

**REPORT**

**Irongate Industrial Plan Change  
Plan Change 50 to the Hastings District Plan  
Section 32 Evaluation**

Prepared for Hastings District Council

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## QUALITY ASSURANCE STATEMENT

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## REVISION SCHEDULE

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# HASTINGS DISTRICT COUNCIL

## Irongate Industrial Plan Change Plan Change 50 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 Proposed Plan Change 50 before the plan change 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 met its statutory obligations in terms of section 32 of the Act.

## 1.1 Process and Consultation

Proposed Plan Change 50 is the culmination of careful consideration by the Council into suitable areas for expansion of the Industrial Zone within the District since 2002, on the back of statistical and anecdotal evidence that there is likely to be demand for 80 – 120 hectares of additional Industrial land in the future.

In 2003, the Council adopted a strategy which identified areas of land at Irongate, Omaha Road and Tomoana as being suitable for meeting this demand. This site selection process is detailed in Hastings District Council's Industrial Site Selection Report (September 2003).

The Irongate cluster area was identified as being suitable for further industrial development as it would consolidate the existing industrial area in this location, while also catering for the demand for additional industrial land.

The proposal is to rezone some 78.4 hectares of land for industrial purposes and to introduce new standards to the District Plan which facilitate the development of dry industries in the District, centred around the new Irongate Industrial Area. Initially, the land will be rezoned Deferred Industrial 2 (Irongate Industrial Area), but the deferred zoning will be lifted in two stages. Stage 1 will be lifted once the appropriate infrastructure has been completed; this is likely to be in 2012. Provision has been made in the Plan Change for applications to be made for industrial activities in Stage 1 of the development while this stage is still deferred, providing the site can be appropriately serviced with water, stormwater, wastewater and roading networks any the any effects on the environment can be mitigated and a mechanism is put in place to ensure that the sites connect to services when they are made available. The deferment on Stage 2 will be lifted after the deferment on Stage 1, if and when demand warrants it. It is estimated based on current demand projections that this will occur 10

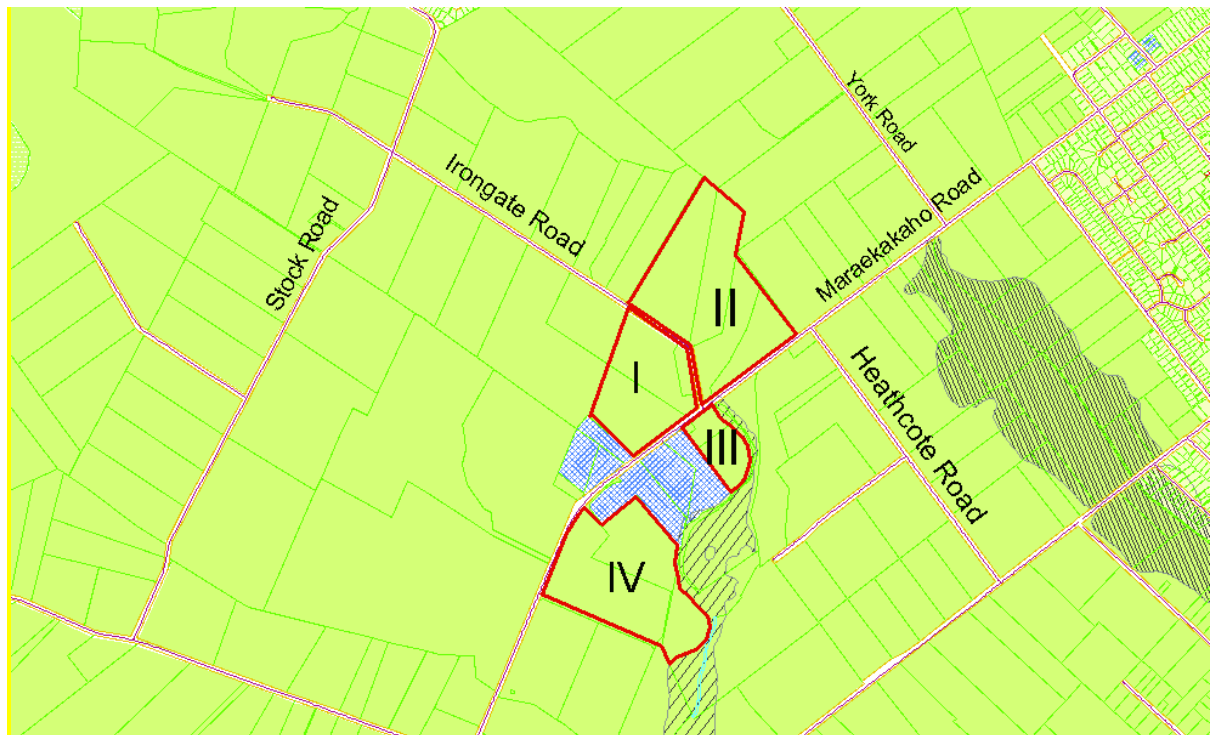
years after the rezoning of Stage 1. The deferred zoning of Stage 2 will also be lifted once the appropriate infrastructure is in place.

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.

## 1.2 Background

A review of the industrial policy direction undertaken in 1995 concluded that the District had sufficient industrial zoned land to last until 2010/2015. As a result, no additional land has been zoned for industrial purpose since the adoption of the proposed Hastings District Plan in.

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 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 four blocks of land in the Irongate Area (numbered I,II, III and IV above) for industrial purposes was assessed. It was considered that these could condense the existing industrial area while also catering for the additional demand for industrial land.

In September 2003 the Council adopted recommendations in the Site Selection Report and endorsed the strategy for rezoning areas I, II and III in the Irongate Area. Area IV was excluded from the area

of consideration at this point to avoid the potential creep of the urban limits away from the existing urban area of Hastings. Since that time Council has been proceeding with the preparation of Proposed Plan Change 50. This has included the commissioning of specialist reports to further assess and evaluate the potential for adverse effect on the surrounding environment and confirm the feasibility of providing for the new industrial area, in particular in relation to essential infrastructure.

### 1.3 Supporting documents

The following statutory documents and specialist reports provide support for Proposed Plan Change 50.

1. **Hastings District Plan.** Prepared by Hastings City Council (June 2003).
2. **Hawke's Bay Regional Resource Management Plan.** Prepared by the Hawke's Bay Regional Council (August 2006).
3. **Hastings District Council Industrial Site Selection Report.** Prepared by Hastings District Council (September 2003).
4. **Hastings District Council Industrial Demand Study.** Prepared by Frank Spencer, Logan Stone (June 2008).
5. **Irongate Industrial Plan Change – Soils Quality and Impact Assessment.** Prepared by John Wilton, AgFrist (October 2008).
6. **Landscape and Visual Impact Assessment, Summary Report, Irongate Industrial Area Plan Change.** Prepared by Debra Stewart, TERRA *forme* (June 2009).
7. **Irongate Industrial Plan Change, Stream Ecological Valuation Assessment.** Prepared by Adam Forbes, MWH New Zealand (November 2008).
8. **Irongate Industrial Plan Change, Assessment of Effects on Irongate Stream.** Prepared by David Cameron, MWH New Zealand (June 2009).
9. **Archaeological Assessment, Proposed Irongate Industrial Plan Change.** Prepared by Cathryn Barr, OPUS International Consultants (June 2009).
10. **Irongate Industrial Plan Change, Preliminary Geotechnical Assessment.** Prepared by Phil Landmark, MWH New Zealand (June 2009).
11. **Irongate Industrial Plan Change Water Services Assessment.** Prepared by Wayne Hodson, MWH New Zealand (July 2009).
12. **Irongate Industrial Plan Change Stormwater Options Assessment.** Prepared by Amon Martin, MWH New Zealand (June 2009).
13. **Irongate land Use Change, Traffic Impact Assessment.** Prepared by Mike Smith and Oliver Brown, MWH New Zealand (June 2009).

### 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;
- local authorities; and
- tangata 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. Initial broad level consultation was undertaken by the Council in 2003 as a part of its industrial site selection assessment and in its preparation a strategy for the provision of that land. In 2007 the Council prepared a draft structure plan for the Irongate 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, NZTA (Transit) and other Network Utilities as well as with other interested parties.

After seeking advice from the Hastings District Maori Advisory Committee on how best to consult with Tangata 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 Irongate area, were:

- A suggestion that a cultural audit be undertaken of the potential industrial zones;
- That social and cultural factors should be 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 Irongate 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 Omahu Road draft Structure Plans. No issues or concerns were raised with respect to Irongate.

In October 2008, 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, provided the archaeological assessment that was being undertaken at the time not raising any potential concerns, no additional consultation would be necessary. No issues arose from that assessment or from NZTA's (Transit's) investigations regarding the potential location of tupapaku (human remains) within this area. 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 Irongate 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)

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.

*‘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.*

#### 2.1.1 Section 5(2)(a)

The soils of the Heretaunga Plains are significant natural resource associated with the area to be rezoned. These soils are a finite resource, and considered to be of a high quality. The existing provisions in the Hastings District Plan (the Plan) seek to protect these values and minimise the loss of this land from rural production. In seeking to sustain the potential of natural resources for future generations consideration needs to be given to the impact of the proposed rezoning of land on the Heretaunga Plains for activities which do not utilise the productive qualities of the soils. The Soils Quality and Impact Assessment (October 2008) concluded that *“the proposed rezoning of the land concerned for industrial purposes will only have minor impacts on the life supporting capacity of the wider Heretaunga Plains soil resource”*.

The other significant natural feature in proximity to the plan change area is the Irongate Stream. The Stream Ecological Valuation carried out on the Irongate Stream indicated that the stream had a moderate ecological value. The ecological report *Irongate Industrial Plan Change Assessment of Effects on Irongate Stream* (June 2009) indicates that the *“industrial expansion probably will not*

*result in further degradation of the riparian zone as it is already heavily modified to an extent that a range of ecological functions are significantly impaired".* The plan change provides a setback from the stream to ensure that the current quality is maintained and degradations does not occur as a result of the plan change.

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 on to the other centres around New Zealand. 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 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 has been give regard during the development of proposed plan change.

As discussed above, the soil resource of the Heretaunga Plains is of a high quality. Hastings is located centrally within the Heretaunga Plains, and is surrounded by these high quality soils. While still of significant value, locating the proposed industrial area on the soils at Irongate "*will only have minor impacts on the life supporting capacity of the wider Heretaunga Plains soil resource*" The Soils Quality and Impact Assessment (October 2008).

The life-supporting qualities of the water and associated ecosystems in the Irongate Stream have been assessed using the Stream Ecological Valuation Assessment method. This identifies that the stream had moderate qualities. The life-supporting nature of the stream will be enhanced by the riparian planting proposed as part of the proposed plan change allowing current and future generations to provide for their wellbeing.

The life supporting qualities of the Heretaunga Aquifer have been considered through the preparation of the proposed plan change. The water supply to service the area can be obtained from an existing Council supply in Flaxmere. The assessment of the aquifer qualities, included in the appendix to the water report, indicate that the supply of this water will not have a detrimental affect on the life-supporting capacity of the Heretaunga Aquifer. A low impact stormwater design has been incorporated into the development of the proposed plan change. Water will be treated via swales and attenuation areas, and stormwater from roofs will be discharged directly to ground assisting with groundwater recharge in the area.

### 2.1.3 Section 5(2)(c)

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 which it provides for. The main avoidance and mitigation measures incorporated into the proposed plan change can be summarised as follows:

- limiting the extent of the zone;
- providing for strong zone boundaries;
- providing for appropriate minimum site sizes, height of buildings and yards for the character of the Irongate area;
- buffering the zone from the adjacent Plains Zone land uses with shelter belt planting to mitigate dust, noise and visual impacts;
- providing for an appropriate level of amenity with the zone with planting of front yards and street trees;
- providing for reticulated wastewater and water supply infrastructure to the area;

- providing for upgrades to the existing road network (Irongate / Maraekakaho intersection, York / Maraekakaho intersection, Irongate Road, Maraekakaho Road) to mitigate the effects of the increased level of traffic in the area;
- restricting access onto Maraekakaho Road and providing for access for the majority of the plan change area to Irongate Road;
- provisions requiring esplanade reserves along the Irongate Stream where allotments formed through subdivision are less than 4 hectares in size;
- providing for a stormwater solution that attenuates stormwater and uses infiltration to treat stormwater, prior to discharge to surface water;
- use of the existing District Plan performance standards (i.e. mechanisms to avoid, remedy or mitigate adverse effects, in particular in relation to natural hazards, noise, signage and traffic sight lines, parking, access and loading);
- use of 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 able to be attributed to providing for 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 outcome 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 a plan change promoted 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

Matters of national importance include:

- (a) The preservation of the natural character of ... rivers and their margins, and the protection of them from inappropriate subdivision, use and development.

The north-eastern boundary of the proposed new industrial zone adjoins, in parts, the Irongate Stream. The Irongate Stream has not been identified as a Recommended Area for Protection under the protected natural areas programme, or identified in the District Plan as a riparian area of natural, recreational or cultural significance. As part of the ecological assessments completed when developing the proposed plan change a Stream Ecological Valuation (SEV) was undertaken, which concluded that the existing stream catchment characteristics had led to the stream having a *“reduced habitat quality, reduced habitat diversity and loss of biodiversity”* (MWH, June 2009), meaning the natural character of the stream is significantly reduced from its natural state. The ecological report assessed the results of the SEV assessment and concluded that *“while this site is not an ideal candidate for on-site restoration, some consideration of restoration options is warranted”*. Further to this the initial landscape assessment carried out by King Consultants, and appended to the landscape summary report, noted that *“natural elements such as the Irongate Stream do exist within this area [Industrial rezone area], and should be preserved and enhanced wherever possible”*. It is considered that the land can be developed for industrial use while preserving the existing natural character of the stream.

- (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 Irongate area is not identified as having an outstanding natural feature or landscape. The initial landscape assessment carried out by King Consultants, and appended to the landscape summary report concluded that *“the application site is not a landscape considered to be unique, particularly in the context of the wider area”*.

