

6.2 PLAINS PRODUCTION ZONE

6.2.1 INTRODUCTION

The Plains Production Zone recognises the growing powerhouse of the District. It is the focus for cropping, viticulture and orcharding in the region and in these activities it is nationally significant. The key to its productivity is the versatile land resource which provides flexibility into the future for changing productive land uses. Retaining this land for production purposes is a principle that forms one of the Council's cornerstones for sustainability of the District's natural and physical resources. While land based primary production is the primary focus of the Plains Production Zone it is recognised that other rural production activities that do not rely on the soil resource may also be appropriate in certain circumstances.

The Plains Production Zone surrounds the urban areas of Hastings, Havelock North, and Flaxmere and also includes parts of the Esk, Tutaekuri, and Ngaruroro river valleys. This land is intensively used and safeguarding the natural soil resource on the Plains with consequential benefits for productive capacity, is crucial to the future wellbeing of the District. The Council has clearly articulated this in its Vision which states that Hawke's Bay will be the premier land based production region of the South Pacific." This level of recognition has already been attained by the Winegrowers whose vineyards are located in the unique soil and climatic area of the Heretaunga Plains known as the 'Gimblett Gravels'. The concentration of Class 7 soils around the Roys Hill area has a largely uniform land use based around grape growing and wine production. This factor means that the nature of environmental effects produced both on-site and experienced by adjoining properties owners will be virtually the same, meaning that the area has unique characteristics. To recognise this, the District Plan provides the 'Roys Hill Wine growing District Overlay' within which specific standards apply to recognise the uniform land use and the special amenity of the area.

Tangata Whenua with Mana Whenua have a unique relationship with the land of the 'Plains'. As kaitiaki of this resource, Tangata Whenua with Mana Whenua have a responsibility to ensure that the versatile soils of the Plains are available to future generations.

This ethic of sustainable use of the Plains versatile land resource has also been endorsed by the wider community as it is recognised that this land plays a significant role in maintaining the economy of the District and, as a consequence, the wellbeing of the community. The economic prosperity of the District will continue to rely on the productive nature of this land into the future, with the character of the use possibly changing as a result of adaptation to climate change.

For this reason the Plains Production Zone identifies and recognises the area of the District that contains the versatile land which the District relies on. The following Objectives and Policies have been identified for the Plains Production Zone and the Methods for achieving them establishes the overall direction of the management of the Plains Production Zone.

6.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

PPAO1	The sustainable management of the versatile land of the Heretaunga Plains.
PPAO2	Recognition and acceptance of the level of effects associated with the sustainable management of land based primary production activities on the Heretaunga Plains.
PPAO3	Avoidance or mitigation of adverse effects on adjoining activities, including reverse sensitivity effects.
PPAO4	Wineries that provide a range of activities that are aligned with the viticulture use of the land.
PPAO5	An environment that has low scale commercial and industrial activities linked to produce grown and/or stock farmed on the site or nearby.
PPAO6	Retention of the open character, land based primary production activities, and low scale of buildings that comprise the amenity of the Plains Production Zone.
PPAO7	Recognition of long established infrastructure and community facilities.
PPAO8	Recognition of the unique characteristics of the Roys Hill Winegrowing District.
PPAO9	The life supporting capacity of the Heretaunga Plains Unconfined Aquifer system will be sustained.
PPAO10	That Mana Whenua values regarding the Kaitiakitanga of the Aquifer water resource are maintained.

6.2.3

OBJECTIVES AND POLICIES

OBJECTIVE PPO1

*Relates to
PPA01*

To ensure that the versatile land across the Plains Production Zone is not fragmented or compromised by building and development.

POLICY PPP1 *Encourage the amalgamation of existing Plains Production Zone lots into larger land parcels.*

Explanation

There are a large number of small lots within the Plains Production Zone and the Council will continue to actively encourage the amalgamation of these lots as and when the opportunity arises through Resource Consent and subdivision applications. This will result in larger property sizes that will provide greater potential flexibility for future soil based activities.

POLICY PPP2 *Restrict Forestry activities in the Plains Production Zone.*

Explanation

Production Forestry does not result in the most sustainable use of the versatile land of the District as the economy is inextricably linked to food production. Production Forestry within the Plains Production Zone would result in reduced employment opportunities and it is likely to result in reduced water yield in the long term. For these reasons the Council will restrict production forestry in the Plains Production Zone.

POLICY PPP3 *Limit the number and scale of buildings (other than those covered by Policy PPP4) impacting on the versatile soils of the District.*

Explanation

There have been a number of instances where buildings have impacted on the versatile land of the Plains Production Zone as a result of their scale. Some of these buildings are still associated with food production such as those used for intensive rural production activities. These are subject to resource consent with assessment of the effects on the soil resource. While it is beneficial to allow for industrial or commercial activities, or seasonal workers accommodation, that add value to the produce coming off the land it is important that these activities are not allowed to reach such a scale as to impact on the versatile soils that the activity originally relied on at its inception.

Note that this policy does not apply to buildings accessory to land based primary production, which are covered by Policy PPP4.

It is relevant that buildings accessory to land based primary production can become an issue if their use becomes redundant. While there is value in providing for the re-use of these buildings, the situation should not be allowed where farm buildings are constructed and then their uses change within a relatively short time period.

POLICY PPP4 *To enable land based primary production, including by providing for directly associated accessory buildings where they are not of such a scale as to adversely affect the life-supporting capacity of the versatile land resource and which are consistent with the rural character of the Zone.*

Explanation

The primary focus of the Plains Production Zone is land based primary production, which is provided for as a permitted activity within the Zone. The definition of land based primary production includes "directly associated accessory buildings, structures and activities" and these are permitted subject to compliance with performance standards, including standards relating to building coverage to ensure that the availability of the land for food production purposes is not undermined.

POLICY PPP5 *Recognise that residential dwellings and buildings accessory to them are part of primary production land use but that the adverse effects of these buildings on the versatile land of the Plains production Zone are managed by specifying the number and size of the buildings that are permitted.*

Explanation

It is recognised that the provision of a residential dwelling is one of the central components for the successful operation of orchards and production blocks on the Heretaunga Plains. However, the proximity of areas of versatile land to the main urban area also places pressure on the use of the land for dwellings. There should not be a situation where multiple dwellings occur on a Plains Production site. A principal dwelling plus a limited floor area supplementary residential building is permitted on each site. The limitation on the floor area is to ensure that the building is supplementary to the main dwelling and also to ensure that it has only a minor effect on the area available for production. The requirement for it to be within close proximity to the main dwelling is to reinforce the supporting role and reduce the impact on the operational and productive nature of the property. Supplementary dwellings will have a maximum permitted floor area and there is no provision for them to have accessory buildings.

Seasonal worker accommodation is provided for as a special form of accommodation which is generally considered appropriate in the Plains Production Zone and especially for RSE workers, due to its direct relationship the management and harvesting of primary produce close connection with the productive activities within the Zone, subject to limits on size and assessment of its effects, particularly on versatile soils. Beyond the 80 resident limit the scale of the activity is considered to have more significant effects on the versatile land with building scale and the requirements around on-site servicing.

Note: Although supplementary residential dwellings are a Permitted activity subject to a specified maximum floor area, it is not appropriate to use them for a permitted baseline comparison for other buildings as they are directly related to the residential use of the site and they cannot be subdivided off as they remain in the curtilage of the main dwelling. Nor should the maximum building footprints for commercial activities be used as permitted baseline for supplementary dwellings as commercial activities are stand-alone developments. Similarly, seasonal workers accommodation should not be used as a permitted baseline comparison as they are considered to be of a temporary nature with a requirement that they are relocatable.

POLICY PPP6 *Restrict the ability to create lifestyle sites within the Plains Production Zone to those from an existing non-complying site where the balance of the site is amalgamated with one or more adjoining sites to form a complying site.*

Explanation

One of the major issues affecting versatile land is the pressure that comes to bear as a result of people wanting to establish lifestyle developments close to the main urban centres. The Council is seeking to keep firm control over the creation of such sites to ensure that the versatile soils are not fragmented to such a degree that they cannot be used for production purposes. Past experience has shown that once these small areas of land are created it is unlikely that they will ever be used for production purposes in the future. This policy is consistent with the Regional Policy Statement which states that the versatile land of the Heretaunga Plains is highly desirable for urban and rural lifestyle development but most importantly it underpins the economy of the region. This conflict and pressure from urban development makes it a regionally significant issue.

The policy of providing for a lifestyle site to be created where the balance is amalgamated to create a new complying site (that is, complying with the 12ha minimum site size) is one which has been carried over from the previous District Plan. It is a policy that has been successful in achieving its aims of increasing the number of complying sites.

POLICY PPP7 *Establish defined urban limits to prevent ad hoc urban development into the Plains Production Zone.*

Explanation

The Heretaunga Plains Urban Development Strategy (2010) has identified the importance of the Plains versatile soils to the community. It has recommended that clear urban boundaries be established to prevent the creep of activities onto the versatile soils. The Regional Policy Statement requires through policy, that District Plans shall identify urban limits within which urban activities can occur sufficient to cater for anticipated population and household growth to 2045.

OBJECTIVE PPO2

Relates to PPAO1 and PPAO5

To provide for flexibility in options for the use of versatile land.

POLICY PPP8 *Provide for industrial and commercial activities in the Plains Production Zone where they are linked to the use of the land and with limits on the scale and intensity to protect soil values and rural character.*

Explanation

The ability to establish industrial and commercial activities within the Zone as Permitted Activities is for the purpose of allowing primary producers to add value to produce that has been grown on the site. It is not intended that the Plains Production Zone should provide commercial or retail opportunities for owners who may wish to take advantage of a high profile location or area of high amenity. Any commercial or industrial activity should be directly linked to the use that is undertaken on the site.

The scale of commercial and industrial development is an important consideration as it should not be such as to adversely impact on the versatile land on which the activity is sited, and to ensure that adverse effects on neighbouring properties, such as noise or traffic generation, are not experienced. Furthermore there are specific Zones within the District that provide for both commercial and industrial activity, and limits on the scale and intensity of these activities within the Plains Production Zone will assist in maintaining the efficiency and effectiveness of the Commercial and Industrial Zones. The limits on scale will also ensure that the character of the Zone is protected. It is also recognised that the use of existing buildings to accommodate industrial or commercial activities may be an efficient use of resources.

POLICY PPP9 *To provide for Rural Transport Depots as activities that are directly reliant on the land to hold stock in transit, or undertake a land based primary production activity as part of this activity taking into account the need to avoid, remedy or mitigate the adverse effects on versatile land, water values and rural character.*

Explanation

A Rural Transport Depot is an activity that is directly related to land based primary production and has the potential to result in significant social and economic benefits to the District. Rural Transport Depots directly support the use of the wider versatile land resource. Rural Transport Depots may have a need for facilities, yards and holding paddocks to hold livestock in transit and/or to support land based primary production activities. The location of Rural Transport Depots also need to consider proximity and links to strategic transport hubs within the Transport network as well as the proximity to sale yards and Meat works facilities. The opportunity to establish and operate in the Zone will be provided through a Discretionary Activity resource consent process, to ensure that any potential for significant adverse effects can be avoided, remedied or mitigated.

POLICY PPP10 *Provide for a dairy processing plant as a Discretionary Activity in recognition of its unique requirements of reliance on primary produce together with the need to locate in proximity to land suitable for the irrigation of high volume wastewater.*

Explanation

While a dairy processing plant may be of a large scale, it has the potential to result in significant social and economic benefits to the District, and directly supports more efficient use of the wider versatile land resource, and therefore results in greater production within the Zone. The opportunity to establish and operate in the Zone will be provided through a Discretionary Activity resource consent process, to ensure that any potential for significant adverse effects can be avoided, remedied or mitigated and to consider consistency against the objectives and policies of the Plan with particular reference to Policy PPP8. The Discretionary Activity assessment will consider whether location within the Plains Production Zone better achieves sustainable management than location within an industrial zone.

POLICY PPP11 *Require that any subdivision within the Plains Production Zone does not result in reducing the potential for versatile land to be used in a productive and sustainable manner.*

Explanation

The subdivision of land within the Plains Production Zone is an important activity to control as it involves a finite resource. The Council aims to prevent the cumulative effects of numerous small scale subdivisions on the overall area of the versatile land resource. The aim is that the subdivision of land should not result in activities that will negatively impact on the sustainability of the versatile land.

POLICY PPP12 *Provide for a Retirement Village on Lot 2 DP 437278 as a Discretionary Activity in recognition of the unique characteristics of the site that would make it particularly suited to retirement living while taking into account the need to provide a strong artificial urban buffer to signal the limit to further urban sprawl to the south.*

Explanation

The site that is subject to this policy is a small strip of land that immediately joins the residential boundary of Havelock North in Te Aute Road. The Heretaunga Plains Urban Development Strategy (HPUDS) 2017 has identified that the wider Middle Road area of Havelock North is not considered as a preferred area for future residential expansion due to a number of factors including that there is no features that would allow a strong urban boundary to be established, and being such a large area would reduce the incentive to intensify within the established area of Havelock North. HPUDS has recognised that retirement housing will be an increasingly important component of the residential market and that given its characteristics this small site that comprises a finger of the wider Middle Road option would make an attractive location for a retirement village development. This is a contained site bordered by Te Aute Road and the Karamu Stream although an artificial buffer would have to be provided to the south to signal the limit of urban development. The Discretionary Activity status is required to properly consider the adverse effects of the scale of a retirement village on the Plains environment. The assessment will also consider the need for additional land for retirement village at the time of the application.

OBJECTIVE PPO3 **To retain the rural character and amenity values of the Plains Production Zone.**

Relates to PPA06

POLICY PPP13 *Require that any new development or activity is consistent with the open and low scale nature that comprises the rural character and amenity of the Plains Production Zone.*

Explanation

The Plains Production Zone is topographically flat but does have a distinctive rural character. This relates to the openness of the environment and to the low scale of any development within the Zone. Generally the property sizes within the Plains Production area are of a size that supports production. These features help to accentuate the flat and open topography of the Plains.

POLICY PPP14 *Require that any new activity locating within the Plains Production Zone shall have a level of adverse effects on existing lawfully established land uses that are no more than minor.*

Explanation

The District Plan introduces a range of Standards to protect adjoining properties from the effects of activities carried out on any site. The standards reflect the present agricultural nature of the Zone, and the management standards accepted in the Zone. In many cases these have been established over a long period of time and have evolved through a number of District Plan review processes.

POLICY PPP15 *Noise levels for activities should not be inconsistent with the character and amenity of the Plains Production Zone.*

Explanation

Activities associated with rural production can generate significant amounts of noise. While there is a recognised 'right to farm' philosophy built into the Plan in Policy PPP13, there is a need to have limits that maintain the character of the area and protect the health of residents. Performance Standards for noise have been drafted and set at a level which recognises the need for activities to operate in a way that does not unduly restrict normal practices associated with activities in the Plains Production Zone in order to protect their continued economic operation while maintaining appropriate amenity standards for residents in the Zone.

