p>	Support		Yes