Overall the proposed rezoning of the land will not impact on any outstanding natural features or landscapes.

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

The area to be rezoned is currently used for pastoral and horticulture purposes, with a number of light industrial activities established through site specific consent applications. The vegetation in the area is generally limited to shelter and woodlot planting, predominately eucalyptus, pine and poplar species, as well as amenity plantings. The site does not contain any significant tracts of native vegetation, or support any significant habitat of indigenous fauna.

The Irongate Stream which traverses down parts of the north eastern boundary of the proposed new industrial area has been extensively channelised, resulting in a lack of variation in the flow patterns within the stream. This lack of variation limits the range of habitats available to fauna and flora within the stream. The Stream Ecological Valuation assessed the Irongate Stream as having a moderate SEV score, which indicates that the stream is neither an area of significant indigenous vegetation nor a significant habitat for indigenous fauna.

(d) The maintenance and enhancement of public access to and along ... rivers.

At present access to the Irongate Stream in the vicinity of the proposed new industrial area is limited. The reach of the stream to the west of Maraekakaho Road is wholly contained within the ownership of the adjoining properties. The reach to the east is contained within a legal stream corridor which already allows for public access.

The opportunities for improved access along the Irongate Stream are restricted by the limited sections of the proposed new industrial zone that bound the stream and the location of the new southern extension to the expressway. Any provision for access as a result of the plan change would only give access to short sections of the stream, and only one of those could be accessed from a public road. The southern expressway design does not accommodate any access along the Irongate Stream, so any access provided east of Maraekakaho Road will be terminated at the southern expressway.

Notwithstanding these matters the rezoning of land for industrial purposes is likely to enhance access to the Irongate Stream through the existing esplanade reserve provisions contained in the Plan. At present the land adjoining the stream is within the Plains Zone, with a minimum allotment size of 12 hectares. Under the proposed rezoning the minimum allotment size will be 1 hectare, which is less than the 4 hectare site size threshold that allows for an esplanade reserve to be set aside at the time of subdivision.

(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 archaeological assessment undertaken for the area included considerable historic research on the land within the proposed industrial area. This report notes the *"none of the early survey plans, development plans or general historic plans of the area indicates any settlements, buildings or specific activities (gardens, etc) within the area proposed to be used for industrial purposes"* (OPUS, June 2009). On the basis of the records of consultation undertaken and this historic research it is considered that an appropriate level of provisions has been made for this matter of national importance.

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

The archaeological assessment considered the possible impacts on heritage of the proposed new industrial area. It notes that *“overall the potential negative impacts on heritage of industrial development in this area are minimal”* (OPUS, June 2009).

(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*” (OPUS, Oct 2008).

## 2.3 Section 7

Matters to which decision-makers must have particular regard include:

(a) Kaitiakitanga (Guardianship).

Particular regard has been given to Kaitiakitanga 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.

(aa) The ethic of stewardship.

This matter has also been addressed through initial consultation with local and wider marae, the Maori Advisory Standing Committee and the Hastings District Council Maori Joint Committee. No significant matters were raised through this consultation process.

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

The Industrial Demand Study prepared by Logan Stone in June 2008 estimated that within the next 10 year period an additional 77.3 hectares of industrial land would be required to meet demand in the District. It is considered that a planned expansion of the land resource through the identification of a new industrial zone is the most efficient way to ensure there is a supply of industrial land to meet this demand.

The proximity of the proposed new industrial area to the southern extension to the expressway, which is planned for construction starting in 2010, 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 43 hectares of land in Stage 1 and 39.4 hectares of land to be developed in Stage 2. This is an economically efficient way of providing for essential infrastructure to future industrial activities.

The land resources surrounding Hastings are generally of a high quality, and afforded a high level of protection by the Plan. The plan change area is located adjacent to an existing industrial cluster, with a significant proportion of stage 1 of the development already being used for activities other than horticulture, agriculture or viticulture. The Soils Quality and Impact Assessment concludes that *“the proposed rezoning of the land concerned for industrial purposes will only have minor impacts on the life supporting capacity of the wider Heretaunga Plains soil resource* (AgFirst Consultants, October 2008). In addition to the high quality of soils that surround Hastings, much of the land is also susceptible to liquefaction. The geotechnical report concludes that *“the proposed location appears to be one of the most suitable areas [for industrial purposes] within the vicinity of Hastings”* (MWH, June 2009). It is therefore considered that it is appropriate to develop the land in this location for industrial purposes,

given the efficiencies gained by clustering industrial developments in a zone, on land that has been identified as highly suitable for activities other than productive activities.

(ba) The efficiency of the end use of energy.

The provisions of water and wastewater services to the site will require the use of energy. A high pressure sewer system has been considered for the provision of wastewater services to the area. This means that smaller diameter pipes can be used, but there is a higher energy use than conventional sewage system as a consequence. This however, avoids the risks and costs of a gravity system as described in the Water Services Assessment (MWH, June 2009).

(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 plan change requires a 10 metre wide setback from all boundaries adjoining Plains zoned properties and roads. Shelterbelt planting will be required along the boundaries of the proposed new industrial area which adjoin Plains zoned properties, and along the boundary with the southern expressway. A 15 metre setback for all industrial activities from the Irongate Stream will be required to protect in part the character associated with this water course. Amenity planting will be a requirement within a 2.5 metre wide buffer along the front boundary of any industrial site, and front boundaries bounding Irongate Road or Maraekakaho Road will also be required to incorporate large specimen trees. There will be requirement for consistent planting approaches to be taken within the proposed new industrial zone. Combined, these measures will reduce any effects on amenity values for adjoining properties and ensure a reasonable level of amenity is provided for within 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 light 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

The Irongate Stream traverses down parts of the north eastern boundary of the proposed new industrial area. The Irongate Stream has been assessed as having moderate stream ecological value. The ecological report *Irongate Industrial Plan Change Assessment of Effects on Irongate Stream* (MWH, June 2009) indicates that the *“industrial expansion probably will not result in further degradation of the riparian zone as it is already heavily modified to an extent that a range of ecological functions are significantly impaired”*. The standards incorporated into the proposed plan change, which require a 15 metre setback from the Irongate Stream, will ensure that the existing ecological values will be maintained.

(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 requirement for larger sites, reduced building heights and additional landscaping within the proposed new industrial area will ensure the maintenance of a quality 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. Hastings is located on the fertile Heretaunga Plains. Development of the Hastings urban area to provide for the predicted additional industrial demand will result in the development of some of this fertile soils resource. Investigations into the composition of the soils in the proposed plan change area concludes that *“the proposed rezoning of the land concerned for industrial*

*purposes will only have minor impacts on the life supporting capacity of the wider Heretaunga Plains soil resource". (AgFirst, October 2008).*

The water supply for the development will be sourced from an existing bore field in Flaxmere. Flaxmere is located in the centre of the Heretaunga Plains and underlain by the 'main aquifer' system. The long-term monitoring records from HBRC monitoring bores show that the aquifer level trend is stable, and that there is no gradual decline which would indicate that the abstraction exceeds recharge. The investigations undertaken into the feasibility of taking additional water from this location found that current usage of the groundwater resource around Falxmere, coupled with evidence from long-term monitoring records, suggests that the abstraction required from the main aquifer would be sustainable. The abstraction required to supply water to the proposed new industrial area is currently consented.

The major physical resource of note in the area is the existing roading network. The proposed plan change area fronts Maraekakaho Road, which currently forms part of State Highway 2. This road is due to be superseded by the southern extension to the expressway, and at the conclusion of construction of the expressway extension will be handed over to the Council for management. The traffic impact assessment indicated that in the early stages of development there will be ample capacity within the existing roading network to cater for the additional traffic generated by industrial growth in the area. Upgrades to the existing roading network will also be undertaken to address identified safety concerns. These upgrades include a round-a-about as the Maraekakaho Road / Irongate Road intersection and widening and upgrading of Irongate Road. Designations are to be sought in conjunction with this plan change process to ensure that there is sufficient land to accommodate these upgrades. Once Stage 1 is fully occupied the roading network will be nearing capacity. This has been recognised in the development of the proposed plan change. The additional traffic will be accommodated through upgrades to the roading network at the time the network reaches capacity and before the release of Stage 2 of the development.

- (h) The protection of habitat of trout and salmon.  
A fish survey of the Irongate Stream undertaken in October 2008 as part of the Stream Ecological Valuation did not identify the presence of any trout or salmon. However, earlier surveys have recorded rainbow trout in the Irongate Stream. It is considered that the setback from the stream promoted in the plan change will protect the existing habitat from any potential effects from the plan change.
- (i) 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 area which accounted for a potential 16% increase in rainfall.
- (j) The benefits to be derived from the use and development of renewable energy. This clause in the act essentially relates to renewable energy projects so is of little relevance to the proposed new industrial area.

## 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 iwi 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 - Method – Zoning v Other Methods
- 2 - Size of Proposed New Industrial Area
- 3 - North Eastern Boundary North West of Maraekakaho Road – Limit of Zone
- 4 - North Eastern Boundary South East of Maraekakaho Road – Limit of Zone
- 5 - Southern Boundary – Limit of Zone
- 6 - Western Boundary – Limit of Zone
- 7 - Structure Plan
- 8 - Status of Industrial Activities in the Deferred Zone
- 9 - Status of Non Industrial Activities in the Deferred Zone
- 10 - Height of Buildings
- 11 - Setbacks from Adjacent Activities
- 12 - Protection of Riparian Margins
- 13 - Boundary Treatments for Properties adjoining the Plains Zone
- 14 - Amenity Planting within the Zone
- 15 - Noise
- 16 - Lighting and Glare
- 17 - Stormwater Quantity
- 18 - Stormwater Quality
- 19 - Accidental Discovery Protocol for Archaeological Sites
- 20 - Dust
- 21 - Activity status of Category 3 Buildings



- 22 - Minimum Lot Size
- 23 - Access Location Restrictions
- 24 - Access Width Restrictions
- 25 - Sign Size

### **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 50 are efficient, effective and appropriate.

The rezoning of this area for industrial purposes will provide for the future demand for industrial land within the District and provide sufficient land for larger scale industrial activities to establish within a framework of appropriate rules and other methods. This framework 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**

	<b>1 Method – Zoning v Other Methods</b>			
	<b>OPTION 1: Do Nothing – leave land as Plains Zone and rely on resource consent applications.</b>	<b>OPTION 2: Rezone areas from Plains to Industrial 6 to allow for site specific industrial activities as a permitted activity subject to specified conditions.</b>	<b>OPTION 3: Rezone identified areas from Plains Zone to existing Industrial 2, with a full level of process services.</b>	<b>OPTION 4: Rezone identified areas from Plains Zone to Industrial 2 with modifications to reflect the limited level of service, requirement for larger sites, and to provide a greater level of amenity.</b>
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<p>This approach relies on individuals promoting the development of their land for industrial use, and will require an assessment of the appropriateness of the development against the existing Plains Zone objectives and Polices.</p> <p>Industrial development within the Plains Zone will be limited to 100m<sup>2</sup>, discouraging this type of development within the Plains Zone. This option fails to address the existing shortfall in industrial land within the District and will not therefore be efficient or effective.</p> <p>By allowing industrial activities to occur in an unplanned and sporadic manner it is difficult to address the cumulative effects of establishing industrial activities in the Plains Zone on the existing activities and the level of amenity in the area. As</p>	<p>This approach will allow for selected types of industrial activities to establish in the area, providing these activities are identified in a specific list of permitted activities in the Plan. While the identified activities could easily establish resource consents would be required for all other activities, even where they had a similar effect. The market for this type of industrial zone would be limited, limiting the ability of the plan change to provide for the existing shortfall of industrial land within the district.</p> <p>This method is an effective way of achieving the industrial objectives in the Plan but is not particularly efficient or effective way of providing for the industrial demand in the District.</p>	<p>This approach would develop the identified area at Irongate for Industrial 2 (General Industrial) purposes, allowing industrial activities to be carried out in a similar manner to industrial activities in other areas. The existing Industrial 2 Zone provides for full process level services, including trade waste.</p> <p>Objective IZO5 promotes the efficient use of the Districts resources. One of those resources is the existing trade waste sewer present in the Whakatu and Tomona areas. There is still capacity within the Whakatu area to provide for 'wet industry' and a potential to develop the Tomona Area for industrial development which requires the trade waste sewer. Providing for another zone with the same asset, when it is not required by all industrial users, would fail to meet the Plan objectives of efficient use of the existing 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. This option also supports Objective IZO1. By providing for dry industry at Irongate, the proposed plan change facilitates the efficient and optimum use and development of the existing trade waste facilities and land at Whakatu for wet industry and provides an option for operators with low servicing and large site area requirements. This option will address the existing shortfall in land in the area and is therefore an efficient and effective means of achieving objective IZO5 which seeks to enable the efficient and effective use of the Districts</p>

<b>1 Method – Zoning v Other Methods</b>				
	<b>OPTION 1: Do Nothing – leave land as Plains Zone and rely on resource consent applications.</b>	<b>OPTION 2: Rezone areas from Plains to Industrial 6 to allow for site specific industrial activities as a permitted activity subject to specified conditions.</b>	<b>OPTION 3: Rezone identified areas from Plains Zone to existing Industrial 2, with a full level of process services.</b>	<b>OPTION 4: Rezone identified areas from Plains Zone to Industrial 2 with modifications to reflect the limited level of service, requirement for larger sites, and to provide a greater level of amenity.</b>
	such this option is not an effective way of achieving objective IZO1.		It is not considered to be efficient or effective from a cost perspective to take a trade waste sewer out to Irongate.	resources by providing for development of new industries.
<b>Costs</b>	<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 and site specific servicing which often fails to address cumulative effects on the wider, natural and physical resources.</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>	<p>The costs are similar to that for the consent process. There is a cost to the developer and the community as the Industrial 6 provisions would need to reflect the specific type of activity which is to establish, and this is repeated any time a new type of industrial activity comes into the zone.</p> <p>There is a risk that the cumulative effects on the natural and physical assets of the area from development on a site by site basis will not be adequately accounted for.</p> <p>Future demand for different types of industrial activity within the zone may result in demand for a retrofit of the zone with water and wastewater infrastructure that had not been planned for. This has a potential economic cost on the wider community.</p>	<p>The economic cost of providing trade waste services to the Irongate Industrial Area would be significant and result in an uneconomic cost to change land from Plains Zone to industrial.</p> <p>There is a potential cost to the Whakatu Area as uptake of land within this industrial zone which already has an available trade waste system may decline.</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 industries who which to cluster with other industries in the zone, but who require trade waste facilities.</p>