OBJECTIVE PPO4 **To enable the operation of activities relying on the productivity of the soil without limitation as a result of reverse sensitivities.**

Relates to PPA02

POLICY PPP16 *Require that any activity locating within the Plains Production Zone will need to accept existing amenity levels and the accepted management practices for land based primary production activities.*

Explanation

The Council has long adopted the 'right to farm' principle in the rural areas of the District. This has arisen from the occupation of some of the smaller land holdings for lifestyle purposes. The 'right to farm' principle makes it clear to those property owners new to the rural environment that there are farming management practices that by their nature and timing might be considered nuisances in the urban context but are entirely appropriate for the efficient and effective functioning of land based primary production activities.

OBJECTIVE PPO5
Relates to PPA04
To enable Wineries to vertically integrate activities associated with the production of grapes where they do not compromise the versatile land.

POLICY PPP17 *To enable wineries to vertically integrate with grape production on the land, but to limit the scale of associated buildings and outdoor storage areas.*

Explanation

There are some activities that have direct linkages to viticulture production. These activities are appropriate for the Plains Production Zone but the scale of them is to be controlled as there have been instances where oversize processing facilities have had a direct impact on the sustainability of the versatile soils of the District. It is considered that, where the activities exceed the maximum areas set down, they should relocate to an appropriately zoned site.

Although wineries are a Permitted activity subject to a specific maximum floor area, it is not appropriate to use wineries as a permitted baseline comparison for other buildings with no vertical integration to a particular site.

OBJECTIVE PPO6
Relates to PPA07
To provide for Existing Regional Infrastructure facilities that contribute to the transport and service network.

POLICY PPP18 *Provide for the continued use and development of the Bridge Pa Aerodrome within its existing site.*

Explanation

The Bridge Pa Aerodrome provides the community with a base for much of the District's rural flying services including topdressing, spraying and frost fighting services. It also provides a vital back-up to the operations of the Hawke's Bay Airport and is recognized as a regional Civil Defence asset.

OBJECTIVE PPO7
Relates to PPA02
To ensure the Integrated management of the land and water resources on the Heretaunga Plains.

POLICY PPP19 *Work collaboratively with the Hawke's Bay Regional Council to manage land uses that impact on water quality and quantity.*

Explanation

The National Policy Statement for Freshwater Management seeks improved integration between the management of freshwater and the use and development of land within the catchments. This will occur by developing collaborative management techniques with the Regional Council. One such method may be the identification of rivers and streams where further areas of Esplanade Reserves will be taken. This issue is advanced in the Subdivision section of the Plan.

OBJECTIVE PPO8
Relates to PPA01
To recognise and provide, as scheduled activities, land uses that are long established on a site, or previously zoned industrial sites, that have a proven economic benefit to the community.

POLICY PPP20 *To list scheduled sites in the District Plan that provide a valuable service to the community or satisfy a proven community need whilst avoiding, remedying or mitigating the adverse effects resulting from the Scheduled Activity.*

Explanation

The Council recognises that there are some long established existing uses in Hastings District that provide a valuable service to the community for several decades. However many of these existing uses may not qualify as being Permitted under the Rules of the Zone in which they are located, the Hawke's Bay Showgrounds is one such use. The Showgrounds have played an important part in the social and cultural history of the community. It continues to be an important venue for a diverse range of community activities including the weekly Farmers' Market and large annual events such as the A&P Show and Horse of the Year. The role that a site such as this plays is recognised in the Plan as a scheduled activity. The Council, while ensuring any adverse effects these land uses may create are avoided, remedied or mitigated, wants to retain such a facility.

Maintaining the character and scale of buildings and activities prevalent in the zone is important as the potential adverse effects from the scheduled activities can significantly alter the character and amenity of an area and the sustainable management of the Heretaunga Plains versatile land resource. Also any changes to the scheduled sites should recognise the character, scale and sustainable management of the versatile land.

Scheduled sites are identified on the Planning Maps. The site may be used for the scheduled activities stated for the site in Appendix 26 and must comply with the Rules in the Plan. Scheduled activities are additional to the Permitted, Controlled and Discretionary uses provided for by the underlying Zone. The addition of new scheduled activities is not envisaged as it undermines the integrity of the objectives and policies of the zone and other zones that provide for those activities.

POLICY PPP21 *To provide for existing industrial activities, previously zoned Industrial 6, within the Plains Production Zone as Scheduled Activities, whilst avoiding, remedying or mitigating any adverse effects resulting from the Scheduled Activity.*

Explanation

The district plan has in the past, made provision, by way of industrial zoning, for particular isolated industrial activities that are longstanding.

These isolated industrial sites do not align with the District's Industrial Strategy. For this reason zoning has been replaced by scheduling the activities on the site. It is appropriate to continue to provide for them as Scheduled Activities in the Hastings District Plan. Notwithstanding this, the scheduling of further industrial activities is to be actively discouraged because it will undermine the integrity of the objectives and policies of the Plains Production zone.

Furthermore, it will undermine the utilisation of the industrial land resource that is provided in the district, by way of the Industrial zones wherein land is zoned for industrial activities and infrastructure has been purpose built to meet the needs of industry, whilst protecting the environment from potential adverse effects associated with industrial activity. This is not an appropriate way to sustainably manage the industrial land resources of the district.

OBJECTIVE PPO9 *To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.*
Relates to outcomes PPA09 and PPA010

POLICY PPP22 *Ensure that where activities involving hazardous substances are located within the sensitive environment of the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59), their usage and storage are designed and managed to ensure the water supply for the environment and community is not compromised.*

Explanation

The protection of the quality of the drinking water, irrigation water and natural watercourses that emanate from the Heretaunga Plains Unconfined Aquifer is critical to the health and economic welfare of the Hawke's Bay community. Industrial Zoned land and intensive horticultural and viticulture operations are located over the unconfined area of the aquifer. Additional protection to that provided by HSNO regulation is therefore considered appropriate to apply to this area to ensure that this critical ground water resource is not contaminated. The District Plan will adopt a precautionary approach to the storage, use, and disposal of all materials in order to avoid the entry of any hazardous substance into the aquifer. For this reason the storage, handling or use of Arsenic (As) within the Heretaunga Plains Unconfined Aquifer is a Prohibited Activity via the adoption of Rule PP43.

POLICY PPP23 *Monitor land use activities occurring within the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59) to ensure that current regulation is adequately preventing contaminants from entering this groundwater resource.*

Explanation

Substances utilised by new and existing land use activities overlying the aquifer, pose a potential threat of contamination. The District Council will monitor land use activities and their effects to ensure that appropriate land use practices are employed and that District Plan provisions are being complied with.

OBJECTIVE PPO9 **To recognise the unique soil and climatic characteristics and the uniform land use of the Roys Hill area of the District.**

Relates to PPA08

POLICY PPP24 *To provide an overlay 'Roys Hill Winegrowing District' to identify the concentration of viticulture and wine production on Class 7 soils, and protect the unique amenity that results.*

Explanation

The 'Roy's Hill Winegrowing District' overlay identifies the properties that are located on the concentrated area of Class 7 soils known as the 'Gimblett Gravels'. There are properties that have these Class 7 soils but have been excluded from the overlay as they are located on the fringe of the area and incorporate established industrial activities.

The overlay relates to the concentration of grape growing activities within the area and allows for a set of provisions unique to this area that reflects the level of effects that the environment can accommodate. As an example the predominance of viticulture activities with the Overlay area would mean that a larger number and duration of temporary events could be held on a site without having the level of effect that might be experienced in the normal Plains Production Zone environment.

POLICY PPP25 *To ensure that activities are complementary to the character and amenity of the Roys Hill Winegrowing District and safeguard the grape growing potential of the land.*

Explanation

The Roys Hill Winegrowing District is largely characterised by viticultural production. This means that the scale and type of effects produced are going to be the same as those produced on the adjoining site. The uniformity of land use within the Roy's Hill Winegrowing District reduces the potential for reverse sensitivity effects occurring and it also reduces the level of effects that might be experienced across property boundaries. This allows for a greater level of flexibility of standards applying to activities within the overlay over and above those established for activities occurring within the Plains Production Zone.

The character and amenity of the Roys Hill Winegrowing District is related to the Winegrowing activities that are predominant in the area. This is a quality environment with high levels of visual amenity based upon a predominantly viticultural land use. In order to maintain the characteristics that contribute to this amenity it is important that the scale of buildings is controlled and the effects on the landscape considered.

6.2.4 RULES

Table 6.2.4 and 6.2.4A set out the status of activities within the Plains Production Zone. These activities are all subject to the Standards and Terms set out in this Plan.

RULE TABLE 6.2.4 - PLAINS PRODUCTION ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
PP1	Land Based Primary Production	P
PP2	One Residential Building per site	P
PP3	One Supplementary Residential Building	P
PP4	Retailing within specified limits	P
PP5	Commercial Activities within specified limits	P
PP6	Industrial Activities within specified limits	P
PP7	Temporary Events	P
PP8	Wineries within specified limits	P
PP9	Seasonal Workers Accommodation <u>up to a maximum of 125m² gross floor area</u>	P
PP10	Alterations to, or the addition of new buildings to existing Places of Assembly or any building ancillary to a recreation activity not exceeding 15% of the gross floor area as at 12/09/2015	P
PP11	Extensions to existing recreation activities not exceeding 15% of the land area, as measured on the 12/09/2015	P
PP12	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site.	P
PP13	Existing Education Facilities including extensions and alterations not exceeding 15% of the gross floor area, or not exceeding 15% of the site area, as at 12/09/2015	P
PP14	Recreation Activity that occurs on reserves vested under the Reserves Act 1977.	P
PP15	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a maximum gross floor area of 50m ² .	P
PP16	Temporary Military Training Activity	P
PP17	Relocated Buildings (with the exception of buildings for seasonal workers accommodation and Relocated Buildings within the Roys Hill Winegrowing District Overlay) that meet the General Performance Standards and Terms in Section 6.2.5 and Specific Performance Standards and Terms in Section 6.2.6.	P
PP18	Industrial activities involving buildings with a gross floor area between 100m ² and 2500m ² for the Plains Production Zone and 50m ² and 2500m ² for the Roy's Hill Winegrowing District for processing, storage and/or packaging of agricultural, horticultural, and/or viticultural crops and/or produce.	RDNN
PP19	Any building ancillary to a Recreation Activity on reserves vested under the Reserves Act 1977 with a gross floor area greater than 50m ² .	RDNN
PP20	Relocated Buildings within the Roys Hill Winegrowing District Overlay	RD
PP21	The alteration of established Education Facilities exceeding 15% of the gross floor area, or exceeding 15% of the site area, as at 12/09/2015	RD
PP22	Intensive Rural Production	RD
PP23	Relocated Buildings (with the exception of buildings for seasonal workers	RD

RULE TABLE 6.2.4 - PLAINS PRODUCTION ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
	accommodation and Relocated Buildings within the Roys Hill Winegrowing District Overlay)not meeting one or more of the General Performance Standards and Terms in Section 6.2.5 and/or Specific Performance Standards and Terms in Section 6.2.6	
PP23A	Seasonal Worker accommodation over 125m² with up to 80 workers.	RD
PP24	Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 6.2.5 and Specific Performance Standards and Terms in Section 6.2.6C(b) and 6.2.6C(d), 6.2.6D(2), 6.2.6H, 6.2.6I (excluding 'Winemaking and associated bottling, storage and packaging'), 6.2.6J, 6.2.6K, and 6.2.6L.	RD
PP25	Intensive Rural Production Activities not meeting one or more of the General Performance Standards and Terms in Section 6.2.5 and / or Specific Performance Standard 6.2.6A.	D
PP25A	A retirement village on Lot 2 DP437278	D
PP26	Wineries not complying with Specific Performance Standard 6.2.6H for 'Winemaking and associated bottling, storage and packaging'	D
PP27	Scheduled Site 21 Hawke's Bay Showgrounds New Buildings for General Conference or Social Facilities and Premises for the Sale of Liquor not associated with the scheduled activities.	D
PP28	Forestry	D
PP29	Any new residential building or building being part of a marae, place of assembly, commercial activity or industrial activity erected on another site within 400 metres of an intensive rural production activity involving buildings housing animals reared intensively and yards accommodating animals reared intensively.	D
PP30	Any new residential building or building being part of a marae, place of assembly, commercial activity or industrial activity erected on another site within 150 metres of an intensive rural production activity involving organic matter and effluent storage, treatment and utilisation	D
PP31	Any new residential building or building being part of a marae, place of assembly, commercial activity or industrial activity erected on another site within 15 metres of any buildings used for any other Intensive Rural Production activity not listed as above in Rules {Link,-1,6.2.4.26 and {Link,-1,6.2.4.27.	D
PP32	Industrial Activities not complying with Specific Performance Standard 6.2.6F(1) for 'Processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce'.	D
PP33	Any noise sensitive activity within the Air Noise Boundary	D
PP34	Alterations to, or the addition of new buildings to existing Places of Assembly or any building ancillary to a recreation activity exceeding 15% of the gross floor area as at 12/09/2015	D
PP35	Extensions to existing recreation activities exceeding 15% of the land area, as measured on the 12/09/2015	D

PP36	Dairy Processing Plants	D
PP37	Rural Transport Depots	D
PP38	Residential buildings not complying with Specific Performance Standard 6.2.6B.	NC

RULE TABLE 6.2.4 - PLAINS PRODUCTION ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
PP39	Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary activity shall be a Non-complying activity. To avoid any doubt this includes activities not provided for above that do not comply with the following Specific Performance Standards: 6.2.6C(a) and (c), 6.2.6D(1), 6.2.6E(1) and 6.2.6(F).	NC
PP40	Residential Activities and visitor accommodation within 30 metres of any Industrial Zone on land identified within Appendix 17.	NC

RULE TABLE 6.2.4A - HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY		
PP41	The Storage, Handling or Use of Hazardous Substances (except Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	P
PP42	Permitted activities under Rule PP41 not meeting the Specific Performance Standards and Terms in Section 6.2.6N	RD
PP42	The Storage, Handling or Use of Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	Prohibited

Note: For users affected by the rules that apply specifically to the Heretaunga Plains Aquifer, attention is drawn to the National Environmental Standard for Sources of Human Drinking Water which may also be relevant to the activity.

6.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

The following General Performance Standards and Terms apply to all activities.

6.2.5A BUILDING HEIGHT

1. Industrial, commercial, frost protection fans (measured to the tip of the blade), winery buildings or structures

Maximum height 15 metres.

2. All other buildings or structures

Maximum height 10 metres.

3. Height in relation to Bridge Pa Aerodrome

No trees, shelterbelts, building, pole, mast, permanent or temporary structure shall intrude above

the height plane established by the Bridge Pa Aerodrome Height Restriction as shown in Appendix 35.

Outcomes

The amenity value of the Plains Production Zone will be maintained by preventing tall, obtrusive structures or buildings, especially on a largely flat plain.

Tall structures and trees

will be avoided where they will have an adverse actual or potential effect on safety, efficiency and operations, (including landings and take-offs) of the Bridge Pa Aerodrome.

6.2.5B YARDS

The following setback distances are required:

1. Residential Activities Residential Buildings (including supplementary units) on

Plains Production Sites

Front yard 7.5 metres

All other boundaries 15.0 metres

Outcomes

The open character and amenity of the Plains Production Zone will be maintained.

Buildings on sites created under the lifestyle subdivision rules

2. Residential Buildings on sites created by the Plains Lifestyle Sites Subdivision

Provisions

Front yard 7.5 metres

All other boundaries 15.0 metres

will be separated from adjoining sites to ensure that potential conflicts between adjoining land

Note: This Rule 6.2.5B 1(b) will not be applied to lifestyle sites created prior to June 2003. uses are avoided.

3. Industrial, Commercial and Winery Buildings and Structures, Frost Fans and Seasonal Workers Accommodation

Front yard 15 metres

All other boundaries 15 metres

Outdoor seating and playground areas ancillary to industrial, commercial, and winery buildings and structures shall be set back a minimum of 20 metres from the boundary of any adjoining land based primary production operation.

4. Accessory Buildings (associated with residential and land based primary production) and Loading Ramps

Front yard 7.5 metres

All other boundaries 5.0 metres

Yards for accessory buildings and loading ramps may be reduced to 1.5 metres where adjoining owners' consent is obtained. Loading ramps fronting local roads (i.e. roads not defined as collector or arterial routes) are exempt from the front yard requirements.

6.2.5C PROTECTION OF FLOOD CHANNELS

Note: Under the Regional Resource Management Plan, there is a requirement for buildings, structures, fences, planting, the deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse to be set back from the bed of a river, lake or artificial watercourse which is within a land drainage or flood control scheme area.

6.2.5D SCREENING

- a. Outdoor storage areas of commercial, industrial, and winery activities shall be fully screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.
- b. Outdoor display areas and parking areas of commercial, industrial, and winery activities shall have landscaping which consists of a mixture of ground cover and specimen trees with a minimum width of 2.5 metres.
- c. Outdoor storage and parking areas of seasonal workers accommodation shall be fully screened from adjacent residential activities in different ownership by fencing and/or planting.

Outcomes
The screening of outdoor storage areas will ensure that the rural amenity of the Zone is protected.
The landscaping of outdoor display and parking areas will ensure that the rural amenity of the Zone is protected.
The screening of these areas will ensure that the rural amenity of the Zone is protected.

6.2.5E LIGHT AND GLARE

All external lighting shall be shaded or directed away from any residential buildings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome
Residential properties will not be adversely affected by light or glare from adjacent activities in the Plains Production Zone. The safety of roads will be maintained by preventing glare and light spill onto them.

6.2.5F TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Transport and Parking.

Outcome
The outcomes of Section 26.1 of the District Plan on Transport and Parking will be achieved.

6.2.5G NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome
The outcomes of Section 25.1 of the District Plan

Note: There are exemptions and/or specific Standards provided under Section 25.1 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.

on Noise will be achieved.

6.2.5H SHADING OF LAND, BUILDINGS AND ROADS

1. Trees on Boundaries

Trees forming a shelterbelt for a distance of more than 20 metres on a side or rear boundary of a property under separate ownership:

- i. shall be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
- ii. where planted between 5m and 10m from an adjoining property boundary shall be maintained at a height of no more than their distance from the boundary +4m (e.g. at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13).

Outcome

Adjoining land will not be significantly adversely affected by shading or root invasion from trees.

The safety of roads will be maintained by preventing ice forming in shaded areas.

2. Trees Adjoining Public Roads

Trees forming a shelterbelt for a distance of more than 20 metres within 5 metres of a public road shall be maintained at a height of less than 9 metres.

Outcome

Adjoining residential land will not be significantly adversely affected by shading from buildings.

3. Buildings on Sites Adjoining Residentially Zoned Land

Buildings adjacent to any boundary of a residentially zoned site, shall not project beyond a building envelope constructed from recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

6.2.5I HEIGHT IN RELATION TO BRIDGE PA AERODROME

No trees, shelterbelt, building, pole, mast, permanent or temporary structure shall intrude above

the height plane established by the Bridge Pa Aerodrome Height Restriction as shown in Appendix 35.

Outcome

Aircraft approaching or

leaving Bridge Pa Aerodrome will have an airspace uninterrupted by any structure that could damage or destroy aircraft.

6.2.5J TOTAL BUILDING COVERAGE (INCLUDING HARDSTAND AND SEALED AREAS)

The maximum building coverage (including hardstand and sealed areas) shall not exceed 35%

Outcome

The life-supporting

of the net site area or 1500m², whichever is the lesser. With the exception of Processing Industries and Wineries where the maximum building coverage is 35% of the net site area or 2500m² whichever is the lesser.

capacity of the Plains Production soil resource will be safeguarded and the amenity of the Plains Production Zone will be protected by limiting the total scale of buildings on and sealed areas over smaller sites.

Netting, structures, and greenhouses where crops grown under or within those structures are grown directly in the soil of the site are excluded from total building coverage calculations.

The potential negative environmental effects associated with the increase in stormwater runoff created by the development activity will be avoided, remedied or mitigated.

6.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

6.2.6A INTENSIVE RURAL PRODUCTION

1. Minimum Yards and Setback Distances

a. Buildings housing animals reared intensively and Yards accommodating animals reared intensively shall be located a minimum distance of:

Outcomes

Effects beyond the site will not be inconsistent with those associated with established agricultural practices.

- i. 150 metres from a residential building, or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site except for poultry farms and piggeries where the minimum distance is 400 metres.

- ii. 20 metres from a residential building on the same site.

- iii. 50 metres from a property boundary.

- iv. 20 metres from a public road.

Outcome

Neighbouring activities will not be adversely affected by odour associated with the storage, treatment or utilisation of organic matter and effluent from the Intensive Rural Production Activity.

b. Organic matter and effluent storage, treatment and utilisation shall be located in accordance with the following minimum distances:

- i. 20 metres from a residential building on the same site.

- ii. 150 metres from a residential building or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site.

- iii. 50 metres from a property boundary.

- iv. 20 metres from a public road.

(Note: Resource Consents may also be required from the Hawke's Bay Regional Council).

c. All other yard setbacks from site boundaries (not specified by (a) and (b) above) shall be 10 metres.

6.2.6B RESIDENTIAL BUILDINGS

- a. One residential building shall be allowed per site provided that the site shall be a minimum area of 2500m².

- b. One supplementary residential building shall be allowed per site.

Outcome

The potential to utilise the soil resource of the Plains Production Zone in a manner that supports the life-supporting capacity of the soil resource will be facilitated by the provision of residential activities.

6.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS

a. There must be an existing occupied residential building located on the site.	<i>Outcomes</i>
b. To ensure that services are not duplicated needlessly the supplementary residential building shall share driveways.	<i>Flexibility to provide supplementary residential accommodation to the main dwelling on the site in association with</i>
c. The maximum gross floor area, excluding garages and verandahs less than 20m ² in area shall be 100 square metres. The existing residential building may become the supplementary residential building provided that all Standards and Terms are met.	<i>minimal effects on versatile soils and rural amenity.</i>
d. The supplementary residential building shall be located no further than 25 metres from the primary dwelling.	<i>Supplementary residential buildings will have minimal effects on the operational and productive use of the versatile soils will achieve the efficient use of services.</i>

6.2.6D COMMERCIAL ACTIVITIES

1. Commercial Activity Threshold Limits

The following activity threshold limits shall apply (Table 6.2.6D).

TABLE 6.2.6D COMMERCIAL ACTIVITY THRESHOLD LIMITS		
COMMERCIAL ACTIVITY	THRESHOLD MEASURE	MAXIMUM LIMIT PER SITE
Retailing	Maximum Gross Floor Area	100m ² (including outdoor display areas) 50m ² maximum within the Roys Hill Winegrowing District Overlay.
	Minimum percentage of display area to be stocked with goods produced on the site: - Total Display Area <50m ² - Total Display Area >50m ² Within the period April - September the percentage of the goods produced on the site may be reduced to 50% for display areas <50m ² and 60% for display areas >50m ² .	- 75% - 85%
All Commercial Activities (including Visitor Accommodation, entertainment facilities including the serving of food and beverages.	Personnel	At least one person resident on the site shall carry out the activity. Maximum number of additional employees - 3.
	Maximum gross floor area for all activities (including structures without external walls and outdoor dining areas)	Total maximum 100m ² (per site, not per activity).
Additional limitations to gross floor limitation Outdoor storage use 100m ² and Maximum number of persons to be accommodated by entertainment facilities including those serving food and beverages is 40.		
<i>Note 1: Visitor accommodation within an existing residential dwelling will be exempt from the 100m² maximum floor area provided that any additional dwelling to replace the dwelling being used for visitor accommodation must meet the maximum floor area for a supplementary dwelling standard of 100m².</i> <i>Note 2: Visitor accommodation will remain subject to the cumulative aspects of the standard, i.e. if the floor area of the existing dwelling being used for visitor accommodation is greater than 100m² no other commercial or industrial activity would be permitted without resource consent.</i>		

These activities can be carried out singly or in combination. However there is a cumulative limit of 100m² (excluding verandahs of up to 20m³) of gross floor area per site. (refer Rule 6.2.6G)

Outcome

Retail activities which have a relationship to goods produced in the District will have the opportunity to establish. The life-supporting capacity of the Plains Production soil resource will be safeguarded by limiting the range and size of Commercial Activities in the Plains Production Zone. Commercial Activities will be of a size and scale that have a potential for minor adverse effects, are compatible with the character of the Plains, and do not have adverse effects on the vibrancy of

the established
Commercial Zones.

Outcome

The effects of activities
will be mitigated by
limiting the hours of
operation of commercial
activities in the Plains
Production Zone.

2. Hours of Operation

Activities which involve the retailing of goods to the public shall be restricted to the following hours of operation:

Any day of the week - 8.00am - 10.00pm

6.2.6E POULTRY FARMING FOR MORE THAN 60,000 BIRDS FOR SCHEDULED ACTIVITY 45

In assessing Resource Consent applications for poultry farming as provided for in Scheduled Activity 45 that does not comply with the maximum of 60,000 birds, Council will have regard to the following effects and to what extent and by what means, these are able to be avoided, remedied or mitigated:

- The potential for the activity to create unreasonable noise beyond the boundary of the site;
- The potential for a noxious, offensive or objectionable odour beyond the boundary of the site;
- The impact of traffic associated with the activity on the road network;
- The potential impact on existing amenity values.

6.2.6F INDUSTRIAL ACTIVITIES

1. Industrial Activities Threshold Limits

The following activity threshold limits shall apply.

TABLE 6.2.6F(1) INDUSTRIAL ACTIVITIES THRESHOLD LIMITS		
INDUSTRIAL ACTIVITY	THRESHOLD MEASURE(S)	MAXIMUM LIMIT PER SITE
Processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce.	Maximum Gross Floor Area (including any roofed structure without external walls)	2,500m ²
All Other Industrial Activities.	Maximum Gross Floor Area	100m ² 50m ² within the Roys Hill Winegrowing District Overlay Area
	Personnel Limits	At least one person resident on the site shall carry out the activity. Maximum number of additional employees (to those resident on the site) shall be the three persons.
	Outdoor storage/use or display land area	100m ²
<p><i>Note 1: Any retailing associated with Industrial Activities shall be assessed as a Commercial Activity.</i></p> <p><i>Note 2: Buildings used for the processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce grown only from the site on which they are located are accessory to Land Based Primary Production and therefore are not subject to the industrial building threshold limits of Standard 6.2.6F(1) above.</i></p>		

These activities can be carried out singly or in combination. However, there is a cumulative gross floor area limit of 100m² per site. (refer Rule 6.2.6G)

Outcome
Industrial Activities which have a relationship to crops produced in the Zone will have the opportunity to establish. The life-supporting capacity of the plains production soil resource will be safeguarded by limiting the size of Industrial activities to a size and scale that have a potential for minor adverse effects and is compatible with the character of the Plains Production Zone.

6.2.6G SITE AREA THRESHOLDS

The activity thresholds for Rules, 6.2.6D, and 6.2.6F apply to an individual site. The activities under these Rules can therefore be carried out singly on a site up to the 100m² threshold or 50m² in the case of the Roys Hill Winegrowing District, or in combination, until the cumulative limit of 100m² or 50m² (Roys Hill Winegrowing District) gross floor area per site is reached.

Outcome
The life supporting capacity of the Plains versatile land resource will be safeguarded by limiting the range and size of Commercial and Industrial activities in the Plains Production Zone. The cumulative effects of a number of activities can impact on the value of the versatile soils and the sustainable management of the property. The total number of non-soil based activities will be such that they have a potential for only minor adverse effects on the versatile land and are compatible with the character of the Plains and do not have adverse effects on the vibrancy of the established Commercial and Industrial Zones

~~Except that Activities relating to the 'Processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce' under Rule 6.2.6F are not subject to this standard, except where it is combined with the seasonal workers accommodation rule 6.2.6K where the combined total on a site shall be 2500m².~~

6.2.6H TEMPORARY EVENTS

- a. Only six temporary events shall take place on a site over any 12 month calendar period (January to December).
- b. Maximum attendance at any one time shall be 1000 persons. There is no maximum within the Roys Hill Winegrowing District.
- c. Temporary Events shall only be operated consecutively for up to a maximum of three days.
- d. The Hastings District Council shall receive notification of Temporary Events at least 10 days prior to the event taking place.
- e. All parking, associated with the temporary event shall occur on site.
- f. Other than Noise (Refer Standard 25.1.6J and Safe Sightline Distances (Refer Standard 26.1.6B) the General and Specific Performance Standards for the Zone do not apply to Temporary Events.

Outcome

It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.

6.2.6I

WINERIES

1. Threshold Limits

The following threshold limits shall apply (Table 6.2.6I).