<b>1 Method – Zoning v Other Methods</b>				
	<b>OPTION 1: Do Nothing – leave land as Plains Zone and rely on resource consent applications.</b>	<b>OPTION 2: Rezone areas from Plains to Industrial 6 to allow for site specific industrial activities as a permitted activity subject to specified conditions.</b>	<b>OPTION 3: Rezone identified areas from Plains Zone to existing Industrial 2, with a full level of process services.</b>	<b>OPTION 4: Rezone identified areas from Plains Zone to Industrial 2 with modifications to reflect the limited level of service, requirement for larger sites, and to provide a greater level of amenity.</b>
<b>Benefits</b>	There could be a benefit in the level of detail in the conditions that can be imposed through a resource consent.	As the Industrial 6 provisions are based on site specific activities there is a greater ability to control the type of activity through provisions in the Plan.	A wider diversity of industrial uses could establish within the zone, resulting in a potential for economic benefits to the developers by increasing the pool of potential developers. This will also give greater opportunity to accommodate new development and economic and employment growth. This zone would also allow for a more intensive development to be put in place.	Consideration of the cumulative effects of a larger area being developed is easier when a large development area is considered, resulting in the benefits of cumulative effects efficiently being avoided, being remedied or mitigated.  This option allows for the development of a range in industries across the district.
<b>Appropriateness</b>	This option is not considered to be appropriate due to the likely cumulative inefficiency in the pattern of development and the total cost of servicing new industrial development later when developed on an incremental basis. This option does not provide certainty that development can occur, this option is not therefore the preferred option.	This option is not appropriate for the scale of development proposed at Irongate Industrial Area, as the zone is providing for future development at a relatively large scale. The Industrial 6 zone is a spot zone intended to allow for the continued operation and limited expansion of existing activities. It is not intended for expansion of this scale. For these reasons this is not the preferred option.	Developing the Irongate Industrial Area as a General Industrial 2 Zone with trade waste is not considered to be appropriate. It is not considered that the existing Industrial 2 Zone performance standards and terms can avoid, remedy or mitigate the potential for adverse effects. This is not the preferred option.	This is considered to be an appropriate method for the development of industrial activities in the Irongate Area. This is the <b>preferred option</b> .

2 Size of Proposed New Industrial Area				
	OPTION 1: Rezone 39.5ha of Greenfields land	OPTION 2: Rezone 95.89 hectares of land including the existing Industrial 6 land	Rezone 78.4 ha to Industrial 2 (Irongate Industrial Area) in two stages. Excluding the existing Industrial 6 land.	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Developing a new industrial area will enable the efficient and cost effective use of the District resources by providing for the development of new industries over the next 10 years, and is therefore an effective way of meeting the objectives in the Plan.	<p>Developing a new industrial area will enable the efficient and effective use of the District resources by providing for the development of new industries, and is therefore an effective way of meeting the objectives in the Plan.</p> <p>Much of the Industrial 6 land is already developed, with existing onsite services. Including these areas as part of a new plan change is not considered to be an efficient or effective method of providing for additional industrial land due to the additional costs of services, which would not be required for a number of years.</p>	Developing a new industrial area will enable the efficient and effective use of the District resources by providing for the two stage development of new industries, and is therefore an effective way of meeting the objectives in the Plan and efficient and effective use of public resources for infrastructure.	
<b>Costs</b>	<p>There is a potential environmental cost to the landowners who would be in the Plains Zone carrying out rural activities, but who would be positioned between a new industrial zone and a new state highway, with access only provided via the industrial zone.</p> <p>There are potential environmental and economic costs as result of not providing enough industrially zoned land to meet provide for projected</p>	<p>The economic costs associated with developing the whole area at once are greater than it would be to develop the area in stages. By releasing such a large area of land for development at one time there is less ability to control where within the new zone development will occur, which could result in some conflict between the existing uses and the new industrial uses as the area develops over time.</p> <p>There are economic costs to</p>	<p>There are environmental costs from reduced amenity for those properties in Stage 2 during the time Stage 1 is developed but before Stage 2 is released for development.</p> <p>There is a potential economic cost to the land owners who cannot develop their sites for industrial purposes until the first stage is developed.</p>	

<b>2 Size of Proposed New Industrial Area</b>				
	<b>OPTION 1: Rezone 39.5ha of Greenfields land</b>	<b>OPTION 2: Rezone 95.89 hectares of land including the existing Industrial 6 land</b>	<b>Rezone 78.4 ha to Industrial 2 (Irongate Industrial Area) in two stages. Excluding the existing Industrial 6 land.</b>	
	demand.	<p>the existing industrial users as they will be required to connect to the services provided in the zone when they choose to undertake further development on their properties. There is also an economic cost to the development as a whole as services for the Industrial 6 zone sites will need to be provided for but may not be utilised, therefore the cost of those services may not be able to be recovered.</p> <p>There is a potential cost to the Industrial 6 operators as the activity specific zoning that they have at present has different standards from those proposed in the new zone, some of which are more limiting or restrictive.</p>		
<b>Benefits</b>	<p>This is an appropriate method of providing for the anticipated 10 year supply of this type of industrial land, however the Council's recognition of the suitability of the area between the zone and the expressway would not be signalled and the Councils longer term strategy would be left open. Additionally, another plan change would be required</p>	<p>This is an appropriate method of providing for the anticipated 10 year supply of this type of industrial land, however the Council's recognition of the suitability of the area between the zone and the expressway would not be signalled and the Councils longer term strategy would be left open. The benefit of including the Industrial 6 zoned land in the</p>	<p>This method sends a clear signal of the intended use of the land and the Councils support of that use. There are economic benefits for the wider community as it allows some of the upfront costs of the development to be deferred until a later time, thereby avoiding the costs incurred by financing the new industrial land via borrowing at the outset. Another benefit is that large</p>	

2 Size of Proposed New Industrial Area				
	OPTION 1: Rezone 39.5ha of Greenfields land	OPTION 2: Rezone 95.89 hectares of land including the existing Industrial 6 land	Rezone 78.4 ha to Industrial 2 (Irongate Industrial Area) in two stages. Excluding the existing Industrial 6 land.	
	within the life of the Plan if the uptake of Stage 1 is greater than anticipated.	new zone is clarity regarding the type of activity that can occur in the area. The Industrial 6 activities are currently each listed in the Plan and vary from site to site. If activities change from that detailed in the Plan, then a private plan change may be required, but under the general industrial zone most activities could occur.	footprint activities will receive advanced warning of the proposed Industrial 2 Zone, allowing them to position for further development, at the time that Stage 2 is released for development.	
<b>Appropriateness</b>	This option could be appropriate. However, due to the identified demand for industrial land into the future this option is not the preferred option.	There would be benefits associated with a consistent approach in terms of performance standards and terms thereby providing for a more harmonious urban form. The economic costs of this option to the community and developers are higher than the costs of the other two options therefore this option is not the preferred option and does not represent an efficient and effective use of resources.	This option is considered to be the most appropriate option from both an environmental and economic perspective and is the <b>preferred option</b> .	

	<b>3 North Eastern Boundary North West of Maraekakaho Road – Limit of Zone</b>			
	<b>OPTION 1: Use the Irongate Stream as the natural boundary to the zone.</b>	<b>OPTION 2: Use the north-eastern boundary of the properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 3: Use a combination of the natural boundaries and the boundaries of properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 4: As described in Option 3, with the inclusion of the property on the north western side of Maraekakaho Road which adjoins the Irongate Stream.</b>
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The stream would provide a natural buffer which would assist in achieving objectives IZO3 and IZO4 which encourage the compatibility of adjacent land uses.	The property boundaries will still assist in achieving objective IZO3 and IZO4 which encourage the compatibility of adjacent land uses, as boundary treatments could be put in place.	This approach would use a combination of the property boundaries where the rear boundaries of the properties that access from Irongate Road are some distance from the Irongate Stream and the Irongate Stream where the properties are in proximity to the stream. This is considered to be an effective and efficient way of achieving the objectives in the plan as it incorporates the natural buffer of the stream where the stream is available but reverts to the property boundaries to ensure that the future development is clustered around Irongate Road and doesn't result in ribbon development along Maraekakaho Road or isolating industrial pockets without easy access.	This approach is similar to the approach in Option 3 with the addition of a parcel of land on the opposite side of Irongate Stream from the rest of the zone. Part of this piece of land is used for a fire wood processing business but the rest is currently utilised for rural-residential purposes.
<b>Costs</b>	This option would result in large sections of land currently held in legal title with Plains Zone land on the opposite side of the stream, that are accessed from either Maraekakaho Road or York Road, being zoned industrial. This may have a social and environmental cost on the	Through subdivision and boundary adjustment these boundaries can be relocated and do not provide a boundary which is as definitive as a natural boundary.  Small fragments of land which are potentially too small to be used as productive units are	The costs for both options 1 and 2 apply, although both to a lesser extent.	There is an economic cost involved with servicing the additional area of land on the opposite side of the Irongate Stream, as the water and wastewater services will require increased capacity to service the area, which will increase the cost of infrastructure for the proposed



<b>3 North Eastern Boundary North West of Maraekakaho Road – Limit of Zone</b>				
	<b>OPTION 1: Use the Irongate Stream as the natural boundary to the zone.</b>	<b>OPTION 2: Use the north-eastern boundary of the properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 3: Use a combination of the natural boundaries and the boundaries of properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 4: As described in Option 3, with the inclusion of the property on the north western side of Maraekakaho Road which adjoins the Irongate Stream.</b>
	<p>surrounding land users, from the change in land use.</p> <p>There are potential costs to provide property owners who bound the Irongate Stream with small parts of their property being on the opposite side of the stream from the majority of their property. This has the potential to result in a fragment of their property being rezoned for industrial purposes being too small to be effectively utilised without a subdivision occurring to combine it with adjoining land.</p> <p>There is also the potential for environmental costs on the land partly zoned industrial but held in title with Plains zoned land, as land rezoned for industrial use will not be afforded the protection that land outside the zone would be from buffer planting.</p>	<p>currently located on the opposite side of the Irongate Stream from the majority of the property, making their use for productive purposes limited.</p>		<p>infrastructure area.</p> <p>The soils on this section of property have been identified as being a mixture of Irongate and Omaranui soil types. These are of a reasonable quality, and the proposal to rezone the area will take them out of production creating an environmental cost. However, the small size of the parcel of land limits the overall impact on the life supporting capacity of the wider Heretaunga Plains soil resource.</p> <p>The landscape assessment identified the current land use as a buffer activity between the Plains zone and Industrial land uses.</p>
<b>Benefits</b>	<p>A natural boundary is a strong feature at which to terminate a zone and transition into a new zone. The location of this type of boundary cannot be altered by subdivision, and is unlikely</p>	<p>Following the property boundary has the benefit of keeping the edge of a zone in line with property ownership, avoiding the fragmentation of small parcels of land when the</p>	<p>The benefits of this combination are the ability to retain a zone focused around the nucleus of the Irongate Road / Maraekakaho Road intersection, while utilising the Irongate Stream as a strong</p>	<p>There is a benefit to developing this site for industrial use as it is a relatively small section of land which sits between land proposed for future industrial</p>

<b>3 North Eastern Boundary North West of Maraekakaho Road – Limit of Zone</b>				
	<b>OPTION 1: Use the Irongate Stream as the natural boundary to the zone.</b>	<b>OPTION 2: Use the north-eastern boundary of the properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 3: Use a combination of the natural boundaries and the boundaries of properties fronting Irongate Road as the boundary to the zone.</b>	<b>OPTION 4: As described in Option 3, with the inclusion of the property on the north western side of Maraekakaho Road which adjoins the Irongate Stream.</b>
	to be significantly altered by development.	sites are developed and ensures access can be achieved through the Industrial Zone.	boundary feature where possible.	use and Maraekakaho Road, which is an arterial road.  Additionally, this site already has access to Maraekakaho Road making it easily accessible for development.
<b>Appropriateness</b>	This option is appropriate and could be used on its own or in conjunction with other boundary limitations, but is not the preferred option.	This option is appropriate and could be used on its own or in conjunction with other boundary limitations, but is not the preferred option.	This option is appropriate and is the preferred option as it allows for a combination of the natural boundary of the stream and the properties boundaries to be utilised.	Due to the cost of servicing this additional (4ha) piece of land and its location on the opposite side of the Irongate Stream it is not considered appropriate for this parcel of land to be included within the proposed new industrial area.