TABLE 6.2.6I WINERIES THRESHOLD LIMITS		
WINERY ACTIVITY DESCRIPTION	THRESHOLD MEASURE	MAXIMUM LIMIT PER SITE
Wine making and associated bottling, storage and packaging	Maximum Gross Floor Area (including any tank facilities and roofed structures without external walls).	2500m ²
Retailing	Maximum Gross Floor Area	150m ² (including outdoor display areas)
	Minimum percentage of display area to be stocked with goods produced on the site:	
	Total Display Area < 50m ²	75%
	Total Display Area > 50m ²	85%
Entertainment facilities including serving food and beverages.	Maximum floor area for serving customers (excluding uncovered outdoor areas).	100m ²
	Maximum number of persons to be accommodated).	100 persons

Note: The floor limit thresholds outlined in the above table for wineries and vertically integrated activities are those that are considered would have minor adverse effects on the Plains resource and the Class 7 soils within the Roys Hill Winegrowing District Overlay. For thresholds that are much beyond those outlined and/or trigger a number of the activities thresholds it is envisaged that the winery should look to relocate to an appropriately zoned site.

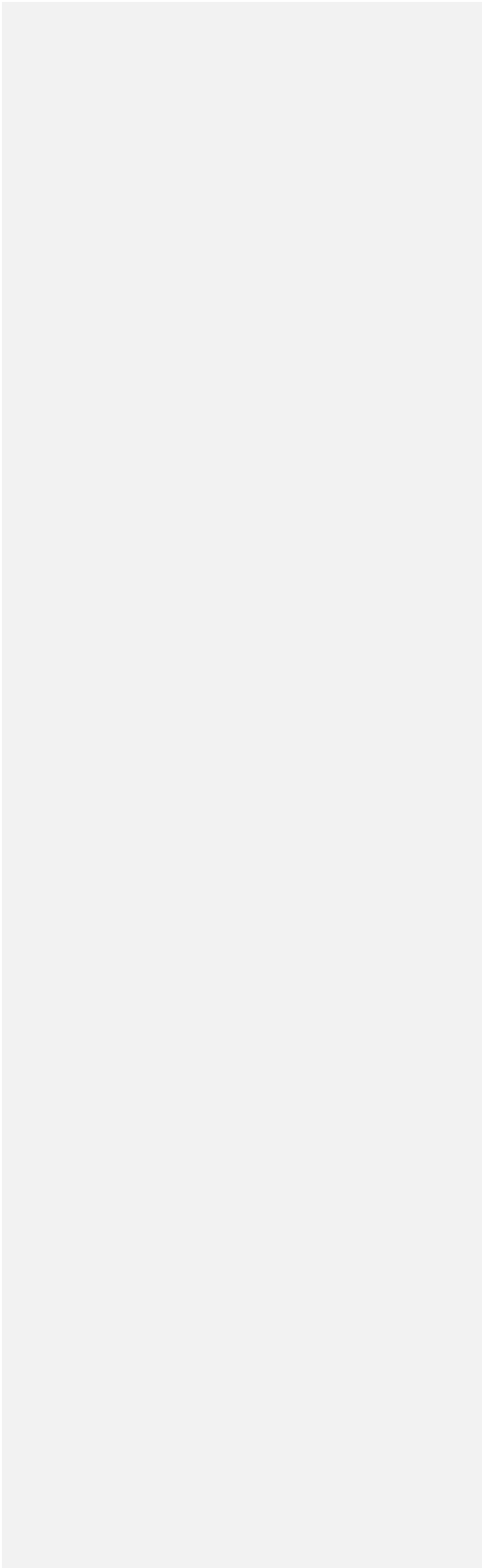
1. Threshold Limits

The following threshold limits shall apply (Table 6.2.6I). Maximum floor space limits cannot be traded between the different activities described.

Outcome

Wineries that have a relationship to grapes grown in the Zone will have the opportunity to establish. The life-supporting capacity of

the versatile soil resource will be safeguarded by relating the size of buildings to a



2. Hours of Operation

Activities which involve the retailing of goods and/or the serving of food or beverages to the public shall be restricted to the following hours of operation:

Plains Production Zone

Any day of the week - 8.00am - 10.00pm

Roys Hill Winegrowing District Overlay

Any day of the week - 8.00am to 12 midnight

scale that has a potential for only minor adverse effects and is compatible with the character of the Zone.

Outcome

Adverse effects will be mitigated by limiting the hours of operation of Commercial Activities in the Plains Production Zone while recognising the predominantly viticulture activities within the Roys Hill Winegrowing District Overlay.

6.2.6J

RELOCATED BUILDINGS

1. RELOCATED BUILDINGS WITHIN THE ROYS HILL WINE GROWING DISTRICT OVERLAY (with the exception of buildings for seasonal workers accommodation)

The application to relocate a building shall include a report, from an appropriately qualified person which is required to show that the building is structurally sound and safe to relocate. This requirement may be dispensed with if the building is new.

2. RELOCATED BUILDINGS OUTSIDE THE ROYS HILL WINE GROWING DISTRICT OVERLAY (with the exception of buildings for seasonal workers accommodation)

- a. No more than one unfinished relocated building shall be placed on a single site in existence at 7th December 2016. For the purposes of this standard 'unfinished' means that the external reinstatement work required for the relocated building is yet to be completed.
- b. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- c. A Building Pre-Inspection report shall accompany the application for a building consent for relocation to the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the relocated building in order to achieve a tidy and workmanlike external appearance. The Building Pre-Inspection report shall be prepared by:
 - A. A Hastings District Council Building Compliance Officer (or equivalent);
 - B. A member of the New Zealand Institute of Building Surveyors;
 - C. A licensed building practitioner (carpenter or design category); or
 - D. A building inspector from the local authority where the building is being relocated from
- d. The landowner of the destination site for the relocated building must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the timeframes specified in standard g. A, B and C.
- e. The relocated building shall not be placed on the destination site until a building consent has been issued for the relocation, unless otherwise agreed in writing by the Hastings District Council.
- f. The Council shall be notified at least 48 hours before the building is relocated of the intended delivery date. This standard will be met provided the building is relocated within 5 days of the notified date.
- g. Reinstatement works shall be undertaken within the following timeframes:
 - A. The building shall be located on permanent foundations in accordance with the building consent and the roof made weathertight no later than 1 month of the building being moved to the site. For the purposes of this standard 'weathertight' means that the roof is completely

repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.

- B. The remaining work to make the building 'weathertight' shall be completed within 4 months of the building being moved to the site. For clarification, this means that all windows, doors and exterior cladding are completely repaired, replaced or installed as per the requirements of the Building Pre-Inspection Report.
- C. All remaining reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated building shall be completed within 9 months of the building being delivered to the site. Without limiting (c.) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations and the repair of any damage to the exterior of the building that may occur during transit to the destination site.
- h. The landowner of the destination site must deposit a refundable monitoring fee of \$750 with the Council at the same time as submitting the Building Pre-Inspection Report with the Council.

Advice Notes:

- i. *Photographs showing progress of reinstatement works may be provided to Council's Environmental Compliance Officer. A final site inspection will still be required to determine compliance on completion of reinstatement works*
- ii. *Council has a Building Pre-Inspection Report template available on request*

6.2.6K SEASONAL WORKER ACCOMMODATION

1. ~~The maximum gross floor area of the seasonal workers accommodation is 425m². The maximum number of people to be accommodated on site is 80 people.~~
2. All new buildings which are part of the seasonal workers accommodation shall be relocatable ~~or able to be reconfigured to buildings accessory to land based primary production.~~
3. ~~Any building associated with seasonal workers accommodation shall be sited a minimum of 15 metres from any road or adjoining property boundary~~
- 3.4. ~~The site shall have a minimum area of 12 ha (this standard shall not be applied to seasonal worker accommodation at or below 125m²).~~

Outcome

The provision of accommodation for workers who undertake seasonal work associated with horticultural production. The life-supporting capacity of the versatile soil resource will be safeguarded by relating the number of people size of buildings to a scale that has a potential for only minor adverse effects on versatile land and is compatible with the character of the Zone.

6.2.6L SCHEDULED ACTIVITIES

Activities associated with Scheduled Activities shall comply with the General Performance Standards and Terms for the Zone and District Wide Activity rules with the following exceptions

- (a) **Scheduled Activities No 21 – Hawke's Bay Showgrounds, No 35 Bridge Pa Aerodrome, and No 39 Hohepa Homes, Clive, No 40 Riverbend Church and Camp, and No 41 Tuki Tuki Campsite (as defined in Appendix 26 Fig 5)**

1. YARDS

All buildings shall comply with the following minimum yard requirements:

Front Yard – 7.5 metres

Side Yard – 5.0 metres

Rear Yard – 5.0 metres

2. HEIGHT

- a. The maximum height of buildings shall be 15 metres for Scheduled site 21 (Hawke's Bay Showgrounds) and 10 metres for Scheduled sites 35 and 36.
- b. There is no height restriction for the air control tower at the Bridge Pa Aerodrome.

3. BUILDING COVERAGE

Buildings accessory to the Permitted uses of the Scheduled Site shall be permitted to occupy the following maximum coverage of the site: 40%.

Outcome

The amenity of the surrounding residential and rural areas will be maintained by buildings being setback from roads and property boundaries.

Buildings will be of a scale that is not out of character with the Plains Production environment.

Outcome

The scale and coverage of buildings associated with the will not be overly dominant in the surrounding environment.

(b) Scheduled Activities No's 22, 23, 29, 30, 31, 33, 43 and 44

1. YARDS

All buildings shall comply with the following minimum yard requirements:
Front Yard – 7.5 metres with the exception of Scheduled Site No 22 where the front yard setback is 80.0 metres.

Side Yard – 4.5 metres with the exception of Scheduled Sites 43 and 44 where the minimum side yard requirements is 15m.

Rear Yard – 7.5 metres with the exception of Scheduled Sites 43 and 44 where the minimum rear yard requirements is 15m.

2. HEIGHT

The maximum height of buildings shall be 11 metres

3. BUILDING COVERAGE

Buildings accessory to the Permitted uses of the Scheduled Activity shall be permitted to occupy the following maximum coverage of the site: 40%.

Scheduled Activity 29 is exempt from a maximum building coverage or hardstand area, except that on site wastewater and stormwater disposal shall be provided on site.

Scheduled Activities 43 and 44 are exempt from a maximum building coverage or hardstand area, except that no buildings shall be erected within 15m of the scheduled site boundaries, and on site waste water and stormwater disposal shall be provided on site.

Outcome

The amenity of the surrounding residential and rural areas will be maintained by buildings being setback from roads and property boundaries.

Buildings will be of a scale that is not out of character with the Plains Production environment.

The scale and coverage of buildings associated with the will not be overly dominant in the surrounding environment.

Buildings and activities associated with the scheduled use of the site will not adversely affect the amenity of the rural environment.

4. LANDSCAPING

- a. At least 50% of any required yard shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances)
- b. Any landscaping strip shall have a minimum width of 1.0 metre.
- c. Landscaping shall consist of a mixture of ground cover and specimen trees sufficient to reduce the visual impact of industry and to screen outdoor storage areas.
- d. Planting shall be undertaken in accordance with a landscape plan to be submitted to Council for approval.
- e. Landscaping on sites for Scheduled Activities 30 and 31 shall only be

required in respect of the front yard, and for the site for Scheduled Activity 22 a landscaped strip of a minimum width of 25 metres shall be required in the front yard.

- f. Landscaping on site for Scheduled Activity 29 shall only be required in the areas shown in Appendix 26, Figure 6
- g. Landscaping on site for Scheduled Activity 43 shall only be required in respect of the front yard landscape area as identified on the site plan in Appendix 26, Figure 8.
- h. Landscaping on site for Scheduled Activity 44 shall only be required in respect of the front yard and on the eastern boundaries as identified on the site plan in Appendix 26, Figure 9.

5. NOISE

- a. Activities shall comply with the provisions of link, 19574, Section 25.1 of the District Plan on Noise with the following exception.
- b. Additional standards apply to the concrete batching operations on Scheduled Site No 30 Lot 11 DP 12203 to control the adverse effect of noise of vehicles travelling to and from the site as follows:
 - i. Operation of the concrete batching plant is restricted to the hours of 5am -7pm (Monday to Friday) and 6am-4pm (Saturday, Sunday and Public Holidays).
 - ii. No trucks shall leave the site prior to 5.30am (Monday to Friday) and on all other days trucks shall only leave the site from 6am-4pm.
- c. Additional standards apply to Scheduled Activity 44 to control the adverse effects of noise of the use of the site, including of vehicles travelling to and from, the site as follows:
 - i. From 1 September 2016, activities on the site shall be carried out in accordance with a Noise Management Plan prepared for the site by a suitably experienced acoustic expert and provided to the Council. which sets out the means by which noise emissions are controlled to ensure the noise limits in Section 25.1 are achieved at all times. The Noise Management Plan is required to take into account noise generated during the peak season.

Explanation: A lead-in time for the preparation of a Noise Management Plan is provided so that the landowner has time to engage an expert to undertake monitoring during the peak season and prepare the Report

6. CONCEPT PLAN

Any activity associated with Scheduled Activity 33 shall be in accordance with Fig 4 - Concept Plan in Appendix 26 of this document.

2. HEIGHT

The maximum height of buildings shall be 11 metres

Outcome

Buildings will be of a scale that is not out of character with the Plains Production environment.

(c) Scheduled Activity No 42

1. HEIGHT

- a. The maximum height of buildings shall be 15 metres, with the exception of silos constructed in the general location shown on Appendix 26, Figure 7, for which the maximum height shall be 20 metres.

2. CONCEPT PLAN

Any activity associated with Scheduled Activity 42 shall be in accordance with Fig 7 - Concept Plan in Appendix 26.

3. LANDSCAPING

- a. A 2.5 metre landscaping strip shall be provided, planted and maintained for the full length of the common boundary with Lot 1 DP 21520 Block XIII Te Mata SD.
- b. Landscaping shall consist of a mixture of shrubs and specimen trees sufficient to reduce the visual impact of industry. All trees shall have a minimum height of 2.5 metres at planting.
- c. Planting shall be undertaken in accordance with a landscape plan to be submitted to Council for approval.

(d) Scheduled Activity No 45

1. YARDS

Buildings housing poultry reared intensively and yards accommodating poultry reared intensively shall be located a minimum distance of:

- a. 50 metres from a residential building, or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site;
- b. 15 metres from a property boundary;
- c. 20 metres from a public road.

2. LIMIT ON POULTRY NUMBERS AND LOCATION

- a. A maximum of 60,000 birds shall be kept on the Scheduled Site.
- b. Total bird numbers kept on the Scheduled Site shall be provided to Council officers on request.
- c. No caged birds shall be housed on the area shown with hatched marking on the site plan in Appendix 26, Figure 10.

6.2.6M Temporary Military Training Activities

- a. The activity shall not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.
- b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military Training Activities.

Outcome

Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.

6.2.6N THE STORAGE, HANDLING OR USE OF HAZARDOUS SUBSTANCES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY Appendix 59

All hazardous substances shall be stored and/or handled on areas which have impervious surfaces and where facilities are provided to prevent contaminants from being washed or spilled into natural ground or entering any piped stormwater systems or stormwater ground soakage, such as bunds, filters, separators or settling areas. In Industrial Zones, this impervious surface requirement also applies to fuel operated machinery and vehicles.