4 North Eastern Boundary South East of Maraekakaho Road – Limit of Zone					
		OPTION 1: Use the Irongate Stream as the natural boundary to the zone	OPTION 2: Use the small terrace on the South East side of Maraekakaho Road to the East the Irongate Stream as a natural boundary to the zone		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>		The Irongate Stream would provide a natural buffer, which would assist in achieving objective IZO3 and IZO4, which encourage the compatibility of adjacent land uses.	<p>This approach would result in the properties which currently contain a prefabricated relocatable cottage business, the Balance Fertiliser storage facility and the possible development of a stock sale yards being included in the proposed new industrial area. While these activities do not comply with the Plains Zone rules and were established through resource consent, neither the stock sale yards nor the Ballance Fertiliser building would be a permitted activity in the proposed new industrial zone.</p> <p>The terrace would provide a natural buffer which would assist in achieving objective IZO3 and IZO4 which encourages the compatibility of adjacent land uses.</p>		
<b>Cost</b>		The existing industrial land uses located on the true left bank of the Irongate Stream would not be included in the new zone which may limit the future development of these properties for these purposes.	There are economic costs associated with the inclusion of this land. As a result of the additional land being included the water and wastewater infrastructure servicing the area would need to be upgraded to provide for increased capacity, incurring a cost that is greater than the average per hectare cost of providing of these services to the remainder of the zone. Additionally the servicing of this land would		

4 North Eastern Boundary South East of Maraekakaho Road – Limit of Zone				
	OPTION 1: Use the Irongate Stream as the natural boundary to the zone	OPTION 2: Use the small terrace on the South East side of Maraekakaho Road to the East the Irongate Stream as a natural boundary to the zone		
		<p>make the existing onsite infrastructure redundant, which is not considered to be an efficient use of resources.</p> <p>This option has the potential to have a wider effect on the environment, as unless a clear boundary to the zone can be defined, the integrity of the Plan could be undermined by urban sprawl extending into the adjacent Plains Zone high quality soil resource.</p>		
<b>Benefits</b>	The Irongate Stream is considered to be a strong natural boundary and is a strong feature at which to terminate a zone and transition into a new zone. The location of this type of boundary cannot be altered by subdivision, and is unlikely to be significantly altered by development.	The boundary of this property coincides with a small terrace near Maraekakaho Road. This change in landform could provide a sense of separation between land use activities.		
<b>Appropriateness</b>	The Irongate Stream forms a strong natural boundary to the zone. This is the <b>preferred option</b> for the zone boundary.	Given that the effects produced by the existing activities are different from those which would be associated with the proposed new zone and the cost of servicing the land under the proposed industrial zone would be high it is not considered appropriate to rezone this area for industrial purposes. As such including this land within the proposed new industrial zone is not the preferred option.		

5 Southern Boundary – Limit of Zone				
	OPTION 1: Use the bend in Maraekakaho Road as the boundary to the zone	OPTION 2: Use the edge of the existing Industrial 6 land as the boundary to the Zone	OPTION 3: Use the Longlands Road roundabout as the boundary to the zone	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Objective UDO2 of the District Plan seeks to minimise the expansion of industrial activities onto the versatile soils of the Heretaunga Plains. The appropriateness of the plan change as a whole is the combination of all of the assessments but the formation of strong boundaries to the zone is important to ensure that the integrity of the zone is not undermined by urban creep. There are limited features in the area that can be used as a cue to terminate the zone. The bend in Marakakaho Road is considered to be the most effective as it ties the bend of the zone to an existing physical change in the road.	The efficient and effectiveness of terminating the edge of the zone at the boundary of the existing Industrial 6 area can be assessed against objective UDO2 listed under option 1. While this location would be an efficient way of achieving the objective it may not be effective in the long term. The small piece of land between the bend in Maraekakaho Road and the edge of the existing Industrial 6 land is already developed in conjunction with the Industrial 6 activity on this land (Tumu timbers).	This option would allow for the spread of the zone in a linear manner which would not be an effective method of achieving the objectives in the plan pertaining to the protection of the Plains Zone soils.	
<b>Costs</b>	There are no significant costs associated with this option.	There would be an economic cost to the landowner as development contributions would be payable at the time of further development of the section of land between the Industrial 6 boundary and the bend in Maraekakaho Road.  There is an economic cost to the community of providing the services to the small parcel of land that will be zoned Industrial 2(Irongate Industrial Area) on	There are significant economic costs associated with servicing this area of land, as long lengths of infrastructure would be required for a relatively small area of land. The additional land would also require upgrade of trunk mains to provide for the capacity needed to provide services to the additional land resulting in additional costs to the rezoning as a whole.  The area of land situated toward	

<b>5 Southern Boundary – Limit of Zone</b>				
	<b>OPTION 1: Use the bend in Maraekakaho Road as the boundary to the zone</b>	<b>OPTION 2: Use the edge of the existing Industrial 6 land as the boundary to the Zone</b>	<b>OPTION 3: Use the Longlands Road roundabout as the boundary to the zone</b>	
		the edge of the Industrial 6 zone)	Longlands Road round-a-about is known to be subject to localised flooding.	
<b>Benefits</b>	The community can afford to service this area for industrial development.  There is a physical feature which can be used as a cue for the termination of the zone.	The land which is currently zoned Plains is functioning as part of a wider industrial site. The inclusion of this land would allow for ongoing industrial activities to be intensified in the future without need for resource consent.	The development of this area would allow for an alternate use of a relatively small area of Plains zone soils which has limited agricultural, horticultural or viticultural uses.	
<b>Appropriateness</b>	This option is considered to be the most appropriate and is <b>the preferred option.</b>	This option is not considered to be the most appropriate and is therefore not the preferred option.	Due to the costs involved with servicing this area it is not considered to be appropriate to include this additional land in the proposed new industrial area. This is not the preferred option.	

<b>6 Western Boundary – Limit of Zone</b>				
	<b>OPTION 1: Use the expressway as the boundary</b>	<b>OPTION 2: Use the Stage 1 boundary as the extent of the zone</b>	<b>OPTION 3: Extend the boundary beyond the expressway</b>	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The expressway provides a strong boundary to the zone and allows for the clustering of development centrally around Irongate Road. This is considered to be an effective way of achieving the objectives in the Plan.	This option would create a smaller area for rezoning. This would still be an efficient and effective method of meeting the objective of providing for development of new industries but would require additional land to be made available in other areas of the District to provide for the ongoing demand for industrial land.	This option would result in the zone being divided by the southern expressway and would effectively create two separate zones which would not link to each other. If additional land was required, clustering this development alongside the proposed new zone would be a more efficient method to achieve the objectives of the Plan.	
<b>Costs</b>	There are no particular costs, as the southern expressway does not allow for access to the west. This physical feature therefore appears to be a logical boundary to the zone.	<p>Demand projections for industrial land in the District indicate that there is future demand greater than the supply that can be provided within Stage 1. There would be an economic cost to the community of rezoning additional land in the future to cater for this demand if it was not provided for now. There may also be some environmental costs if a less appropriate area of the District was used to provide for the future industrial development.</p> <p>There would be a social cost associated with only developing the land currently shown in Stage 1. The landowners located between the expressway and the edge of the new industrial area would need to access their</p>	NZTA have indicated that they will not allow Irongate Road to access onto the expressway or across the southern expressway. Extending the zones beyond the expressway would therefore divide the zone, so that it would be required to function as two separate zones one on either side of the southern expressway.	

<b>6 Western Boundary – Limit of Zone</b>				
	<b>OPTION 1: Use the expressway as the boundary</b>	<b>OPTION 2: Use the Stage 1 boundary as the extent of the zone</b>	<b>OPTION 3: Extend the boundary beyond the expressway</b>	
		rural properties through an Industrial zone. There may also be a greater potential for reverse sensitivity type effects on the Plains Zone land.		
<b>Benefits</b>	This option has the benefit of the southern expressway providing a strong boundary to the extent of the zone to the west. It also allows for future growth by identifying that not all of the land between the present cluster of industrial land and the southern expressway will be required at once, and staging the growth of the proposed new industrial area to respond to this.	This option would only provide a benefit if the projected demand for industrial land did not occur.	There are no immediate benefits of this option.	
<b>Appropriateness</b>	This option is considered to be the most appropriate and is the <b>preferred option</b> .	While this option could be appropriate in the short term it is not considered to be the most efficient and effective way of developing the area for industrial use in the future. This option is not the preferred option.	This option is not considered to be appropriate and is not the preferred option.	



	<b>7 Structure Plan</b>			
	<b>OPTION 1: Do nothing, rely on rules in the plan to manage and coordinate industrial development</b>	<b>OPTION 2: Incorporate a Structure Plan into the Plan to manage and coordinate industrial development</b>	<b>OPTION 3: Designate required infrastructure corridors and internal access road.</b>	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<p>This method relies solely on the rules in the Plan to control development in the new zone. It can be an effective and efficient way of controlling development where the controls can be effectively described and implemented with rules. In the case of this plan change many of the controls can be effectively and efficiently described in rules. However, the use of a structure plan provides for a level of certainty that cannot be effectively and efficiently achieved with rules alone, some feature are more effectively controlled through a Structure Plan</p>	<p>This method incorporates a Structure Plan into the plan making it a Discretionary activity to prevent implementation of the infrastructure shown on the structure plan in either the industrial zone or the deferred industrial zone.</p> <p>The Structure Plan in combination with rules in the plan is a more effective and efficient method of controlling development in the new zone. It allows a visual representation of the location of future infrastructure such as the stormwater swale, and ensures that infrastructure upgrades such as intersection improvements are clearly shown. This allows for the objectives of the plan to be achieved in a more effective and efficient manner.</p>	<p>This method involves the Council designating the infrastructure corridors, internal access corridor (including a strip along the side of Irongate Road), attenuation areas, and land required for a roundabout at the intersection of Maraekakaho Road and Irongate Road.</p> <p>Designations are an effective way of a requiring authority such as the Council securing the land required for public utilities such as roads and stormwater infrastructure. Providing the designation can be given effect to within the next ten year period it is an effective and efficient way of setting aside land for the required purpose.</p>	
<b>Costs</b>	<p>There is no grantee that the infrastructure in the zone will be developed by individual landowners in a way that facilitates the most effective and efficient pattern of development for the wider zone. Many of the infrastructure needs are linear,</p>	<p>There is a potential for a cost on developers who have infrastructure shown on their property. However, this cost is offset by the benefit of certainty for all developers in the zone that the proposed new industrial area can be adequately serviced.</p>	<p>There is potential for designations to unnecessarily impede on property prior to the need for the land.</p>	

7 Structure Plan				
	OPTION 1: Do nothing, rely on rules in the plan to manage and coordinate industrial development	OPTION 2: Incorporate a Structure Plan into the Plan to manage and coordinate industrial development	OPTION 3: Designate required infrastructure corridors and internal access road.	
	and require connections over property boundaries in order to facilitate coordinated development.			
<b>Benefits</b>	Rules in a plan are a commonly used and understood method of providing guidance for the development of an area.	<p>A Structure Plan allows for identification of known features which may impact on site development, such as low lying areas and catchment boundaries.</p> <p>Areas identified for future infrastructure are clearly identified which provides for coordinated planning and development of the wider zone.</p>	Designations provide certainty for development in terms of the location of future infrastructure and land requirements to facilitate development.	
<b>Appropriateness</b>	<p>Rules are an appropriate method for guiding the development of a zone. Used in combination with a structure plan and designations they can clearly demonstrate the development requirements of an area.</p> <p>This is the <b>preferred method in conjunction with a Structure Plan and designations</b> of land to be set aside for infrastructure purposes.</p>	<p>In conjunction with rules and designations in the Plan this is the most appropriate way of demonstrating the preferred location and outcomes for key infrastructural elements required to support the proposed new industrial area.</p> <p>This is the <b>preferred method in conjunction with a rules and designations</b> of land to be set aside for infrastructure purposes.</p>	<p>In conjunction with rules in the Plan and a structure plan designations are an appropriate way of facilitating efficient and effective development of a zone.</p> <p>This is the <b>preferred method in conjunction with a rules and a structure plan.</b></p>	

8 Status of Industrial Activities in the Deferred Zone				
	OPTION 1: Industrial Activities in the Deferred Industrial Zone (Irongate Industrial Area) given a Non-Complying Status	OPTION 2: Industrial activities in the Deferred Industrial Zone (Irongate Industrial Area) given a Restricted Discretionary Status		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	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.		
<b>Costs</b>	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		

8 Status of Industrial Activities in the Deferred Zone				
	OPTION 1: Industrial Activities in the Deferred Industrial Zone (Irongate Industrial Area) given a Non-Complying Status	OPTION 2: Industrial activities in the Deferred Industrial Zone (Irongate Industrial Area) given a Restricted Discretionary Status		
		establish. However, where there is certainty that the deferment will be lifted these costs will only be temporary in nature.		
<b>Benefits</b>	Using a Non-Complying status has the benefit of avoiding or discouraging industrial development establishing without connecting to the reticulated system.	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.		
<b>Appropriateness</b>	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. <b>Preferred option for Stage 2</b>	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 <b>appropriate within Stage 1</b> . It is <b>not however considered appropriate in Stage 2</b> 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.		

9 Status of Non Industrial Activities in the Deferred Zone				
	OPTION 1: Non Industrial Activities in the Deferred Industrial Zone (Irongate Industrial Area) 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 (Irongate Industrial Area) 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.	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<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 that 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, 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. Limiting the use of the deferred land to its current use 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 resolve 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>	
<b>Costs</b>	<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 uncertainly for existing landowners, as the non-complying status suggests that the activity is undesirable in the zone and there is no certainly that resource consent</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</p>	

9 Status of Non Industrial Activities in the Deferred Zone				
	OPTION 1: Non Industrial Activities in the Deferred Industrial Zone (Irongate Industrial Area) 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 (Irongate Industrial Area) 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.	
		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.	currently permitted in the Plains Zone which have the ability to limit future industrial development, such as new residential activities, will be restricted.	
<b>Benefits</b>	This gives certainty to the existing landowners as they are clear that they can continue to operate as they always have done.	There are no significant benefits for this option.	<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 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</p>	

<b>9 Status of Non Industrial Activities in the Deferred Zone</b>				
	<b>OPTION 1: Non Industrial Activities in the Deferred Industrial Zone (Irongate Industrial Area) retain the same status as activities in the Plains Zone.</b>	<b>OPTION 2: Non Industrial Activities become Non Complying – existing use rights would allow existing activities to continue.</b>	<b>OPTION 3: Non Industrial activities in the Deferred Industrial Zone (Irongate Industrial Area) 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.</b>	
			proposed new industrial area it will be efficiently utilised.	
<b>Appropriateness</b>	This is not considered to be the most appropriate option.	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 <b>preferred option.</b>	

<b>10 Height of Buildings</b>				
	<b>OPTION 1: Retain the existing 30m building height provided for in the existing Industrial 2 Zone</b>	<b>OPTION 2: Limit the height of the buildings in the Industrial 2 (Irongate Industrial Area) to 15 metres.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Objective IZO3 requires that policies and rules are put in place to ensure that industrial use and development is capable of co-existing with existing activities, and that acceptable amenity levels are maintained. While a 30 metre high building is considered to be provide for an acceptable level of amenity in other Industrial 2 Zone within the District, the landscape reports have recommended that the buildings be limited to 15 metres in height in this location, to maintain the level of amenity desired for the area. For this reason a 30 metre height is not considered to be the most efficient and effective method of achieving the objective relating to amenity of the zone.	Objective IZO3 requires that policies and rules are put in place to ensure that industrial use and development is capable of co-existing with existing activities, and that acceptable amenity levels are maintained. The landscape report considers 15 metres to be an appropriate building height to control the size and scale of the buildings, and to ensure that they do not unduly dominate this landscape location. This is considered to be the most efficient and effective way of achieving the objectives relating to an acceptable level of amenity in this particular location.		
<b>Costs</b>	The additional bulk of 30 metre high buildings and the related effects of shading on roads and adjacent properties may result in environmental costs.	There are minimal costs to this option. Although the land could be used more efficiently for development if buildings were higher instead of wider, information provided by the building services team indicates that this option within the existing Industrial 2 Zone (where there is a 30 metre height limit) is not being used.		



<b>10 Height of Buildings</b>				
	<b>OPTION 1: Retain the existing 30m building height provided for in the existing Industrial 2 Zone</b>	<b>OPTION 2: Limit the height of the buildings in the Industrial 2 (Irongate Industrial Area) to 15 metres.</b>		
<b>Benefits</b>	Greater intensity of development and, therefore, more efficient and effective use of the land resource could be made if buildings are built up instead of out.	There are benefits for the amenity of the zone as the proposed new industrial area is surrounded by the Plains Zone and has a significant viewing audience from Maraekakaho Road and the southern extension to the expressway.		
<b>Appropriateness</b>	Advice from the Councils building services team suggests that there have only been a few buildings constructed within the industrial zones over 15 metres in height in recent times. A 15 metre height limit for the new zone is therefore considered appropriate from both a localised and wider district perspective. This is not considered to be the most appropriate option to achieve the objectives of the Plan.	This is considered to be the most appropriate method for achieving the objectives in the Plan and is the <b>preferred option</b> .		

<b>11 Setbacks from Adjacent Activities</b>				
	<b>OPTION 1: Retain a minimum Front Yard of 6 metres for the Industrial 2 Zone and a Side and Rear Yard of 5 metres provided along any public space or land zoned Plains and no yard required in all other cases.</b>	<b>OPTION 2: Provide a front yard of 10 metres and side and rear yards of 10 metres along any public space or land zoned Plains, but no yard required in all other cases.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Objective IZO3 requires that industrial development retains an acceptable level of amenity. The advice provided within the landscape report is that such setbacks would not effectively maintain or enhance the amenity of the area. As such, the existing yard requirements are not the most efficient and effective way of maintaining amenity within the zone.	Objective IZO3 requires that industrial development retains an acceptable level of amenity. The landscape report, has recommend alternative yard requirements to maintain and enhance amenity within the proposed new industrial area. The recommend yards are considered the most effective and efficient way of maintaining amenity within the zone.		
<b>Costs</b>	The level of amenity with the proposed new industrial area may be reduced which may result in social, environmental and economic effects.	There is an economic cost associated with less land being made available for development. Although this only applies to the front boundaries and those properties on the outer boundary of the zone.		
<b>Benefits</b>	Less land is required to provide for the level of amenity associated with existing industrial zones.	Improving amenity can have social, environmental and economic benefits.		
<b>Appropriateness</b>	This is not considered to be the most appropriate option to achieve the objectives of the Plan.	This is considered to be the most appropriate option to achieve the objectives of the Plan and is the <b>preferred option</b> .		

<b>12 Protection of Riparian Margins</b>				
	<b>OPTION 1: Do nothing – allow development to develop in the same manner as it does along other boundaries, acknowledging that HBRC requires a 6 metre setback for maintenance and the RMA requires lots less than 4 hectare which bound a stream to provide a 20 metre wide esplanade reserve.</b>	<b>OPTION 2: Provide a 15 metre buffer for development from the Irongate Stream.</b>	<b>OPTION3: Provide a 15 metre wide <u>planted</u> buffer along the Irongate Stream to enhance the ecological values of the Irongate Stream and amenity of the area.</b>	<b>OPTION 4: Purchase a 15 metre wide riparian buffer along the Irongate Stream and plant and maintain the Riparian buffer for the benefit of the community to enhance the ecological values of the Irongate Stream and amenity of the area.</b>
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<p>The Plan objectives for riparian land management aim to protect streams that are identified as being significant and to recognise the importance of the natural character of riparian margins of streams, and protect them from inappropriate subdivision, use and development and promote their preservation and enhancement. There are already two provisions in the Plan that relate to riparian management. A 6 metre setback is required for the maintenance of water courses within the Heretaunga Plains Flood Control and Drainage Scheme and esplanade reserves may be taken on streams and rivers where a lot less than 4 hectares is created. While these provisions assist in meeting the objectives of the Plan, neither guarantees that an appropriate setback from the</p>	<p>The Plan objectives for riparian land management aim to protect streams that are identified as being significant and to recognise the importance of the natural character of riparian margins of streams, and protect them from inappropriate subdivision, use and development and promote their preservation and enhancement.</p> <p>A 15 metre wide buffer will assist in recognising the importance of the natural character of the stream and will ensure that there is an opportunity for further enhancement of the ecological qualities of the stream in the future, should the community or landowners wish to enhance the riparian margin values with appropriate planting. This is considered to be an effective and efficient way of achieving the protection aspect of the objectives in the Plan.</p>	<p>The Plan objectives for riparian land management aim to protect streams that are identified as being significant and to recognise the importance of the natural character of riparian margins of streams, and protect them from inappropriate subdivision, use and development and promote their preservation and enhancement.</p> <p>The provision of a 15m wide planted buffer will promote the preservation and enhancement of the Irongate Stream making it an effective and efficient way of achieving the objectives in the Plan.</p>	<p>The Plan objectives for riparian land management aim to protect streams that are identified as being significant and to recognise the importance of the natural character of riparian margins of streams, and protect them from inappropriate subdivision, use and development and promote their preservation and enhancement. The provision of a 15m wide planted buffer will promote the preservation and enhancement of the Irongate Stream making it an effective and efficient way of achieving the objectives in the Plan. However, given the cost to the community, this may not be the most efficient and efficient way of achieving the objective when considered at a wider District level.</p>

<b>12 Protection of Riparian Margins</b>				
	<b>OPTION 1: Do nothing – allow development to develop in the same manner as it does along other boundaries, acknowledging that HBRC requires a 6 metre setback for maintenance and the RMA requires lots less than 4 hectare which bound a stream to provide a 20 metre wide esplanade reserve.</b>	<b>OPTION 2: Provide a 15 metre buffer for development from the Irongate Stream.</b>	<b>OPTION3: Provide a 15 metre wide <u>planted</u> buffer along the Irongate Stream to enhance the ecological values of the Irongate Stream and amenity of the area.</b>	<b>OPTION 4: Purchase a 15 metre wide riparian buffer along the Irongate Stream and plant and maintain the Riparian buffer for the benefit of the community to enhance the ecological values of the Irongate Stream and amenity of the area.</b>
	stream will be maintained. As such this option is not considered to be the most efficient or effective means of protecting the stream as desired by the objective of the Plan.			
<b>Costs</b>	<p>The outcome achieved is dependant on the type of development proposed (i.e. lot size) on the sites adjoining the stream, which could result in only fragments of the land fronting the stream being protected. The six metre wide setback required for stream maintenance by HBRC is not deemed to be wide enough to achieve a quality ecological enhancement outcome for the stream. Furthermore the six metre wide setback cannot be planted as it is needed for access.</p> <p>There is a risk that this option will impact on the ability to enhance the quality of the</p>	<p>There is an economic cost to developers in proximity to the stream, as some land which could be utilised for industrial development will not be available for this purpose.</p>	<p>There is an economic cost to developers in proximity to the stream, from the loss of land for industrial use to a buffer and the cost of planting a 15m wide strip of land fronting the stream (i.e. for 100m of stream frontage the cost of planting is estimated to be in the range of \$15,000 - \$28,000).</p>	<p>There is an economic cost to the community associated with this option. Without accounting for the cost of land the total cost of planting and maintenance will be in the range of \$90,627 - \$168, 307. In addition to the cost of planting the riparian area, there would be significant land costs associated with the purchase of the land.</p>

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	stream, but it is unlikely to degrade the existing values any further.  If new lots created through subdivision are less than four hectares and adjoin the stream an esplanade reserve will be created under the provisions of the Plan. This will result in the Council owning the strip of land fronting the stream but there is a risk that the area will not be planted unless provision is made for such planting.			
<b>Benefits</b>	With the reduction in the minimum lot size from the Plains Zone 12 hectares to the Industrial zone 1 hectare there will be an increase in the intensity of use adjacent to the stream. However, there will also be an associated increased likelihood of an esplanade reserve being required, which could result in an environmental benefit to the	The protection of this strip of land from industrial development will assist in protecting the current characteristics of the Irongate Stream and amenity values associated with the surrounding area. This allows an opportunity for enhancement in the future, as it provides for the the 15 metres of land adjacent to the stream to be available in future for planting. This 15 metres is the minimum	Although the Irongate Stream is already moderately degraded, the plan change provides an opportunity to enhance the ecological qualities of the stream. It has the added benefit of reducing the impact of the adjacent industrial activities from increased impervious surfaces and increased contaminate loads by filtering any overland	Although the Irongate Stream is already moderately degraded, the plan change provides an opportunity to enhance the ecological qualities of the stream. It has the added benefit of reducing the impact of the adjacent industrial activities from increased impervious surfaces and increased contaminate loads by filtering any overland

12 Protection of Riparian Margins				
	<p><b>OPTION 1: Do nothing – allow development to develop in the same manner as it does along other boundaries, acknowledging that HBRC requires a 6 metre setback for maintenance and the RMA requires lots less than 4 hectare which bound a stream to provide a 20 metre wide esplanade reserve.</b></p>	<p><b>OPTION 2: Provide a 15 metre buffer for development from the Irongate Stream.</b></p>	<p><b>OPTION3: Provide a 15 metre wide <u>planted</u> buffer along the Irongate Stream to enhance the ecological values of the Irongate Stream and amenity of the area.</b></p>	<p><b>OPTION 4: Purchase a 15 metre wide riparian buffer along the Irongate Stream and plant and maintain the Riparian buffer for the benefit of the community to enhance the ecological values of the Irongate Stream and amenity of the area.</b></p>
	stream.	width needed for enhancement	flow. Protecting this area leaves the option open for the future purchase of reserve area.	flow. The environmental benefits can be enhanced by centralised management of the riparian buffer area as a Council asset.
<b>Appropriateness</b>	This option will maintain the status quo within the stream but it will not enhance the ecological qualities of the steam. This option is not the preferred option.	This option is appropriate to maintain the status quo, and provides the space for the area to be planted in the future should the community or the landowner wish to enhance the area. This is <b>the preferred option.</b>	This option is considered to be an appropriate way of achieving the Plan objective of enhancing the natural character of streams but comes at an economic cost to the developers adjoining the stream.	Due to the significant costs to the community of this option it is not considered to be the most appropriate option to achieve the objectives of the Plan.

13 Boundary Treatments for Properties adjoining the Plains Zone				
OPTION 1: Do Nothing – Leave it up to the discretion of the individual landowners to decide if amenity planting is needed				
OPTION 2: Include a rule in the plan that requires Shelterbelt planting along the boundaries with the Plains zone to screen Industrial development from the adjacent activities				
OPTION 3: Require a 20 metre wide planted buffer along the boundary of the zone with the southern expressway.				
<b>Effectiveness and efficiency in achieving District Plan objectives</b>	Objectives IZO2 – IZO4 seek to ensure that the effects of industrial development are avoided, remedied or mitigated, ensuring industrial use and development is capable of co-existing with other activities and the industrial use is protected from in compatible land uses. The 'do nothing' option is not considered to be an effective or efficient way of achieving these objectives. This option will not ensure that any buffering is provided between the proposed new industrial area and the surrounding land.	Objectives IZO2 – IZO4 seek to ensure that the effects of industrial development are avoided, remedied or mitigated, ensuring industrial use and development is capable of co-existing with other activities and the industrial use is protected from in compatible land uses. Shelterbelt planting is the recommended method of boundary treatment in the landscape report. It is considered to be an effective and efficient way of the achieving the objectives of the Plan.	Objectives IZO2 – IZO4 seek to ensure that the effects of industrial development are avoided, remedied or mitigated, ensuring industrial use and development is capable of co-existing with other activities and the industrial use is protected from in compatible land uses. The landscape assessment has considered the efficiency of including a 20 metre planted buffer along the southern expressway. While the report acknowledged the potential for enhanced amenity as a result of a 20 metre wide planted buffer, it concluded that amenity could be effectively maintained through shelterbelt planting.	
<b>Cost</b>	There is a potential environmental cost, as the proposed new industrial area may not be appropriately integrated into the surrounding environment if no boundary treatment is incorporated, or an inconsistent treatment may be incorporated which is poorly maintained.	There is an added economic cost to the developers as a result of the requirement for shelterbelt planting as land needs to be set-a-side to provide room for the plants and to provide sufficient space for maintenance of the shelterbelts.	The economic cost of developing the boundary with the southern expressway with a 20 metre wide strip incorporating specimen planting will be greater than the cost of providing screening with shelterbelt planting, for both the trees and the land area required. This has the additional cost of reducing the area available for industrial development, thereby reducing the total developable area within the new zone.	