Note 1: Underground tanks and pipelines meeting HSNO Codes of Practice 44 and 45 are considered to contain hazardous substances within an impervious surface.

Note 2: For the avoidance of doubt this rule is not intended to capture the incidental handling or transport of organic matter or fertilisers across a site for the purpose of their application.

Outcome

The quality of groundwater in the Unconfined Aquifer will be protected from the adverse effects of hazardous substances.

6.2.6O

Retirement Village on Lot 2 DP 437278

1. That a concept plan for the proposed development be provided that identifies the following features:
 - o The proposed access to the site from Te Aute Road
 - o The location of the service areas
 - o Internal traffic circulation
 - o Parking areas
 - o Any community areas and any commercial activities proposed
 - o The landscaping proposed on the Te Aute Road frontage
 - o The location of any on-site servicing for water, wastewater and stormwater disposal
 - o The provision of a strong artificial buffer to signal the limit of further urban development to the south
2. That a 30 metre wide buffer strip be provided from the boundary of any adjoining Plains Production Zone site. *(Note the Karamu Stream and legal road could be incorporated into this buffer).*
3. The maximum building coverage shall be 40% of the net site area.
4. Shelterbelt planting is required on the boundaries adjoining sites zoned Plains Production.

Outcome

Potential adverse or reverse sensitivity effects on adjoining and adjacent activities will be avoided remedied or mitigated.

6.2.7 ASSESSMENT CRITERIA –CONTROLLED ACTIVITIES

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions.

6.2.7A Relocated Buildings

- (a) The external appearance of the relocated building and any necessary works will be assessed in terms of the compatibility with the amenity of the surrounding area. The Council will determine the time frame for the completion of any necessary works.
- (b) The proposed location of the building and the effect of the building on the versatile soil resource.

6.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

For Restricted Discretionary Activities, the following criteria identify those matters which Council has restricted its discretion over in assessing Resource Consent applications. For Discretionary Activities Council's assessment is not restricted to these matters, but may consider them.

6.2.8A FORESTRY

In assessing Resource Consent applications for forestry Council will have regard to the following effects and to what extent, and by what means, these are able to be avoided, remedied or mitigated:

- (a) Impact on the sustainable management of the soil resource.
 - Particular regard will be given to the effects on adjacent land uses, including bird habitat, shading, harbouring pests and changes in the microclimate
 - The likelihood, extent and duration of damage to the soil structure..
- (b) The potential impact on existing amenity values.
 - Consideration will be given to the impact of the forest on the existing visual amenity of the locality and on over-dominance of residential dwellings.
- (c) Potential to create a fire risk and adequacy of suitable water supply.
- (d) The ability to access and egress the site safely.
- (e) The impact of heavy traffic on the roading network and traffic safety at harvesting time
- (f) Disturbance to adjacent land uses and residents during harvestings.

6.2.8B RELOCATED BUILDINGS EXCEPT BUILDINGS FOR SEASONAL WORKERS ACCOMMODATION

In considering applications for relocated buildings as restricted discretionary activities, Council has limited its discretion to those particular matters outlined below and retains the discretion to grant or refuse consent and to impose conditions in relation to those matters only. As a restricted discretionary activity, applications may be notified under the Act.

- a. Whether the proposal will adversely affect the character and amenity of neighbouring sites and the surrounding area by more than one unfinished building being relocated onto the site at any one time; consideration will be given to any cumulative impacts on neighbouring sites and the surrounding environment, and whether these can be sufficiently mitigated or whether the site has the ability to internalise these effects;
- b. Whether the proposed relocated building(s) will maintain the amenity of the streetscape including the prevailing site development characteristics of the street and surrounding area (including the relationship of the building to the street, and the landscaping treatment of the front yard area);
- c. Whether the siting of the building complies with the general performance standards of the zone in which it is to be located;
- d. Whether the building is compatible with the scale, character, style and era of other buildings on neighbouring sites and in the surrounding area; and whether reinstatement work, other alterations to the building, landscaping of the site, or other measures could assist in integrating the building into the surrounding environment;
- e. The overall condition of the building and the extent, nature (including design and materials to be used) and timing of the proposed reinstatement works that are required;
- f. Where the proposal exceeds the timeframes for reinstatement work specified in the performance standards, consideration will be given to the extent to which the timeframes will be exceeded in addition to the current condition of the building and extent of the reinstatement works required, and any proposed mitigation options (including whether any reinstatement works could be undertaken off site in a storage yard prior to relocation) to address adverse effects on amenity given the length of time the building will remain on the site in an unfinished state.
- g. Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.
- h. The matters outlined in (f) and (g) above will be considered in an overall assessment of the appropriateness or reasonableness of extending the reinstatement timeframes to the extent proposed, having regard to the social and economic wellbeing of the applicant.

6.2.8C

INTENSIVE RURAL PRODUCTION

In assessing Resource Consent applications for intensive rural production Council will have regard to the following effects and to what extent and by what means, these are able to be avoided, remedied or mitigated:

- (a) The potential for the activity to create unreasonable noise;
- (b) The potential for a noxious, offensive or objectionable odour beyond the boundary of the site;
- (c) The impact of traffic associated with the activity on the road network;
- (d) The impact on the versatile land resource and the class 7 soils of the Roys Hill Winegrowing District;
- (e) The potential impact on existing amenity values

6.2.8D

ACTIVITIES ESTABLISHING WITHIN THE YARD REQUIREMENTS (SET BY RULE 6.2.6A) OF A BUILDING KNOWN TO BE USED FOR INTENSIVE RURAL PRODUCTION

In assessing Resource Consent applications for potentially incompatible activities seeking to establish within a 400m buffer zone around an existing building known to be used for intensive rural production, Council will have regard to the following effects and to what extent, and by what means, these are able to be avoided, remedied or mitigated:

(a) The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive rural production activity, and the potential impact these may have on the continuing effective and efficient operation of the intensive rural production activity.

(b) The extent to which alternative locations have been considered.

6.2.8E WINERIES

An assessment of the effects of a winery shall be made considering the following:

(a) Whether the proposal will maintain or enhance the amenity values of the surrounding area.

(b) The impact of the scale, character and/or effects of the winery and its compatibility with surrounding activities.

(c) The potential for the winery to generate significant adverse effects on the environment in terms of noise, dust, glare, vibration and road safety.

(d) Whether the winery is required to locate on the site in accordance with the concept of vertical integration (linking aspects of grape growing, wine making, retailing and entertainment activities) in terms of the extent that it utilises and enhances the surrounding landscape.

6.2.8F DAIRY PROCESSING INDUSTRIES AND INDUSTRIAL ACTIVITIES INVOLVING BUILDINGS FOR PROCESSING, STORAGE AND/OR PACKAGING OF AGRICULTURAL, HORTICULTURAL AND/OR VITICULTURAL CROPS AND/OR PRODUCE NOT COMPLYING WITH STANDARD 6.2.6E(1) (THRESHOLD LIMITS)

An assessment of the effects of the activity shall be made considering the following:

(a) Whether the activity is of such a scale that it is better to be relocated (or established) in an Industrial Zone (where infrastructure and employment are more readily available and the receiving environment is less sensitive).

(b) The effects of the proposal on the soil resource.

(c) Whether the industrial activity will utilise any existing building/s.

(d) Whether the site is in close proximity to an existing zoned industrial area.

(e) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.

(f) The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.

(g) Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the Plains Production Zone.

(h) Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.

(i) The potential for the activity to generate significant adverse effects on the environment in terms of noise, dust, glare, and road safety.

(j) The means of disposal for any waste material resulting from the processing of produce and the potential for effects on the unconfined aquifer.

6.2.8G SUPPLEMENTARY RESIDENTIAL BUILDINGS NOT COMPLYING WITH STANDARDS 6.2.6C(b)

An assessment of the effects of the activity shall be made considering the following:

(a) Whether the proposal will continue to allow for efficient use of the remaining undeveloped land for land based primary production

(b) Whether the proposal will utilise an existing formed access, while still being consistent with (a) above.

6.2.8H SUPPLEMENTARY RESIDENTIAL BUILDINGS NOT COMPLYING WITH STANDARD 6.2.6C(d)

An assessment of the effects of the activity shall be made considering the following:

(a) Whether the proposed building location will continue to allow for efficient use of the remaining undeveloped land for land based primary production.

(b) Whether the proposal will enable the use of existing services and access on the site, while still being consistent with (a) above.

(c) Whether the proposal will utilise an area of poor quality soil within the site, while still being consistent with (a) above.

(d) Whether the existing primary residential building is currently surrounded by existing buildings, services, outdoor living, vehicle access, parking and manoeuvring areas preventing a practicable location of a supplementary residential building within a 25m radius.

(e) Whether the proposed secondary dwelling will utilise an existing building or building platform on the site.

6.2.8I RETAILING AND ENTERTAINMENT ACTIVITIES ASSOCIATED WITH WINERIES NOT COMPLYING WITH RULE 6.2.6H (2) (Hours of Operation)

An assessment of the effects of the activity shall be made considering the following:

(a) The impact of the scale character and/or effects of the activity and its compatibility with surrounding activities.

(b) Whether the activity is of such a scale that it is better to be relocated (or established) in a Commercial Zone (where infrastructure and employment are more readily available and the receiving environment is less sensitive).

(c) Consideration as to whether the proposal will contribute to adverse cumulative effects on the environment

6.2.8J SEASONAL WORKERS ACCOMMODATION

An assessment of the effects of the activity shall be made considering the following:

(a) Whether the proposed building location will continue to allow for efficient use of the remaining undeveloped land for land based primary production

(b) Whether the scale and design of the proposed building complements the character of the area.

(c) Whether the siting of the activity will impact on the amenity of the adjoining property.

(d) Whether soil values have been taken into account in the chosen site for the building and whether buildings can be located on a part of the site where land versatility is already compromised.

(e) Whether safe and efficient vehicle access can be provided to the site.

(f) The ability of the site to provide for appropriate on site servicing without creating adverse effects on the environment or neighbouring properties.

(g) Whether the activity will utilise any existing buildings or whether the buildings can be reconfigured for buildings accessory to land based primary production

(h) The cumulative effects on the versatile land resource taking into account the existing buildings on the site.

(i) Consideration of any cumulative effects of seasonal workers accommodation, especially on the unconfined aquifer and source protection zones (SPZ).

Advice Notes

1) Applicants should be aware that where on-site servicing of the facility is to be undertaken, resource consent from the Hawke's Bay Regional Council will be required for wastewater and

Commented [A1]: Amended as a result of submissions from J Croskery (7), J Sutherland (3) and R Griffiths (13) and further submission FS4 Michael Sutherland- Issue 20

stormwater discharges.

2) Applicants may need to transfer an existing permit or provide drinking water within existing allocations and that drinking water will need to meet the requirements of the New Zealand Drinking Water Standards and Health Act

Commented [A2]: Amended as a result of a submission from the Hawke's Bay Regional Council (10) Issue 20

Commented [A3]: Amended as a result of a submission from the Hawke's Bay Regional Council (10) Issue 20

6.2.8K ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE TERMS IN Section 6.2.5 AND IN SECTION 6.2.6

An assessment of the effects of the activity shall be made considering the following:

(a) The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and Terms which it fails to meet. Within the Plains Production Zone the outcomes principally relate to the soil effects and the effects on amenity. In this Zone the amenity centres around the open nature of the landscape, the low scale and intensity of buildings and the use of the land for orchards and cropping.

6.2.8L NOISE SENSITIVE ACTIVITIES WITHIN THE AIR NOISE BOUNDARY

An assessment of the effects of the activity shall be made considering the following

(a) Whether the design, siting and layout (including outdoor living space) of buildings and structures takes into account the effect of noise arising from Bridge Pa Aerodrome.

(b) Whether adequate sound insulation is achieved by constructing the building to achieve a minimum External Sound Insulation Level of the building envelope of $DnTw + Ctr > 30$ dB for outside walls of any habitable rooms. Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system should be provided. Any such ventilation system should be designed to satisfy the requirements of the Building Code and achieve a level of no more than NC30 in any habitable room.

(c) Whether an acoustic design report has been provided to the Council demonstrating the minimum External Sound Insulation Level of the building envelope of $DnTw + Ctr > 30$ dB for outside walls has been achieved for all habitable rooms. This report must also contain a certificate by its author that the means given therein will be adequate to ensure compliance with the sound insulation level specified above.

(d) Whether any other methods to reduce the potential for reverse sensitivity effects on the Bridge Pa Aerodrome, other than the required insulation, have been incorporated into the design of the proposal.

(e) Whether in the circumstances, (including the number of people to be accommodated), the nature, size and scale of the development is such that it is likely to lead to potential conflict with, and adverse effects on aerodrome activities

6.2.8M RECREATION ACTIVITY ON RESERVES VESTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M2

An assessment of effects of the activity shall be made considering the following:

(a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.

(b) Design against crime – CPTED considerations including the design and location of buildings, parking areas and landscaping.

(c) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.

(d) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.

(e) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.

(f) The potential for the activity to generate traffic, parking demand and/or visitor numbers.

- (g) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (h) Whether the activity can be adequately serviced.

6.2.8N EXISTING EDUCATION FACILITIES EXCEEDINGTHRESHOLDS

- (a) The ability of the proposal to integrate with the size and proportions of the site, with the locality, and its compatibility with the scale and appearance of development in the adjoining area.
- (b) The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.
- (c) The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the retention of existing trees, visual screening of parking areas and adjoining sites and the view of the site from the street.
- (d) The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
- (e) The potential for the activity to generate traffic, parking demand and/or visitor numbers.
- (f) The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
- (g) Whether the activity can be adequately serviced.

6.2.8O

RURAL TRANSPORT DEPOT

An assessment of the effects of the activity shall be made considering the following:

- (a) The potential for the activity to generate significant adverse effects on the environment in terms of noise, dust, glare, vibration and road safety.
- (b) Whether the site provides ready access to strategic transport networks.
- (c) The impact on the versatile land resource and the class 7 soils of the Roys Hill Winegrowing District.
- (d) Whether the proposal will significantly compromise the visual amenity of the area, recognising it is a rural working environment.
- (e) Whether the site is in close proximity to stock handling and processing facilities that are directly related to the transporting of stock in transit.
- (f) Whether the activity has the potential to adversely affect the life supporting capacity of the Heretaunga Plains Unconfined Aquifer.
- (g) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.
- (h) The potential for the proposed activity to create reverse sensitivity effects.
- (i) The potential for the activity to generate adverse effects on the environment in terms of stormwater quality and quantity.

6.2.8P

LAND USE ACTIVITIES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY NOT MEETING THE SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 6.26N

1. SCALE & NATURE OF ACTIVITY

- i. The scale and intensity of the land use activity including the nature and quantity of chemicals and /or substances to be stored or provided for on the site and the methods proposed for storing, handling or processing and disposal of those substances.
- ii. The availability of fully reticulated stormwater and sewage disposal systems or on-site treatment systems for the treatment of contaminated wastewater or stormwater from buildings and yards.
- iii. The method of disposal of both solid and liquid waste and the volume of waste disposal

2. RISK ASSESSMENT

A risk assessment shall be provided, focussing on the following issues:

- i. Assessment of the probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g stormwater drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances.
- ii. Potential risk and effect on human health, natural ecosystems and the life supporting capacity of land and water, in particular, the Heretaunga Plains Unconfined Aquifer.
- iii. Potential risk and effect on sites of significance to Tangata Whenua, sites of historical or archaeological significance.
- iv. The extent to which a natural hazard event may exacerbate the risk as identified in (2) (i) and (ii), associated with the land use activity.
- v. The potential for cumulative adverse effects of hazardous substances stored, handled, processed or disposed of.

3. ALTERNATIVE LOCATIONS

Whether alternative locations for the activity have been considered, having particular regard to locations outside of the Heretaunga Plains Unconfined Aquifer Overlay.

4. DISTRICT PLAN

Consistency with the relevant Objectives, and Policies of the relevant Zone of the Hastings District Plan.

5. RECORD OF EXISTING ACTIVITY

The record of compliance and acceptable risk management of any existing activity where expansion or intensification of an existing activity is proposed.

6. MONITORING

The environmental management and quality assurance practices proposed by the applicant including the extent and frequency of any monitoring programme proposed to confirm the environmental and hazard management procedures and practices are being carried out correctly and/or are achieving the objective of avoiding the risk of groundwater contamination in the unconfined aquifer.

7. PERFORMANCE BONDS

The need to take a performance bond to ensure the adoption and use of careful hazard and environmental management practices and procedures.

8. HAWKE'S BAY REGIONAL COUNCIL CONSULTATION

Consultation with the Hawke's Bay Regional Council including consideration of whether any resource consents are required from the Hawke's Bay Regional Council in respect of the activity to which the application relates and whether these have been applied for and/or have been granted.

9. TANGATA WHENUA

Consideration of tangata whenua values and interests associated with the Heretaunga Plains Unconfined Aquifer.

10. NATIONAL ENVIRONMENTAL STANDARDS, NATIONAL POLICY STATEMENT AND INDUSTRY CODE PRACTICE

Whether the activity complies with relevant National Environmental Standards, National Policy Statements and Industry Codes of Practice or Best Practice Guidelines.

6.2.8Q RETIREMENT VILLAGE ON LOT 2 DP 437278

An assessment of the effects of the activity shall be made considering the following:

1. Benefits that the development may have in terms of meeting housing needs of the elderly in the Hastings District.
2. The method by which a strong artificial boundary to the south is being created.
3. The impact of the scale, character and/or intensity of the proposal (including noise and hours of operation) and degree of compatibility of the use with surrounding activities.
4. The extent to which landscape planting is used to enhance the amenity of the site and integration of the proposal with the surrounding area, with particular consideration of the visual screening of parking areas and adjoining sites and the view of the site from the road.
5. The potential for the activity to generate adverse impacts in terms of traffic safety, noise, odour, dust, glare or vibration and the extent to which mitigation options have been evaluated.
6. The potential for the activity to generate traffic, parking demand and/or visitor numbers.
7. The potential cumulative effects having regard to the presence of similar activities located in the vicinity or activities with similar effects.
8. Whether the activity can be adequately serviced.
9. The potential for the proposed activity to create reverse sensitivity effects.
10. The potential for the activity to generate adverse effects on the environment in terms of stormwater quality and quantity

7.5 LIGHT INDUSTRIAL ZONE

7.5.1 INTRODUCTION

Hastings District is characterised by a strong reliance on its rural economic base. This is supported by a variety of rural orientated industries including food processing, the manufacture of value added products, rural and engineering services and logistics. Diversification into other industrial areas has focused on construction and building related service industries. As the key driver for the construction sector is population growth, and population growth over the life of this Plan is not anticipated to be great, primary sector production will be the major industry driver into the future. Rates of development, land uptake and employment can hence all be directly correlated with the rural sector.

While post-harvest production and value added processing will be the major industry drivers into the future, the flow on effect is anticipated to be significant in the rural and engineering support sectors. With the proximity of the port of Napier and the strong rail and road links through the Hastings District the logistics sector is anticipated to continue to experience strong growth. Such industries also provide significant opportunities in servicing the domestic, lifestyle and visitor industry markets.

The Light Industry Zone provides for many of the small scale vehicular and engineering businesses, which caters for both the rural and residential sectors alike. It is characterised by small lot sizes, which is convenient for mechanics, trade shops, workshops and other similar activities. Many of the activities located within the Light Industrial Zone, have similarities to that of the Hastings Commercial Service Zone, and thus there are a number of business that are often intertwined. Businesses in the Light Industrial Zone require less profile than that of other Commercial and Industrial Zones and tend to be located off the main arterials of the District. These businesses are focused on service and production and have less reliability on retail.

Light and service industry has tended to concentrate on the roads parallel to and adjacent to Karamu Road, adjacent to the Hastings City CBD, and to a lesser extent near to the Village Centre at Havelock North. As the urban population of the District has grown, a wide range of smaller industrial activity has become established to service the needs of urban residents in addition to the needs of the rural sector.

7.5.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

LIAO1	Efficient use and redevelopment of industrial land and infrastructure by concentration of industrial development within existing zones
LIAO2	Avoidance of incompatible activities within Industrial Zones.
LIAO3	Retention and reinforcement of buffers between incompatible activities on opposing zones, with a particular focus between industrial and residential activities.
LIAO4	Industrial development does not reduce the existing environmental and amenity qualities within existing Industrial Zones.
LIAO5	Maintenance of amenity values which are appropriate and consistent with existing industrial areas within the District.

7.5.3 OBJECTIVES AND POLICIES

OBJECTIVE LIZO1 *To facilitate efficient and optimum use and development of existing industrial resources within the Hastings District.*

Relates to Outcomes LIAO1 & LIAO4

POLICY LIZP1 *Ensure that non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*

Explanation

Commercial and Residential Activities in Industrial Zones can be considered to be an inefficient use of industrial land and are better suited in other zones. These non-industrial activities can also create reverse sensitivity issues. Commercial and residential activities should therefore be limited in scale as to maintain the integrity of the Industrial Zones. The exception to this is seasonal workers accommodation which specifically services the primary production industry.

The Hastings Commercial Strategy seeks to promote the continued viability of the Hastings CBD; commercial activities should be encouraged to locate in appropriately identified areas and avoid location with industrial areas unless they are in direct association with a principal industrial activity on the same site.

POLICY LIZP2 *Ensure appropriate provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies, while avoiding, remedying or mitigating effects on the surrounding environment.*

Explanation

The Hastings District contains a number of high profile industries which are recognised on a national and international basis and contribute significantly to the Hastings and Hawke's Bay economy and provide a number of jobs for the Hawke's Bay population. These businesses are primarily related to the primary processing and construction industries.

POLICY LIZP2A Provide for seasonal worker accommodation subject to appropriate limits on effects to recognise its links to the horticulture industry and its compatibility with light industry and adjacent residential environments.

Explanation

The light industrial zones are often adjacent to the residential environment thereby acting as a transition between the general industrial and the residential environments. As such seasonal worker accommodation is an activity that has a level effects that is compatible with this transitional environment.

OBJECTIVE LIZO2 *To enable a diverse range of industrial activities within the Hastings District while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.*
Relates to Outcome LIAO2

POLICY LIZP3 *New industrial development is to be designed and operated in a manner which does not detract from the existing amenity levels of the surrounding environment nor result in cumulative effects that lower surrounding amenity levels over time.*

Explanation

For new industrial development it is recognised that generally higher environmental standards can be achieved and no degradation in the amenity levels of the surrounding environment should occur. It will be important to assess the potential cumulative effects of industry to ensure that discharges or

emissions from new activities do not exacerbate existing effects from established operations.

POLICY LIZP4 *Require the provision of on-site landscaping along front boundaries in industrial areas located along the high profile arterial routes which provide an entrance to the Hastings urban areas.*

Explanation

On-site landscaping will help to break the visual monotony of large buildings, industrial yards, and car parks. The cumulative effect of such landscaping will be to enhance the visual amenity of the District's highly visible industrial areas such as along Maraekakaho, King and Omaha Roads.

OBJECTIVE

Industrial activities shall maintain acceptable amenity levels or be safeguarded from

LIZO3 *Relates to incompatible uses within surrounding environments.*

Outcomes LIAO3

& LIAO5

POLICY LIZP5 *Ensure residential activities are free from unreasonable and excessive noise, odour, dust and glare.*

Explanation

Industrial Activities are recognised as having potential to create high levels of nuisance effects, which have potential to create conflict and reverse sensitivity with adjoining residential activities. Where industrial activities are located near residential activities, which are not within the Industrial Zone, it is paramount that any cross boundary nuisance effects are mitigated or avoided where possible.

Where residential activities are located within existing industrially zoned land, a reasonable level of nuisance effects are to be anticipated and should be mitigated through on site means rather than restricting adjoining industrial activities in their ability to undertake day to day activities.

POLICY LIZP6 *Provide for healthy and safe working, shopping and recreational environments by avoiding and mitigating excessive noise, vibration, odour and dust nuisance generated from industry located in close proximity to commercial and recreational areas.*

Explanation

While strict environmental management is necessary to protect domestic residents from nuisance and health effects, particularly outside of normal business hours, emphasis in business, recreational and shopping areas which are occupied less frequently, should concentrate on maintaining general standards of amenity and environmental quality with significant adverse effects being avoided, remedied or mitigated.

POLICY LIZP7 *Require industry located in close proximity to residential zones to incorporate buffering, screening and landscaping to minimise the adverse visual impact of the activity.*

Explanation

The establishment of buffers and screening or landscaping provide effective mechanisms to reduce the potential interface conflicts between incompatible activities. Buffering may take the form of strip planting or solid fencing and may also involve the restriction of border uses to low impact ancillary activities such as car parking or office/administration activities.

POLICY LIZP8 *Industrial activities with potential for significant adverse effects, such as noise or dust generation, heavy traffic movement, glare or odour, should be located on sites in General Industrial Zones that are remote from residential areas.*

Explanation

For activities with potential nuisance effects, simple buffer strips or landscape screening may not be adequate to mitigate effects, therefore significant separation via the establishment of zoning controls may be required. In this manner industrial activities with the potential for adverse effects will generally be directed to zones which are remote from sensitive adjacent sites. Those areas include Whakatu (away from the Residential Zone boundary), Tomoana, Ilongate and large portions of the Omaha Road Industrial Corridor.

7.5.4 METHODS

The Anticipated Outcomes set out in Section 7.5.2 will be achieved and the Objectives and Policies set out in Sections 7.5.3 will be implemented through the following Methods:

HASTINGS DISTRICT PLAN Industrial Zones: The District Plan incorporates three Industrial Zones, to reflect the broad differentiation of industrial activity in the District.

The following is a list of strategies utilised for specific zones.

Light Industrial Zone: This Zone is applied to established service industrial areas of Hastings City which are located close to residential or commercial centres. Emphasis is placed on the need to minimise adverse amenity and nuisance impacts on sensitive adjacent uses, therefore strict environmental performance standards apply. In practice this will mean that the Zones are best suited to lighter or service orientated activities. Making provision for service industry in close proximity to residential areas also offers additional social and economic benefits and, in the case of Hastings City, also ensures adequate support services are located in close proximity to the main shopping areas of the CBD.

General Industrial Zone: The General Industrial Zone is applied to the major industrial nodes of the District at Tomoana, Whakatu, Omahu Road, Irongate and in the King Street/Nelson Street areas. These areas are suitable for a wide range of industrial activities provided significant adverse effects are avoided, remedied or mitigated.

Whirinaki Industrial Zone: This Zone applies to the site of the Pan Pac mill and provides specific resource management for existing wood processing activities and future expansion of the plant.

Hazardous Substances DWA (Section 29.1): Industrial activities are major users of Hazardous material and substances. The storage and use of these will be controlled by the Hazardous Substances DWA (although the Hazardous Substances and New Organisms Act 1996 is the primary regulation relating to hazardous substances). There are particular provisions relating to the Heretaunga Plains Unconfined Aquifer. These modify and restrict the establishment of a range of industrial activities, from which the effects of a system failure, or leakage into the groundwater system, has the potential to negatively impact on the quality of the groundwater.

Noise District Wide Activity (Section 25.1): This section establishes noise standards for industrial activities within all Industrial Zones and at the interface between Industrial Zones and other zones in the District. In addition Specific Standards are included to require residential activities in Industrial Zones to protect their own aural environment.

INTEGRATED MANAGEMENT Hastings District Council will consult with Hawke's Bay Regional Council to ensure that practical and effective mechanisms are formulated for the management of ground water, stormwater discharges, and air discharges and emissions.

Hastings District Council will continue to liaise with Napier City Council with regard to industrial issues on the Heretaunga Plains which are common to both authorities.

The use of hazardous substances, including use within industry, is primarily controlled under this Act via the Environmental Protection Authority.

MONITORING Monitoring shall be undertaken to ensure that the Methods outlined above continue to achieve the objectives and policies of this District Plan.

SEPARABLE TRADE WASTE POLICY New industries establishing in Hastings will be encouraged to locate near the three parallel trunk sewers where they can contribute to the separated trade waste conveyance system.

7.5.5 RULES

7.5.5.1 Light Industrial Zone

The following table sets out the status of activities within the Light Industrial Zone. These activities are all subject to the standards and terms set out in this plan.

RULE TABLE 7.5.5.1 - LIGHT INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
LI1	Industrial Activities	P
LI2	Dairies and Food Premises	P
LI3	Service Stations	P
LI4	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
LI5	The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes ^{Note1}	P
LI6	Places of Assembly	P
LI7	Temporary Events	P
LI8	Tyre Storage complying with Specific Performance Standard 7.5.7.5	P
LI9	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site.	P
LI10	Emergency Service Facilities	P
LI11	Temporary Military Training Activities	P
LI12	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 7.5.6.	RD
LI13	Comprehensive Residential Development on Sale yards site (Lot 6 DP 20671 and shown on Appendix 28).	RD
LI14	Building Improvement Centres located on sites other than Lot 6 DP 20671 not exceeding 4,000m ² GFA	RD
LI15	Building Improvement Centres located on Lot 6 DP 20671 (regardless of GFA)	RD
<u>LI15A</u>	<u>Seasonal Worker Accommodation up to a maximum of 300 workers.</u>	<u>RD</u>
LI16	Tyre Storage not complying with Specific Performance Standard 7.5.7.5	D
LI17	Residential Activities complying with Specific Performance Standard 7.5.7.2	D
LI18	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 7.5.7.	D
LI19	Building Improvement Centres located on sites other than Lot 6 DP 20671 over 4,000m ² GFA	D
LI20	Residential Activities not complying with Specific Performance Standard 7.5.7.2.	NC
LI21	Visitor Accommodation.	NC
LI22	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.