13 Boundary Treatments for Properties adjoining the Plains Zone				
	OPTION 1: Do Nothing – Leave it up to the discretion of the individual landowners to decide if amenity planting is needed	OPTION 2: Include a rule in the plan that requires Shelterbelt planting along the boundaries with the Plains zone to screen Industrial development from the adjacent activities	OPTION 3: Require a 20 metre wide planted buffer along the boundary of the zone with the southern expressway.	
			The amenity of the buffer area could be reduced if it was not well managed and maintained, and could be used for the storage of goods associated with the industrial use, if the spacing of the specimen trees allowed this.	
<b>Benefit</b>	There are economic benefits to this option as there would not be a specific requirement to include any form of landscaping or amenity planting along the boundaries of the zone.	The provisions of shelter belt planting provides benefits to existing rural activities which will bound the new industrial area as there will be a increased level of amenity from the screening of the industrial activities. There will also be benefit to the industrial activities through the minimisation of spray drift and dust from adjacent rural activities.	A 20 metre wide planted buffer would enhance the amenity of the industrial area when viewed from the southern expressway.	
<b>Appropriateness</b>	This is not considered to be the most appropriate option as the economic benefits to the landowners are not considered to outweigh the potential environmental and social costs of reduced amenity values. As such, it is not considered that the 'do nothing' option is an effective way of achieving the objectives in the Plan.	This is considered to be the most appropriate boundary treatment for the proposed new industrial area. This is the <b>preferred option</b> to achieve the objectives of the Plan.	The economic costs involved with planting a 20 metre wide buffer of specimen trees, and the loss of developable land is considered to outweigh the enhanced amenity outcomes promoted by the specimen tree planting. The buffer is not therefore considered to be an appropriate method to achieve the objectives of the Plan.	



14 Amenity Planting within the Zone				
	OPTION 1: Do nothing – rely on the existing Industrial 2 rules.	OPTION 2: Provide for a rule in the plan that requires 2.5 metres of land to be planted in the front yard of each property	OPTION 3: Provide a rule in the Plan that requires specimen trees to be planted within the front yard of sites adjoining Maraekakaho Road, Irongate Road and any future road within the zone.	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Whilst appropriate in the urban setting the existing provisions are not anticipated to be an efficient and effective method of ensuring an adequate level of amenity where the site sizes and scale of industrial development are anticipated to be considerably larger. Therefore this option is not considered to be the most efficient or effective method achieving the objectives in the Irongate industrial area setting.	Objective IZO3 requires that industrial use and development maintains an acceptable level of amenity. A 2.5 metre wide planted buffer in the front of each of the future industrial sites is an efficient and effective way of achieving this.	This approach would allow for the establishment of specimen trees along the front boundary of properties fronting roads in the zone. The landscape report acknowledges that the proposed new industrial area will substantially alter the character of Irongate Road and Maraekakaho Road and acknowledges the function that Maraekakaho Road plays as an arterial route. The landscape report also indicates that a reasonable level of amenity can be achieved through the planting of street trees, thereby mitigating the potential effect and giving effect to Objective IZO3 of the Plan.	
<b>Costs</b>	The current provisions do not allow for the amenity of the Plains Zone properties which adjoining the Irongate industrial area to be preserved to an adequate level, resulting potential environmental costs.	There is cost to the developer and / or landowner and from the establishment and maintenance of the required landscape strip.	There is a potential economic cost to the developer and / or landowners associated with the planting and maintenance of the specimen trees.  There is the risk of an environmental cost to amenity if the trees are not adequately established and maintained.	
<b>Benefits</b>	There are limited benefits to this option.	There is an environmental benefit from improved amenity within the zone.	There is an environmental benefit from improved amenity within and adjoining the zone.	

<b>14 Amenity Planting within the Zone</b>				
	<b>OPTION 1: Do nothing – rely on the existing Industrial 2 rules.</b>	<b>OPTION 2: Provide for a rule in the plan that requires 2.5 metres of land to be planted in the front yard of each property</b>	<b>OPTION 3: Provide a rule in the Plan that requires specimen trees to be planted within the front yard of sites adjoining Maraekakaho Road, Irongate Road and any future road within the zone.</b>	
<b>Appropriateness</b>	This is not considered to be the most appropriate method of achieving the objectives in the Plan.	This approach is fairly consistent with the requirements for planting in other industrial areas within the District and is considered to be an appropriate way of improving the amenity of the zone. This is the preferred option in conjunction with the requirement for the planting of specimen trees.	This option is appropriate to achieve the objectives of the Plan and is the preferred option in conjunction with Option 2.	

	<b>15 Noise</b>			
	<b>OPTION 1: Adopt existing noise rules for the Industrial 2 Zone</b>	<b>OPTION 2: Adopt existing noise rules for the Plains Zone</b>	<b>OPTION 3: Adopt existing noise rules for the Plains Zone in the Deferred Industrial 2 Zone (Irongate Industrial Area)</b>	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The Industrial 2 zone noise rules have already been assessed against the objectives in the Plan and deemed to be an efficient and effective means of achieving the objectives.	The existing noise provisions for the Plains zone have not been developed for use within an industrial zone. They are therefore not an efficient and effective way of achieving the objectives for the industrial area.	The Plains Zone noise rules have already been assessed against the objectives in the Plan and deemed to be an efficient and effective means of achieving the objectives for Plains Zone activities. The activities in the Deferred Industrial 2 Zone will principally function as if the zone was still a Plains Zone until industrial activities become permitted. The existing Plains Zone rules are therefore considered to be an effective and efficient way of achieving the objectives in the Plan for the Deferred Industrial 2 Zone.	
<b>Cost</b>	Limiting the noise that can be produced in an Industrial Zone has the potential to limit the way in which the industrial activities establishing in the area function. This in turn may impose economic costs to the industrial activities.	Limiting the noise that can be produced in an industrial zone has the potential to limit the way in which the industrial activities establishing in the area function. This in turn may impose economic costs to the industrial activities.  The Plains Zone rules are more restrictive regarding the production of noise, creating a greater cost from the requirements of the regulation of noise.	If industrial activities are established in Stage 1 while the stage is still deferred they will have to comply with the Plains Zone noise standards	
<b>Benefit</b>	There are environmental and social benefits for activities occurring outside of the	There are limited benefits to this approach.	The properties within the Deferred Industrial Zone are afforded the same protection as they are	

15 Noise				
	OPTION 1: Adopt existing noise rules for the Industrial 2 Zone	OPTION 2: Adopt existing noise rules for the Plains Zone	OPTION 3: Adopt existing noise rules for the Plains Zone in the Deferred Industrial 2 Zone (Irongate Industrial Area)	
	industrial zone, or houses located within the zone, as the provisions restrict noise levels to an appropriate level within the notational boundary of a dwelling house.		presently under the Plains Zone rules until such time as industrial activities can establish in the area. This provides a social benefit to the residential activities which are currently located within the Stage 2 area.	
<b>Appropriateness</b>	As the plan change provides for the expansion of the existing Industrial 2 (General Industrial) Zone it is considered appropriate to adopt the noise provisions for the Industrial 2 Zone. <b>This is the preferred option.</b>	It is not considered appropriate to restrict the noise levels in the plan change area beyond the threshold they are already restricted to in the Industrial 2 Zone. This is not the preferred option	It is considered to be appropriate for the deferred industrial area to retain the noise provisions which currently apply to the Plains Zone until such time as the services area in place and the deferment is lifted. This option is <b>preferred in conjunction with option 1.</b>	

<b>16 Lighting and Glare</b>				
	<b>OPTION 1: Adopt existing lighting and glare rules for the Industrial 2 Zone</b>	<b>OPTION 2: Adopt existing lighting and glare Rules for the Plains Zone</b>	<b>OPTION 3: Adopt existing lighting and glare rules for the Plains Zone in the Deferred Industrial 2 Zone (Irongate Industrial Area)</b>	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The Industrial 2 Zone lighting and glare rules have already been assessed against the objectives in the Plan and deemed to be an efficient and effective means of achieving the objectives.	The existing lighting and glare provisions for the Plains zone have not been developed for us within an industrial zone. They are therefore not an efficient or effective way of achieving the objectives for the industrial area.	The Plains Zone lighting and glare rules have already been assessed against the objectives in the Plan and deemed to be an efficient and effective means of achieving the objectives for Plains Zone activities. The activities in the Deferred Industrial 2 Zone will principally function as if the zone was still a Plains Zone until industrial activities become permitted. The existing Plains Zone rules are therefore considered to be an effective and efficient way of achieving the objectives in the Plan for the Deferred Industrial 2 Zone.	
<b>Cost</b>	Limiting the lighting and glare that can be produced in an Industrial Zone has the potential to limit the way in which the industrial activities establishing in the area function. This in turn may impose economic costs to the industrial activities.	Limiting the lighting and glare that can be produced in an industrial zone has the potential to limit the way in which the industrial activities establishing in the area function. This in turn may impose economic costs to the industrial activities.  The Plains Zone rules are more restrictive regarding the production of lighting and glare, creating a greater cost.	If industrial activities are established in Stage 1 while the stage is still deferred they will have to comply with the Plains Zone lighting standards.	
<b>Benefit</b>	There are environmental and social benefits for activities occurring outside of the	There are limited benefits from this approach.	The properties within the Deferred Industrial Zone are afforded the same protection as they are	

<b>16 Lighting and Glare</b>				
	<b>OPTION 1: Adopt existing lighting and glare rules for the Industrial 2 Zone</b>	<b>OPTION 2: Adopt existing lighting and glare Rules for the Plains Zone</b>	<b>OPTION 3: Adopt existing lighting and glare rules for the Plains Zone in the Deferred Industrial 2 Zone (Irongate Industrial Area)</b>	
	industrial zone, or houses located within the zone.		presently under the Plains Zone rules until such time as industrial activities can establish in the area. This provides a social benefit to the residential activities which are currently located within the Stage 2 area.	
<b>Appropriateness</b>	As the plan change provides for the expansion of the existing Industrial 2 (General Industrial) zone it is considered appropriate to adopt the noise provisions for the Industrial 2 Zone. <b>This is the preferred option.</b>	It is not considered appropriate to restrict the lighting and glare levels in the plan change area beyond the threshold they are already restricted to in the Industrial 2 Zone. This is not the preferred option	It is considered to be appropriate for the deferred industrial area to retain the lighting and glare provisions which currently apply to the Plains Zone until such time as the services are in place and the deferment is lifted. This option is <b>preferred in conjunction with option 1.</b>	

<b>17 Stormwater Quantity</b>				
	<b>OPTION 1: Do nothing – Stormwater management addressed by development on a site by site basis.</b>	<b>OPTION 2: Ensure that the development is hydraulically neutral. Meaning stormwater from the fully developed site enters the any catchment at the same rate as it did pre development.</b>	<b>OPTION 3: Provide a reticulated solution for the Sissions Drain Catchment, and provide for sites within the Irongate Drain catchment to dispose of stormwater onsite or to the Irongate Stream. All sites to dispose of stormwater from roofs to ground onsite.</b>	<b>OPTION 4: Identify the low lying natural ponding area on the Structure Plan, and include it on the Councils GIS hazards database.</b>
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	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 but a site by site approach to stormwater quantity control is not the most efficient or effective method to achieve the objective.	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. This method will effectively achieve the objective but it is not the most efficient way of doing so.	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 HBRC has highlighted concerns about flooding around the Sissions Drain, but have not expressed any particular concerns in relation to the Irongate Stream or wider Karamu Stream catchment. This option will ensure that the change in land use does not result in the existing flooding issues on the Sissions Drain getting worse through a combination of offsite and onsite attenuation. This objective can therefore be effectively achieved through the stormwater management solution proposed.	The ponding area identified through the stormwater assessment for the area is not a significant natural hazard. However, provisions should be made to ensure the future development addresses the issue identified. Objective HNO2 of the Plan aims to ensure that land use activities avoid or mitigate adverse effects arising from natural hazards. Identifying the ponding area on the Structure Plan is an effective and efficient method of achieving this objective.
<b>Costs</b>	There is a potential environmental cost to the Irongate Stream from the change in rate of runoff from	This option has the largest economic costs as achieving hydraulic neutrality results in large areas of attenuation	There is an economic cost to developers and / or landowners from the provision of onsite stormwater solutions for roof	The land is identified as needing additional investigation to identify an appropriate localised solution

<b>17 Stormwater Quantity</b>				
	<b>OPTION 1: Do nothing – Stormwater management addressed by development on a site by site basis.</b>	<b>OPTION 2: Ensure that the development is hydraulically neutral. Meaning stormwater from the fully developed site enters the any catchment at the same rate as it did pre development.</b>	<b>OPTION 3: Provide a reticulated solution for the Sissions Drain Catchment, and provide for sites within the Irongate Drain catchment to dispose of stormwater onsite or to the Irongate Stream. All sites to dispose of stormwater from roofs to ground onsite.</b>	<b>OPTION 4: Identify the low lying natural ponding area on the Structure Plan, and include it on the Councils GIS hazards database.</b>
	<p>the site, with higher peak flows and lower dry weather base flows impacting to reduce the quality and diversity of habitats for benthic fish species. However, the ecological report concludes that the increase in impervious surfaces from the zone as a whole is relatively minor on its own, and it is the cumulative effect of additional impervious surfaces that has the potential to create the greatest environmental cost.</p> <p>There are potential social and economic costs in the Sissions Drain catchment as the increase in impervious surfaces have the potential to cause localised flooding of both the southern expressway and around the area where the Sissions Drain passes under Maraekakaho Road.</p> <p>There is an economic costs of each site providing their own stormwater treatment and disposal.</p>	<p>needing to be provided.</p> <p>It is considered to be an inefficient use of the Plains Zoned land and there for an environmental cost to incorporate attenuation</p>	<p>water, including ongoing maintenance costs.</p> <p>There is an economic cost from providing the reticulated solution. This cost is not as a great as the cost of requiring a total onsite solution for sites within the Sissions Drain catchment.</p>	<p>which may reduce its value creating an economic cost on the current land owner.</p>



17 Stormwater Quantity				
	OPTION 1: Do nothing – Stormwater management addressed by development on a site by site basis.	OPTION 2: Ensure that the development is hydraulically neutral. Meaning stormwater from the fully developed site enters the any catchment at the same rate as it did pre development.	OPTION 3: Provide a reticulated solution for the Sissions Drain Catchment, and provide for sites within the Irongate Drain catchment to dispose of stormwater onsite or to the Irongate Stream. All sites to dispose of stormwater from roofs to ground onsite.	OPTION 4: Identify the low lying natural ponding area on the Structure Plan, and include it on the Councils GIS hazards database.
	The economic costs of treating stormwater in the Sission Drain catchment are considerable higher than the economic costs of providing a reticulated system.			
<b>Benefits</b>	<p>The provision for the increased urban area has already been made. There is an economic benefit from using the existing capacity of the flood control scheme on the Karamu catchment rather than reducing the flows to unnecessarily low levels within the proposed new industrial area. Furthermore providing for a reticulated system is a more for efficient means of achieving a solution for properties within the Sissions Drain catchment.</p> <p>Disposing of stormwater to ground soakage has the added environmental benefit of contributing to aquifer recharge.</p>	<p>There would be no more water entering the Irongate Stream and Sissions Drain than there is now.</p> <p>The likelihood of increased use of ground soakage will result in environmental benefits from groundwater aquifer recharge.</p>	<p>Disposing of stormwater from roofs has the added environmental benefit of contributing to aquifer recharge.</p> <p>There is an economic benefit from disposing of stormwater from roofs to land, as the stormwater system will not need to accommodate this additional water, reducing the size and therefore the cost of offsite attenuation.</p>	<p>There is a social benefit from identifying the area, as people are made aware of the risk of ponding, and can therefore provide for this in their designs.</p>
<b>Appropriateness</b>	This is considered to be an	This is not considered to be the	This is considered to be the	The inclusion of the ponding

<b>17 Stormwater Quantity</b>				
	<b>OPTION 1: Do nothing – Stormwater management addressed by development on a site by site basis.</b>	<b>OPTION 2: Ensure that the development is hydraulically neutral. Meaning stormwater from the fully developed site enters the any catchment at the same rate as it did pre development.</b>	<b>OPTION 3: Provide a reticulated solution for the Sissions Drain Catchment, and provide for sites within the Irongate Drain catchment to dispose of stormwater onsite or to the Irongate Stream. All sites to dispose of stormwater from roofs to ground onsite.</b>	<b>OPTION 4: Identify the low lying natural ponding area on the Structure Plan, and include it on the Councils GIS hazards database.</b>
	appropriate option. However, it is more efficient to provide a reticulated stormwater solution where that can be established in a viable manner. This is not therefore the preferred option.	most appropriate option as there is already provision made for increased flows in the wider Karamu catchment. It is hence primarily the flood risk in the Sissions Drain that needs addresssing. This option is not the preferred option.	most appropriate option and is the <b>preferred option</b> as defined in the stormwater option assessment.	area in the Structure Plan and on the hazards database held by the Council is the most efficient and effective method to achieve the objectives of the Plan. This method should be used to provide information to future developers.

<b>18 Stormwater Quality</b>				
	<b>OPTION 1: Do nothing – leave the control of stormwater discharges to Rules 42 and 43 of the Hawke’s Bay Regional Resource Management Plan, the controls in section 13.4 (earthworks) and the controls in section 13.8 (hazardous substances) of the District Plan</b>	<b>OPTION 2: Include a new rule which manages the quality of the stormwater discharges from the zone.</b>	<b>OPTION 3: Control the roof materials to help influence the water quality discharged from roofs.</b>	
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The Plan does not contain any specific objectives relating to stormwater. However, the earthworks objective in section 13.4 of the Plan seeks to ensure that the life-supporting capacity of water, soil and ecosystems is safeguarded. The existing provisions relating to earthworks are considered to be an effective way of achieving this objective.	Objective 40 of the Regional Resource Management 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. Providing a second tier set of rules and other provisions in the District Plan would duplicate the provisions already in the Regional Resource Management Plan and may result in different quality standards and management solutions being required by the different authorities. The RMA indicates the most efficient	Objective 40 of the Regional Resource Management 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	

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OPTION 1: Do nothing – leave the control of stormwater discharges to Rules 42 and 43 of the Hawke’s Bay Regional Resource Management Plan, the controls in section 13.4 (earthworks) and the controls in section 13.8 (hazardous substances) of the District Plan				
OPTION 2: Include a new rule which manages the quality of the stormwater discharges from the zone.				
OPTION 3: Control the roof materials to help influence the water quality discharged from roofs.				
		method of addressing cross authority issues is to ensure consistency with higher tier statutory provisions (i.e. the Regional Resource Management Plan).	water quality standard which may conflict with higher tier Regional Council Documents. This is considered to be an effective way of meeting the objectives of the Plan.	
<b>Costs</b>	Although the District Plan controls the use and storage of hazardous substances which may be present on an industrial site, and limits the amount of earthworks that can be carried out within the proposed zone, it must rely on the provisions within the Regional Resource Management Plan to mitigate any other effects of stormwater entering the Sissions Drain or the Irongate Stream. This is the risk of not acting.	There is an economic cost to the wider community as the District Council would need to develop expertise to assess the appropriateness of stormwater solution proposed to meet quality requirements.  There is a potential cost to developers who will need to met two separate sets of standards which may or may not be consistent in the future.	There is the potential for a small economic cost to developers as the range of roofing materials will be limited to inert materials or painted surfaces with non metal based paint and maintained in good order.	
<b>Benefits</b>	This option has administrative benefits as it will be clear which authority controls stormwater discharges.	A site specific rule could be provided which could provide more guidance to developers than the general rules that exist in the Regional Resource Management Plan.	Helps to ensure that rood water from the development of the properties can be discharged to ground without further treatment. This has an environmental benefit as it will assist with the recharge of the water table in the area while helping to	

18 Stormwater Quality					
	OPTION 1: Do nothing – leave the control of stormwater discharges to Rules 42 and 43 of the Hawke’s Bay Regional Resource Management Plan, the controls in section 13.4 (earthworks) and the controls in section 13.8 (hazardous substances) of the District Plan	OPTION 2: Include a new rule which manages the quality of the stormwater discharges from the zone.	OPTION 3: Control the roof materials to help influence the water quality discharged from roofs.		
			maintain the quality of the discharge.		
<b>Appropriateness</b>	This is considered to be an appropriate method of providing for control of the quality of stormwater discharges within the proposed new industrial area.	This is not considered to be an appropriated method as it would require the District Council to have expertise in water quality management and monitoring, and would double up on the existing provisions provided in the Regional Resource Management Plan. This is not 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 <b>preferred</b> option.		

19 Accidental Discovery Protocol for Archaeological Sites					
Effectiveness and efficiency in achieving District Plan objectives.	OPTION 1: Do nothing – leave this to be covered by the Historic Places Act 1993	OPTION 2: Add a requirement to the Plan for an advice note regarding accidental discovery of archaeological sites to be put on all resource consents.			
	Chapter 12.5 of the District Plan recognises the “ <i>need to identify and protect heritage items which have historical, social, architectural, technological and archaeological significance</i> ”. Objective HRO1 seeks to “ <i>protect significant heritage items so that the heritage character and history of the District is preserved</i> ”. The archaeological assessment has not identified any significant features that require protection, and given the historic research undertaken it is unlikely that there will be any significant sites discovered through the development process. Should a site of significance be discovered as part of the development process it is considered that the requirements under the Historic Places Act 1993 would be an efficient and effective means of achieving the heritage objectives in the Plan.	As noted in the assessment of Option 1 the District Plan does not seek to protect all heritage items, only those which are significant to the character and history of the District. Including a rule or standard which requires an accidental discovery protocol to be placed on all resource consents is not considered to be an efficient or effective way of achieving this objective, when the Historic Places Act 1993 already protects these sites.  The resource consent process still allows for such advice notes to be used despite no specific requirements being included in the Plan.			

19 Accidental Discovery Protocol for Archaeological Sites				
OPTION 1: Do nothing – leave this to be covered by the Historic Places Act 1993		OPTION 2: Add a requirement to the Plan for an advice note regarding accidental discovery of archaeological sites to be put on all resource consents.		
<b>Costs</b>	There is a potential social and/or environmental cost of a Waahi Tapu or heritage item being damaged as part of the development of existing properties for industrial purposes.  There is a risk that developers will not be aware of the provisions of the Historic Place Act 1993 by not acting.	Adding an advice note about accidental discovery does not remove the potential social and/or environmental cost of a Waahi Tapu or heritage item being damaged as part of the development of existing properties for industrial purposes.		
<b>Benefits</b>	There is a consistent approach taken in regards to the way in which sites are identified and dealt within throughout the District.	There is an increased chance of developers knowing about the relevant provisions in the Historic Place Act 1993.		
<b>Appropriateness</b>	Relying on the provision of the Historic Places Act 1993 is considered to be an appropriate way of protecting any archaeological sites which may be discovered on site.  <b>This is the preferred method of protection.</b>	While an advice note will assist in making developers aware of the requirements under the Historic Places Act 1993, it will not change the statutory requirements on the developers. By including this provision there will be an inconsistent approach and procedure for the different areas within the Plan. The advice note has not been determined to be a more efficient or effective way of achieving the objectives for heritage in the Plan.		

<b>20 Dust</b>				
	<b>OPTION 1: Do nothing – rely on the existing District wide activity standard 13.4.8.1 and the Subdivision controlled activities assessment criteria</b>	<b>OPTION 2: Add a standard or assessment criteria for the Industrial 2 zone to ensure best industry practice management of dust generation from earthworks.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The combination of the existing District Wide earthworks provisions and the controls on earthworks as part of subdivision have already been determined to be an efficient and effective way of achieving the existing objectives in the Plan.	While site specific standards and assessment criteria for dust mitigation may be an effective way of achieving the Plan objectives, it is considered to be more efficient to control dust through the existing District Wide provisions.		
<b>Costs</b>	Requiring a resource consent to be obtained for earthworks over a required threshold has a potential economic cost.	Requiring a resource consent to be obtained for earthworks over a required threshold has a potential economic cost.		
<b>Benefits</b>	The environmental benefits from ensuring topsoil is not lost through wind erosion, and the social benefits of managing the nuisance effect of dust outweigh the economic costs of requiring a resource consent over and above the earthworks thresholds in the Plan.	The environmental benefits from ensuring topsoil is not lost through wind erosion, and the social benefits of managing the nuisance effect of dust outweigh the economic costs of requiring a resource consent over and above the earthworks thresholds in the Plan.		
<b>Appropriateness</b>	This is the most appropriate way of achieving the recommendation in the soils report relating to the mitigation of effects from dust as it utilises rules that already exist in the Plan and ensures that earthworks continues to be addressed in a consistent manner across the District. <b>This is the preferred option.</b>	Adding an additional standard or assessment criteria is not considered to be an appropriate method as it will add an additional layer of assessment for an activity which is already controlled under the Plan.		



21 Activity status of Category 3 Buildings				
	OPTION 1: Buildings under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) are classified as being Category 3 listed as Discretionary in the proposed plan change.	OPTION 2: Buildings identified as under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) classified as being Category 3, provided for under the current provisions in the Plan and the district wide issues in relation to Natural Hazards addressed part of the intended wider review process.		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<p>The following are given a building importance category of 3</p> <ul style="list-style-type: none"> <li>• Emergency facilities</li> <li>• Airports, railway stations or schools</li> <li>• Public assembly buildings</li> <li>• Covered malls</li> <li>• Museums and art galleries</li> <li>• Municipal buildings</li> <li>• Grandstands</li> <li>• Service stations</li> <li>• Chemical storage facilities.</li> </ul> <p>Objective NHO1 aims to identify and minimise the effects of natural hazards on the community and natural and physical resources. The GNS science report was unable to identify the exact location of the fault in the area of the proposed plan change, so instead takes a precautionary approach by recommending</p>	<p>The following are given a building importance category of 3</p> <ul style="list-style-type: none"> <li>• Emergency facilities</li> <li>• Airports, railway stations or schools</li> <li>• Public assembly buildings</li> <li>• Covered malls</li> <li>• Museums and art galleries</li> <li>• Municipal buildings</li> <li>• Grandstands</li> <li>• Service stations</li> <li>• Chemical storage facilities.</li> </ul> <p>Of these only service stations and chemical storage areas are likely to establish in the Industrial Zone. While emergency facilities and places of assembly (including schools) are permitted as District Wide activities (and this will not change as a result of the proposed rezoning) it is unlikely that these sorts of activities</p>		

21 Activity status of Category 3 Buildings				
	OPTION 1: Buildings under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) are classified as being Category 3 listed as Discretionary in the proposed plan change.	OPTION 2: Buildings identified as under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) classified as being Category 3, provided for under the current provisions in the Plan and the district wide issues in relation to Natural Hazards addressed part of the intended wider review process.		
	that the activities listed above are given an activity status of discretionary if located in the area. While this is considered to be a effective way of mitigating a potential risk, a district wide assessment of potential natural hazards is considered to be a more efficient and effective manner of addressing this issue rather than a site specific approach for the proposed new industrial area.	would establish within the zone. The Council is currently undertaking a district wide review of the natural hazards section of the Plan. The impact of natural hazards on the District will be assessed through this review process. A natural hazard plan change which responds to the fault hazard on a district wide basis is considered to be the most efficient and effective way of achieving the objective in the plan.		
<b>Costs</b>	Specifically excluding activities in the Industrial 2 Irongate area from the list of permitted district wide activities may cause confusion, particularly as the general locality of the fault hazard has been identified as being far wider than the proposed plan change area.	There is a very low risk of not acting on the information provided and making those activities listed above discretionary. Activities in Stage 1 of the deferred zone will be Restricted Discretionary and not become permitted until such time as the services are in place. The natural hazards plan change will probably be notified before any new industrial		

21 Activity status of Category 3 Buildings					
	OPTION 1: Buildings under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) are classified as being Category 3 listed as Discretionary in the proposed plan change.	OPTION 2: Buildings identified as under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) classified as being Category 3, provided for under the current provisions in the Plan and the district wide issues in relation to Natural Hazards addressed part of the intended wider review process.			
		buildings are constructed in the zone.			
<b>Benefits</b>	This option provides certainty that the low probability high potential risk natural hazard effects will be addressed for this part of the District only.	<p>Given that many of the category 3 activities are district wide activities which can currently establish in the area without need for resource consent, the plan change does not propose a change to the status quo.</p> <p>The service station and hazardous chemical storage areas, which are the most likely of the list above to be established in an industrial area, are controlled through the existing hazardous substances section of the Plan.</p>			
<b>Appropriateness</b>	It is not considered to be appropriate to specifically exclude some activities from those permitted district wide to respond to a potential effect which has been identified in an area wider than the proposed plan change. This is not the preferred option.	Leaving the status of activities within a hazard area to be addressed through the natural hazards review process which is currently being proposed is considered to be the most appropriate method of addressing the potential natural hazard effect.			