Commented [A4]: Amended as a result of submission Horticulture NZ (12) - Issue 10

7.5.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities.

7.5.6 LIGHT INDUSTRIAL ZONE

7.1.6.1 BUILDING HEIGHT

The maximum height for all buildings shall be 11m.

Outcome
The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings

7.5.6.2 HEIGHT IN RELATION TO BOUNDARY

On any boundary with a site zoned Plains Production, Rural, Residential or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

Outcome
Sites on the industrial interface will be provided access to daylight and sunlight.

7.5.6.3 SETBACKS

(a) Front Yards

No part of any building shall be located within the following yards:

	Front Yard
Sites opposite or adjacent to a Residential Zone	2 metres
Boundaries adjacent to an arterial route	2 metres
All other instances	Nil

Outcomes
The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

(b) Internal Yards

No part of any building shall be located within the following yards:

	Internal Yard
Boundaries adjacent to a Residential or Open Space Zone	5 metres
All other instances	Nil

The amenity values of sites on the industrial interface will be maintained.

(c) Storage Setbacks

No structure shall be erected or item/s stored in manner that exceeds a height of 1.5m from ground level, within 2m of a boundary adjacent to a Residential or Open Space Zone.

7.5.6.4 LANDSCAPING

The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below.

	Minimum Width
Sites opposite or adjacent to a Residential Zone	2 metres
All other instances	Nil

Outcome
The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road

corridors.

Note: Landscaping required by way of Standard 7.5.6.4 shall be provided and thereafter maintained in accordance with the definition of landscaped in Section 33.1.

7.5.6.5 SCREENING

(a) Internal boundaries adjacent to a Residential or Open Space zone

A 1.8m high solid fence shall be provided along the full length of any internal boundary adjacent to a Residential or Open Space Zone.

(b) Internal boundaries adjacent to a Plains zone

Either a 1.8m high solid fence or a 2m wide landscaping strip shall be provided along the full length of any internal boundary adjacent to a Plains Zone.

7.5.6.6 STORMWATER

(a) Where a reticulated stormwater network is available for the site to connect to, the site shall not exceed the following standards:

AVERAGE RECURRENCE INTERVAL (ARI)	RUNOFF COEFFICIENT
5 year	0.7
50 year	0.75
The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the <i>New Zealand Building Code, Approved Document E1 - Surface Water</i> . See <i>Hastings District Council website</i> to assist with calculations	

(b) Where no reticulated stormwater network is available for the site to connect to, stormwater shall be disposed of on-site.

Note: All on-site stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan.

7.5.6.7 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome
The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

7.5.6.8 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome
The outcomes of the Noise Section of the District Plan will be achieved.

7.5.6.9 LIGHT AND GLARE

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

Outcome

Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities

7.5.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

7.5.7.1 ACTIVITY THRESHOLD LIMITS

Dairies and food premises: The gross floor area of the premise shall not exceed 50m².

Service Stations: No limit.

Retail sales on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² retail display space (indoor and outdoor) whichever is the lesser.

Offices on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² gross floor area whichever is the lesser.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and of buildings: 100m² indoor retail display space. There shall be no limit on outdoor display space.

Outcome

Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.

7.5.7.2 RESIDENTIAL ACTIVITY

(a) Any residential unit in the Industrial Zone shall only be provided for a resident caretaker or other person whose employment is such that they are required to live on the premises.

(b) Minimum gross floor area: 50m²

(c) Outdoor Living Space: Every residential unit shall be provided with an outdoor living area.

(d) The outdoor living area shall be directly linked to the principal living area of the unit and shall be located to the side of the residential unit facing north of east or west.

(e) Where the principal living area of the unit is located at ground level the outdoor living area shall:

- i) be at least 30m² in area, have a minimum dimension of 5m, and be able to contain a 4m diameter circle; and
- ii) Shall be screened with a 1.8m high solid fence.

(f) Where the principal living area of the unit is not at ground level the outdoor living area shall consist of a balcony with a minimum area of 7.0m² capable of accommodating a 2.0m diameter circle.

(g) Internal Noise Standard: Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

7.5.7.3 TEMPORARY EVENTS

Only six events shall take place on a site over a 12 month period

Each event shall be of a maximum duration of three days

Maximum attendance at any one time shall be 1000 persons

The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place

No parking associated with the temporary event shall be accommodated on any public road or road reserve

Outcome

It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.

Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

7.5.7.4 COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON THE SALES YARD SITE - LOT 6 DP 20671

The activity shall comply with those aspects of Specific Standard 7.2.6E applicable to sites in Appendix 27 and 28 - Identified sites for Comprehensive Residential Development.

7.5.7.5 TYRE STORAGE

(a) The activity shall be ancillary to another activity on the site.

(b) All tyres shall be stored in a single storage area. The storage area shall:

i) either be inside a building or at least 10m from the front boundary of the site;

ii) not exceed 10m²;

iii) have a maximum dimension of 4m;

iv) be screened from all public spaces and adjoining sites; and

v) shall be locked at all times when the premise is not in use.

(c) Tyres shall not be stored above a height of 1.5m.

7.5.7.6 SCHEDULED SITE NO 34 , THE SALESYARDS SITE (LOT 6 DP 20671)

(a) YARDS

No part of any building shall be located within the following yards.

Outcome

The amenity of the surrounding residential area and adjacent reserve will be maintained by buildings being setback from roads and property boundaries

	Yard
Front Yards	
All boundaries	Nil
Internal Yards	
Boundaries adjoining a Residential or Open Space Zone	5 metres
All other boundaries	Nil

(b) HEIGHT

The maximum height of buildings shall be 11 metres.

Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession plane from points 2.75m above boundaries to sites zone residential or Open Space. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60.

(c) LANDSCAPING

At least 20% of all road frontages of the site shall be landscaped to a minimum depth of 1 metre.

Outcome

The amenity of the zone will be maintained by preventing tall obtrusive structures and buildings.

Outcome

The landscaped front yards will contribute to the maintenance and enhancement of the amenity of the site and area.

7.5.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES

Outcome

Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.

- ~~a.~~—The activity shall not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.
- b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military

Training Activities.

7.5.7.8 SEASONAL WORKERS ACCOMMODATION

- a) The activity shall comply with the acoustic insulation requirements for noise sensitive activities as set out in standard 25.1.7C
- b) An area of outdoor open space equating to 10m² per resident be provided for on the site. The open space area is to be of a shape appropriate for undertaking active recreation activities such as touch rugby, football or basketball.

7.5.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

This part of the Plan sets out the assessment criteria for different types of Restricted Discretionary and Discretionary Activities.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted the exercise of its discretion over in assessing Resource Consent applications.

For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is not however restricted to these matters.

7.5.8.1 ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN Section 7.5.6 AND IN Section 7.5.7

An assessment of the effects of the activity shall be made considering the following:

The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and Terms which it fails to meet.

7.5.8.2 ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN Section 7.5.6

(a) Building Height and Height in relation to boundary

(i) The extent to which the height and scale of the building is consistent with that of the surrounding industrial zone and the extent to which the infringement will disrupt the visual amenity of that area.

(ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(iii) The extent to which the infringement will overshadow any site/s zoned Open Space, Residential, Rural or Plains.

(iv) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.

(v) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains.

(b) Setbacks, Landscaping and Screening

Front Yards:

(i) The extent of the proposed infringement and whether this will disrupt the visual amenity of the surrounding industrial zone and the streetscape within it, with particular regard to 'gateway routes' into Hastings.

(ii) Whether the site retains capacity for Landscaping and tree planting in the front yard.

(iii) The extent to which the proposed infringement compromises the visual amenities, or privacy of any land zoned Open Space, Residential, Rural or Plains.

(iv) The extent to which the reduced setback from the road boundary compromises the safe movement of traffic on and off the site and /or along any adjacent road.

Other Yards:

- (i) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.
- (ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.
- (iii) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned OpenSpace, Residential, Rural or Plains.

(c) Landscaping:

- (i) The extent to which existing vegetation is retained.
- (ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.
- (iii) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.

(d) Shelterbelts:

- (i) The extent to which the proposed shelterbelt, or alternate treatment, will screen the activities on the site from adjacent properties and nearby roads and public spaces
- (ii) The extent to which the proposed shelterbelt, or alternate treatment, will be of a consistent character as to other sites within the area.

(e) Screening

- (i) The extent to which any proposed landscaping, shelterbelt, or fencing will screen the activities on the site from adjacent properties and nearby roads and public spaces
- (ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Production Zone
- (iii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(f) Stormwater and Servicing

(i) Whether the site can be adequately serviced

(ii) Whether it is proposed to connect the development to the Council's reticulated services.

(iii) If it is proposed to connect the development to the Council's reticulated services:

- Whether such connections are practical;
- Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
- Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
- The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.

(iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipated requirements of the development and to avoid, remedy or mitigate adverse effects on the environment

(v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.

(vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.

(vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.

(viii) Whether the development incorporates low impact designs and techniques which will be utilised to promote sustainable solutions that contribute to efficient resource use and the overall quality of the environment.

(ix) Whether the activity will have adverse effects in terms of stormwater runoff or ponding on the subject site, adjoining or downstream sites and whether it would be appropriate to limit the scale of impervious surfaces and/or impose conditions requiring the incorporation of low impact design solutions into the development.

(g) Light and Glare

(i) Whether the infringement will adversely affect the safe movement of traffic and pedestrians.

(ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(h) Activities not Complying with the Activity Threshold Limit in Standard 7.5.7

Dairies and Food Premises

Retail Sales and Offices ancillary to an Industrial Activity

The sales and hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes within the Light Industrial Zone

(i) The extent to which the retail and/or sale of food activity, or any cumulative effects arising from these activities, may affect the vibrancy and vitality of the Hastings CBD, Flaxmere Village Centre or the Suburban or Commercial Service Zones.

(ii) The extent to which there are opportunities within the existing Commercial Centres /Zones to establish the proposed food premises (in the same or different format). If there are such opportunities, whether the community would be better served by those opportunities rather than the proposed premises.

(iii) The extent to which the site is of adequate size to accommodate the proposed development, together with car parking and landscape treatment.

(iv) The extent to which the site can be developed in keeping with the character of the area in which it is to be located.

(v) The extent to which retailing or food and beverage sales may create a 'reverse sensitivity' effects with industrial activities within the surrounding environment.

(vi) The extent to which alternative site or locations have been considered.

(vii) The extent to which the activity promotes the optimum and efficient use of the light industrial resource.

(viii) The impact of the scale and intensity of the use and its compatibility with surrounding activities.

(i) Tyre Storage

(i) The extent to which the tyres will be screened from residential and open space zoned land and from roads.

(ii) The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.

(iii) The extent to which the location of the site and the proposed layout, screening and security measures minimise the potential for arson.

(iv) The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.

(v) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.

(vi) The mechanisms proposed for the control of insects and vermin.

(vii) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.

(viii) The extent to which alternative sites or locations have been considered.

(ix) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.

(x) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases - for example the provision of a bond to Council.

In assessing resource consent applications to establish Comprehensive Residential Development on the sales yards site Council will restrict its discretion to:

- (i) The extent and nature of buffer (landscape and fencing) treatments proposed between the development and any land used for Industrial activity.
- (ii) The manner in which the development relates to and is orientated towards St Leonards Park
- (iii) The nature of buffer (landscape and fencing) treatments proposed along the frontage to St Leonards Park.
- (iv) The Assessment Criteria set out for Comprehensive Residential Development within the Hastings Residential Environment (Section 7.2.7H).

7.5.8.4 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITY - BUILDING IMPROVEMENT CENTRES

Landscaping

a) Whether the extent, type and nature of the landscaping proposed is sufficient to mitigate any visual effects of carparking areas on the streetscape and any neighbouring residential and open space zone environments all year around.

b) Whether the landscape design and planting proposal adequately provides for the continued maintenance of the landscaping and plantings.

Lighting

c) The extent to which any lighting and glare created by Building Improvement Centres and associated car parking areas will affect residential and open space zones. Light spill should be directed away from these zones.

d) The extent to which the proposed hours of operation of the Building Improvement Centre activity will affect the amenity and character of adjoining residential and open space zones.

Commercial Strategy

e) The extent to which the proposed activity is consistent with the Commercial strategy.

Reverse Sensitivity

f) Whether there are potential reverse sensitivity effects that may arise from this type of activity operating in this location.

g) The extent and nature of potential reverse sensitivity impacts on existing activities in the surrounding location, and the ability for those effects to be mitigated.

Traffic and Parking Effects

h) Whether any potential traffic increases will have an impact on the character and amenity of any residential properties or surrounding residential areas.

i) Whether the location of the car parking areas on site will be directly adjacent to the street and in front of any building development and to what extent the scale and positioning of carparking areas will affect the amenity of the surrounding environment.

7.5.8.5 SEASONAL WORKERS ACCOMMODATION

An assessment of effects of the activity shall be made considering the following:

- (a) The ability of the existing infrastructure to provide water, wastewater, and stormwater disposal.
- (b) Whether safe and efficient vehicle access can be provided to the site.
- (c) Whether the proposal can provide sufficient on-site car parking.
- (d) Whether the activity will have reverse sensitivity effects on adjoining activities.
- (e) The proposed accommodation management plan and practices.
- (f) Whether there is sufficient landscaping/open space to provide for the amenity of the workers.
- (a)(g) Whether the open space is appropriately connected to the accommodation units and is of a shape/layout to allow for active recreation activities.

14.1 INDUSTRIAL

14.1.1 INTRODUCTION

Hastings District is characterised by a strong reliance on its rural economic base. This is supported by a variety of rural orientated industries including food processing, the manufacture of value added products, rural and engineering services and logistics. Diversification into other industrial areas has focused on construction and building related service industries. As the key driver for the construction sector is population growth, and population growth over the life of this Plan is not anticipated to be great, primary sector production will be the major industry driver into the future. Rates of development, land uptake and employment can hence all be directly correlated with the rural sector.

While post-harvest production and value added processing will be the major industry drivers into the future, the flow on effect is anticipated to be significant in the rural and engineering support sectors. With the proximity of the port of Napier and the strong rail and road links through the Hastings District the logistics sector is anticipated to continue to experience strong growth. Such industries also provide significant opportunities in servicing the domestic, lifestyle and visitor industry markets.