<b>21 Activity status of Category 3 Buildings</b>				
	<b>OPTION 1: Buildings under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) are classified as being Category 3 listed as Discretionary in the proposed plan change.</b>	<b>OPTION 2: Buildings identified as under the GNS Science Report <i>Hastings District: Earthquake Fault Trace Survey</i> (September 2007) classified as being Category 3, provided for under the current provisions in the Plan and the district wide issues in relation to Natural Hazards addressed part of the intended wider review process.</b>		
		<b>This is the preferred option.</b>		
<b>22 Minimum Lot Size</b>				
	<b>OPTION 1: Do nothing – leave the minimum lot size at 1000m<sup>2</sup> for front sites and 2000m<sup>2</sup> for rear sites as currently in the Industrial 2 Zone.</b>	<b>OPTION 2: Increase the minimum lot size for sites in the Industrial 2 Zone (Irongate Industrial Area) to 1 hectare and provide for a policy that encourages the establishment of dry industrial activities in the zone.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	Objective IZO5 of the Plan seeks to provide for new industries in the district. Providing for the development of the new industrial area with a smaller lot size would achieve this objective, but it is not considered to be the most efficient and effective way of providing for diverse new industries to establish.	Objective IZO5 of the Plan seeks to provide for new industries in the district. Including a policy which promotes the establishment of dry industrial activities in the Industrial 2 (Irongate Industrial Area), and supporting the establishment of that type of activity by limiting the minimum lot size in the zone is considered to be an efficient and effective way of		

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		providing for this larger scale type of new industry within the District. Smaller industries or those that require greater commercial profile or trade waste will be encouraged to establish in other industrial areas within the District that are more suitable for these types of industrial activities.		
<b>Costs</b>	<p>The land which is being developed for larger scale use may be fragmented through subdivision. There is an economic cost to the community if there are not any sites available for larger scale industries to establish in.</p> <p>Smaller lot sizes are likely to result in an increased density of development, and therefore an economic cost from the additional services required for this intensive use.</p>	There is the potential for an economic cost to the developers as these provisions limit the way in which the zone can be used and therefore the numbers of potential purchases.		
<b>Benefits</b>	Different types of industrial activity can establish in the area, providing a potential economic benefit to the existing landowners as there would be a wider pool of	There is an economic benefit from establishing a 'dry industrial' area as there would be a significant cost involved with providing for trade waste services to the area.		

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OPTION 1: Do nothing – leave the minimum lot size at 1000m <sup>2</sup> for front sites and 2000m <sup>2</sup> for rear sites as currently in the Industrial 2 Zone.				
OPTION 2: Increase the minimum lot size for sites in the Industrial 2 Zone (Irongate Industrial Area) to 1 hectare and provide for a policy that encourages the establishment of dry industrial activities in the zone.				
	<p>demand for the land.</p> <p>The land may be used more intensively as smaller lots often result in a greater density, and therefore an environmental benefit from the efficient use of the land resource.</p>	<p>There are benefits to be gained from locating common types of industry in a similar area.</p> <p>By establishing larger scale industries in this area more land will come available in other industrial areas, which may be better suited to other types of industrial use.</p>		
<b>Appropriateness</b>	<p>The existing lot sizes within the Industrial 2 Zone are not considered to be an appropriate method of promoting larger scale ‘dry’ industries, so while they can meet the objective in the Plan they are not the most appropriate in this instance. This is not the <b>preferred option</b>.</p>	<p>This policy and the lot size rule are considered to be the most appropriate method of achieving the objectives in the Plan.          This is the <b>preferred option</b>.</p>		

23 Access Location Restrictions				
	OPTION 1: Do nothing – Rely on the existing Limited Access Road status on Maraekakaho Road.	OPTION 2: Provision of an access corridor and a rule in the Plan to ensure that properties access via Irongate Road rather than Maraekakaho Road.	OPTION 3: Put a rule in the Plan to ensure adequate access separation from other accessways and intersections is achieved.	OPTION 4: Lift existing Limited Access Road status on Maraekakaho Road.
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	<p>TSO1 seeks to maintain or enhance the safety and efficiency of the District roading network. This can be achieved by minimising the number of potential conflict points where vehicles turn onto Maraekakaho Road. A limited access road status allows the road controlling authority to decline access to a limited access road where there is legal access to an alternate road. It also allows the road controlling authority to limit the number of accessways that can be established from a property onto a limited access road.</p> <p>Maraekakaho Road is currently a state highway. Once the southern expressway is constructed and commissioned Maraekakaho Road will be passed back to the Council for maintenance and management. The limited access road status is currently imposed under the Government Roding Powers Act. It will need to be reimposed under the Local</p>	<p>TSO1 seeks to maintain or enhance the safety and efficiency of the District roading network. While the limited access road status discussed in Option 1 will be an effective method there is still potential for the larger properties in Stage 1 of the development to access via Maraekakaho Road as there wouldn't be any other alternative road access within Stage 1 of the development. The traffic impact assessment indicates that access via Irongate Road is preferred for traffic safety reasons. To achieve this, an access corridor will be designated by Council to provide access for all existing properties to Irongate Road within Stage 1. The rule then ensures that this access corridor is used by any sites which adjoin it, and any new lots created through the subdivision of lots which currently adjoin it. This is considered to be an effective and efficient means of achieving the outcomes sought by the traffic impact</p>	<p>TSO1 seeks to maintain or enhance the safety and efficiency of the District roading network. Providing clear separation distances between accessways improves the safety of the road and is therefore an effective and efficient way of achieving the objectives in the Plan.</p>	<p>TSO1 seeks to maintain or enhance the safety and efficiency of the District roading network. It is considered that the limited access road status assists in achieving this objective, as such lifting the status from the road is not considered to be the most efficient and effective way of achieving the objectives in the Plan.</p>

<b>23 Access Location Restrictions</b>				
	<b>OPTION 1: Do nothing – Rely on the existing Limited Access Road status on Maraekakaho Road.</b>	<b>OPTION 2: Provision of an access corridor and a rule in the Plan to ensure that properties access via Irongate Road rather than Maraekakaho Road.</b>	<b>OPTION 3: Put a rule in the Plan to ensure adequate access separation from other accessways and intersections is achieved.</b>	<b>OPTION 4: Lift existing Limited Access Road status on Maraekakaho Road.</b>
	Government Act by the Council if it wishes to maintain this protection on its new arterial route.	assessment and therefore objective TSO1 of the Plan.		
<b>Costs</b>	A limited access road comes with a cost of regulation as the road controlling authority needs to assess and sign off on each new accessway, or change in use or location of accessway proposed by a developer.	There is an economic cost associated with obtaining land to provide for the internal access corridor within the plan change area.	The costs associated with this option are limited, as the properties have not yet been developed for industrial purposes, the future designs can easily accommodate this requirement.	There is a potential social cost associated with the lifting the status as it reduces the road controlling authorities ability to control where accessways are located and the number of properties that are accessed from them. Consequently the number of conflict points is allowed to increase and with it the potential for road accidents.  Due to the potential safety concerns additional accessways or accessways servicing large numbers of properties may in turn require a further upgrade to Maraekakaho Road which has a potential economic cost on the community.
<b>Benefits</b>	The integrity of Maraekakaho Road as an Arterial Route will be maintained, assisting in maintaining the current speed limit in the area.  There are safety benefits from limiting the number of vehicles	There is are social and environmental benefits from a safer roading network.	There are social and environmental benefits from the improved safety of the road network.	Lifting the limited access road status will result in less regulation around the assessment of applications to access the road. This will have an economic benefit to the developers and council.



<b>23 Access Location Restrictions</b>				
	<b>OPTION 1: Do nothing – Rely on the existing Limited Access Road status on Maraekakaho Road.</b>	<b>OPTION 2: Provision of an access corridor and a rule in the Plan to ensure that properties access via Irongate Road rather than Maraekakaho Road.</b>	<b>OPTION 3: Put a rule in the Plan to ensure adequate access separation from other accessways and intersections is achieved.</b>	<b>OPTION 4: Lift existing Limited Access Road status on Maraekakaho Road.</b>
	that turn into and out of the properties from Maraekakaho Road, and the number of potential conflict points are reduced.			
<b>Appropriateness</b>	This is considered to be an appropriate way on controlling access onto Maraekakaho Road. <b>This is a preferred option.</b>	This is considered to be an appropriate method to use in conjunction with the limited access road status provided for in option 1. <b>This is a preferred option.</b>	This is considered to be an appropriate method of achieving the objectives of the plan. <b>This is a preferred option.</b>	This is not considered to be appropriate and is not therefore the preferred option.

	<b>24 Access Width Restrictions</b>			
	<b>OPTION 1: Do nothing – Rely on existing 6m minimum legal width in Industrial Areas.</b>	<b>OPTION 2: Restrict width of the accesses to those recommended in the Traffic Impact Assessment.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The existing provisions serve the existing industrial areas which are all relatively shallow zonings close to an existing road. The 6 metre wide accessway has been appropriate in these areas as the length of the accessways has not been as long as it may be in the proposed Irongate Industrial Area. While this provision is an efficient and effective way of achieving the objectives in the plan for the existing zones it is not considered to be the most effective method for the proposed zone.	Restricting the width of accessways to those recommended in the traffic impact assessment would result in access to one property being six metres wide, access to two – four property being 9 metres wide and access to five or more properties requiring a road for access.  This is considered to be the most efficient and effective method of meeting the objectives in the plan for the proposed zone.		
<b>Costs</b>	The narrower 6 metre width may have a social cost as it would not provide for passing of heavy vehicles using the accessway and may result in accidents.	There is an economic cost from the need for wider accessways to be constructed.		
<b>Benefits</b>	There is an economic benefit as accessways will not need to be constructed to the wider standards required under option 2.	There is a social benefit from reducing the chances of accidents on the accessways.		
<b>Appropriateness</b>	The existing lot sizes within the Industrial 2 Zone are not considered to be an appropriate method of promoting larger scale ‘dry’ industries, so while they can	This is considered to be the most appropriate method. <b>This is the preferred option.</b>		

24 Access Width Restrictions				
	OPTION 1: Do nothing – Rely on existing 6m minimum legal width in Industrial Areas.	OPTION 2: Restrict width of the accesses to those recommended in the Traffic Impact Assessment.		
	meet the objective in the Plan they are not the most appropriate in this instance. This is not the preferred option.			

<b>25 Sign Size</b>				
	<b>OPTION 1: Do nothing – rely on the existing 5m<sup>2</sup> or 0.7m<sup>2</sup> per metre road frontage (whichever is larger) provisions.</b>	<b>OPTION 2: Allow for a sign similar in size to those permitted in the existing Industrial Areas, but adjust the area of sign allowed for length of road frontage as the frontage to the sites will be 10 x larger than other industrial areas.</b>		
<b>Effectiveness and efficiency in achieving District Plan objectives.</b>	The existing provisions serve the existing industrial areas which have a minimum lot size of 1000m <sup>2</sup> . The proposed lot size in the Irongate Industrial Area is 1ha. While the existing sign size provisions are an efficient and effective way of achieving the objectives in the plan for the existing zone it is not considered to be the most effective method for the proposed zone.	This option would result in signs of 5m <sup>2</sup> or 0.07m <sup>2</sup> per metre of site frontage being allowed. The proposed lots are 10 x larger in the proposed zone than other general industrial areas.  This is considered to be the most efficient and effective method of meeting the objectives in the plan for the proposed zone.		
<b>Costs</b>	There are environmental costs associated with the potential loss of amenity from allowing a sign of 70m <sup>2</sup> on a property with 100m site frontage (which would be the frontage for a square 1ha lot).  There is a potential social cost due to the reduced safety resulting from driver distraction when the total sign area on the site can be 70m <sup>2</sup> there is the potential for 10 10m <sup>2</sup> signs.	There are limited costs associated with this option.		
<b>Benefits</b>	There is a potential economic benefit from the ability to put up a very large, or a large	There are environmental benefits from improved amenity and potential social		

25 Sign Size				
	<b>OPTION 1: Do nothing – rely on the existing 5m<sup>2</sup> or 0.7m<sup>2</sup> per metre road frontage (whichever is larger) provisions.</b>	<b>OPTION 2: Allow for a sign similar in size to those permitted in the existing Industrial Areas, but adjust the area of sign allowed for length of road frontage as the frontage to the sites will be 10 x larger than other industrial areas.</b>		
	number of signs advertising the business on the site.	benefits from reduced driver distraction.		
<b>Appropriateness</b>	The existing sign provisions within the Industrial 2 Zone are not considered to be an appropriate method of providing signage for the larger scale 'dry' industries, they are not the most appropriate in this instance. This is not the <b>preferred option</b> .	This sign size rule is considered to be the most appropriate method of achieving the objectives in the Plan. This is the <b>preferred option</b> .		

## Appendix 1