Given the majority of industry in Hastings has a rural orientation; the environmental effects that they generate tend to be specific and are common across most industries. In particular the effects of noise, odour, ground and water discharges, heavy vehicle movements and dust are common to many of the District's industrial processing operations. Many of the District's major industries have been long established on their existing sites, and in some cases urban or intensive rural development has gradually surrounded industrial sites creating the potential for significant interface conflicts. At the same time there has been a degree of tolerance of the environmental effects of major industry because these activities are identified as District assets and significant employers of the District's labour force.

Urban industrial activity is concentrated in the north and north-west of Hastings City. Significant activities include the food processing operations of Heinz-Wattie's Ltd, ENZA International and Turners Growers Group, and various meat processors and packers. A range of ancillary activities are also located in these areas.

Light and service industry has tended to concentrate on the roads parallel to and adjacent to Karamu Road, adjacent to the Hastings City CBD, and to a lesser extent near to the Village Centre at Havelock North. As the urban population of the District has grown, a wide range of smaller industrial activity has become established to service the needs of urban residents in addition to the needs of the rural sector.

The District contains four major industrial sites, outside of the main urban areas, at Whakatu, Tomoana, Whirinaki, and Irongate. There is currently surplus industrial capacity at Whakatu, which is suitable for wet industry due to the existing infrastructure provided to the area. The servicing of Irongate does not include trade waste facilities, as the capacity for wet industry which requires this level of service can be accommodated at Whakatu. Irongate is therefore a dry industrial zone. The Whirinaki site was developed especially for wood processing and pulp manufacture and this activity continues to have a significant impact on the regional economy. The Whirinaki Zone also includes the Whirinaki Power Station site. Electricity has been generated from this site since 1975.

14.1.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

IZAO1 Efficient use and redevelopment of industrial land and infrastructure by concentration of industrial development within existing zones

IZAO 2 Concentration of specific industry in appropriate locations, specifically:

- (a) Wet industry and Food Industry in the Tomoana and Whakatu areas utilising existing infrastructure.
- (b) Dry industry in the Irongate Industrial Area.
- (c) Dry Industry with profile along the Omahu Road arterial route

IZAO 3 Avoidance of incompatible activities within Industrial Zones.

IZAO 4 Retention and reinforcement of buffers between incompatible activities on opposing zones.

IZAO 5 Industrial development does not reduce the existing environmental and amenity qualities within existing Industrial Zones.

IZAO 6 Maintenance of amenity values which are appropriate and consistent with existing industrial areas within the District.

IZAO 7 Provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies.

IZAO 8 Adverse effects on the Heretaunga Plains Unconfined Aquifer from operations and activities within Industrial Zones are avoided.

IZAO9 The life supporting capacity of the Heretaunga Plains Unconfined Aquifer system will be sustained.

IZAO 10 That Mana Whenua values regarding the Kaitiakitanga of the Aquifer water resource are maintained.

14.1.3 OBJECTIVES AND POLICIES

OBJECTIVE IZO1 To facilitate efficient and optimum use and development of existing industrial resources

Relates to Outcomes within the Hastings District.

IZAO1

- IZAO3 & IZAO7

POLICY IZP1 *Ensure that non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*

Explanation

Commercial and Residential Activities in Industrial Zones can be considered to be an inefficient use of industrial land and are better suited in other zones. These non-industrial activities can also create reverse sensitivity issues. Commercial and residential activities should therefore be limited in scale as to maintain the integrity of the Industrial Zones. The exception to this is seasonal workers accommodation which specifically services the primary production industry.

The Hastings Commercial Strategy seeks to promote the continued viability of the Hastings CBD; commercial activities should be encouraged to locate in appropriately identified areas and avoid location with industrial areas unless they are in direct association with a principal industrial activity on the same site.

POLICY IZP2 *Ensure appropriate provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies, while avoiding, remedying or mitigating effects on the surrounding environment.*

Explanation

The Hastings District contains a number of high profile industries which are recognised on a national and international basis and contribute significantly to the Hastings and Hawke's Bay economy and provide a number of jobs for the Hawke's Bay population. These businesses are primarily related to the primary processing and construction industries.

The Industrial Zone provides for the ongoing operation and future development of major industry within the District. Where possible intensification of existing industries should be undertaken, but land should be available when required, provided environmental effects can be mitigated. The Whirinaki, King Street and Tomoana industrial areas are three areas recognised to provide for the continued operation and expansion for existing major industries.

POLICY IZP3 *Ensure the integrated and efficient development of the Irongate Industrial Area through the use of a Structure Plan.*

Explanation

The Irongate Industrial Area (shown in the Structure Plan in Appendix 16) is anticipated to provide in the vicinity of thirty years supply of 'dry' industrial land for the District. However, the actual take up of this land will depend upon the prevailing economic and market conditions. A flexible approach to the timing of infrastructural development of this area is therefore needed.

The Structure Plan provides details of: the bulk infrastructure to be provided; and the infrastructure corridors to be set aside.

POLICY IZP4 *Ensure the integrated and efficient development of the Omaha North Industrial Area through the use of a Structure Plan.*

Explanation

The Omaha North Industrial Area (shown in the Structure Plan in Appendix 17) is anticipated to provide in the vicinity of twenty years supply of 'high profile' dry industrial land for the District. However, the actual take up of this land will depend upon the prevailing economic and market conditions. The Structure Plan (see Appendix 17) provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater infiltration basin which must be addressed in developing the area.

OBJECTIVE IZO2 **To enable a diverse range of industrial activities within the Hastings District while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.**
Relates to Outcome IZA05

POLICY IZP7 *The Protection of the vital water resource contained in the unconfined aquifer from contamination risks from industrial uses and development.*

Explanation

There is a need to give maximum protection to the sensitive unconfined aquifer which lies below large parts of the Omaha Road industrial area. This water resource is of vital importance for the horticultural activities of the District and also provides a clean drinking water supply for the residents of Hastings City and Flaxmere. Protection of the aquifer may well override other considerations, meaning that an activity may need to be excluded from the Omaha Road area if it is an unsuitable activity or adequate mitigation and risk management cannot be demonstrated (this issue is addressed in the Hazardous Substances Section 29.1).

POLICY IZP8 *New industrial development is to be designed and operated in a manner which does not detract from the existing amenity levels of the surrounding environment nor result in cumulative effects that lower surrounding amenity levels over time.*

Explanation

For new industrial development it is recognised that generally higher environmental standards can be achieved and no degradation in the amenity levels of the surrounding environment should occur. It will be important to assess the potential cumulative effects of industry to ensure that discharges or emissions from new activities do not exacerbate existing effects from established operations.

POLICY IZP9 *Require the provision of on-site landscaping along front boundaries in industrial areas located along the high profile arterial routes which provide an entrance to the Hastings urban areas.*

Explanation

Industrial activities along high profile arterial routes such as Omaha Road and the Southern Expressway can create reduced visual amenity for visitors entering the Hastings Urban areas. On-site landscaping will help to break the visual monotony of large buildings, industrial yards, and carparks. The cumulative effect of such landscaping will be to enhance the visual amenity of the District's highly visible industrial areas.

OBJECTIVE IZO3 **Industrial activities shall maintain acceptable amenity levels or be safeguarded from incompatible uses within surrounding environments.**
Relates to Outcomes IZA04 & IZA06

POLICY IZP10 *Ensure residential activities are free from unreasonable and excessive noise, odour, dust and glare, and that Land Based Primary Production Activities are free from dust and contaminants affecting crops.*

Explanation

Industrial Activities are recognised as having potential to create high levels of nuisance effects, which have potential to create conflict and reverse sensitivity with adjoining residential and cropping activities. Where industrial activities are located near residential activities, which are not within the Industrial Zone, it is paramount that any cross boundary nuisance effects are mitigated or avoided where possible. Crops have the potential to be damaged from dust and contaminants emanating from industrial activities. Such effects should be avoided or mitigated.

Where residential activities are located within existing industrially zoned land, a reasonable level of nuisance effects are to be anticipated and should be mitigated through on site means rather than restricting adjoining industrial activities in their ability to undertake day to day activities.

POLICY IZP11 *Provide for healthy and safe working, shopping and recreational environments by avoiding and mitigating excessive noise, vibration, odour and dust nuisance generated from industry located in close proximity to commercial and recreational areas.*

Explanation

While strict environmental management is necessary to protect domestic residents from nuisance and health effects, particularly outside of normal business hours, emphasis in business, recreational and shopping areas which are occupied less frequently, should concentrate on maintaining general standards of amenity and environmental quality with significant adverse effects being avoided, remedied or mitigated.

POLICY IZP12 *Require industry located in close proximity to residential activities located outside of the industrial zones to incorporate buffering, screening and landscaping to minimise the adverse visual impact of the activity.*

Explanation

The establishment of buffers and screening or landscaping provide effective mechanisms to reduce the potential interface conflicts between incompatible activities. Buffering may take the form of strip planting or solid fencing and may also involve the restriction of "border" uses to low impact ancillary activities such as car parking or office/administration activities.

POLICY IZP13 *Industrial activities with potential for significant adverse effects, such as noise or dust generation, heavy traffic movement, glare or odour, should be located on sites in General Industrial Zones that are remote from residential areas.*

Explanation

For activities with potential nuisance effects, simple buffer strips or landscape screening may not be adequate to mitigate effects, therefore significant separation via the establishment of zoning controls may be required. In this manner industrial activities with the potential for adverse effects will generally be directed to zones which are remote from sensitive adjacent sites. Those areas include Whakatu (away from the Residential Zone boundary), Tomoana, Irongate and large portions of the Omaha Road Industrial Corridor.

OBJECTIVE IZO4 **To enable the efficient and effective use and the sustainable management of the District's resources by providing for the development of new industries in accordance with the Hastings Industrial Strategy.**
Relates to Outcome IZA01 and IZA02

POLICY IZP14 *Provide for the establishment of dry industrial activities on larger sites in the Irongate Industrial Area.*

Explanation

The infrastructure for the Irongate Industrial Area has been designed to support dry industrial activities such as timber processing activities and transportation depots. No provision has been made for trade waste or reticulated stormwater disposal. A minimum site size has been set at 1 hectare as this is the density of development that service infrastructure and roading has been designed to accommodate. Some flexibility in lot size may be able to be accommodated provided a 1 hectare average site size density is retained. The limited access nature of Maraekakaho Road and the lack of profile on Irongate Road means that this area is not appropriate for activities seeking smaller sites with a high profile and access to passing traffic.

For certain sites, a minimum site size of 5000m² has been identified as appropriate, provided they are serviced by a single access point to Maraekakaho Road. A reduced minimum lot size has been recognised as appropriate for these sites because existing buildings and infrastructure investment and/or their lot shape characteristics makes a 1 hectare average inefficient.

POLICY IZP15 *To restrict the establishment of activities within the Omaha North General Industrial area to 'dry industry' and 'profile oriented' activities that have a low risk of contamination of the Heretaunga Plains Unconfined Aquifer.*

Explanation

The Omaha North Industrial Area is particularly suited to dry industrial or industrial related activities that require a site with a profile to a busy road. Examples of industrial related activities are the sale and hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscape purposes.

There is no provision for Large Format Retail or general retail stores within the Zone. The District Plan seeks to promote the continued viability of the Hastings CBD through the existing Commercial Zones and precincts (Appendix 31). The location of Large Format Retail developments within an Industrial Zone on the periphery of the City conflicts with this objective. The establishment of Large Format Retailing stores within this Zone also creates the potential for adverse traffic safety and network effects. The infrastructure within the Omaha North Industrial Area is suited to predominantly 'dry' activities as the capacity of the adjacent trade waste sewer is limited and access to it is not assured.

Certain industrial activities have been identified as being a high risk to the Heretaunga Plains Unconfined Aquifer owing to the potential for pathogenic contamination of ground water to occur. This situation arises as a result of stormwater discharges from development in the zone being into an infiltration basin rather than a reticulated system. These activities include waste management sites, transfer stations and composting areas, and stock sale yards, which are not anticipated in the zone and are non-complying.

For similar reasons, bakeries which have outside washing areas, which otherwise would be permitted under the definition of 'dairies and food premises', are also non-complying.

POLICY IZP16 *Ensure that industry establishing in the Tomoana Food Industry Zone are food related and have a locational requirement to be within the Zone.*

Explanation

Tomoana has developed as an important food processing and allied industry area and the Industrial 2 Zone at Tomoana has become fully committed for that purpose. The Tomoana Food Industry Zone has been introduced to allow for further expansion of compatible activities, to enable efficient and effective utilisation of existing infrastructure and to encourage the continuation of land based primary production as the Zone develops over time. It is expected that Tomoana will further consolidate as a major food processing and allied industry area in the District.

The Tomoana Food Industry Zone has been provided for an industry specific purpose, and the establishment of non-food related industries is strongly discouraged.

This Policy reduces the risk of activities locating in the Tomoana Food Industry Zone that have no locational requirement to be there. Locational requirements to be in the Zone include: contracting a majority of business to Heinz Wattie's; or, utilisation of the trade waste system for a food processing industry. Activities not having these locational requirements are directed towards available land at Irongate, Omaha Road or Whakatu. Non-food related industries are adequately provided for in other Industrial Zones.

POLICY IZP17 *Provide for the establishment of predominantly wet industrial activities in the Whakatu and Tomoana Industrial Areas.*

Explanation

The Whakatu/Tomoana Industrial Areas are recognised as having large capacity for trade waste discharges due to their proximity to and connection with the Wastewater Treatment Plant. As such it is recognised as being better equipped for the location of wet industry, as opposed to other Industrial Zones within the District. The Tomoana Food Industry Zone provides for the establishment of food processing industries, and the Whakatu Industrial Zone still has large vacant areas for establishment of other wet industry.

Aside from the industrial area rezoned Tomoana Food Industry, the remainder of Industrial Zones do not preclude development of other dry industrial activities, but where possible these should be encouraged to locate in industrial areas with appropriate levels of servicing.

POLICY IZP17A *Provide for the establishment of seasonal workers accommodation in the General Industrial Zones at Omaha and Irongate.*

Explanation

The provision of seasonal workers accommodation is an important part of the land based primary production process. Without this resource the industry would not be sustainable. The growth in the Recognised Seasonal Employer (RSE) scheme requires large scale facilities which are not best placed in the traditional residential areas. As a result it is appropriate that they are located in the industrial zones where their scale is not out of character with the surrounding activities. Reverse sensitivity could be an issue, however measures can be put in place to guard against this. Seasonal workers accommodation is not provided for in the Tomoana and Whakatu wet industrial areas or the Food Hub as the land in these zones is a limited resource that should be reserved for activities that require the capacity supplied by this infrastructure.

POLICY IZP17B *To ensure that the scale of seasonal workers accommodation is consistent with the infrastructure capacity of the Irongate Industrial Zone.*

Explanation

The infrastructure associated with the Irongate Industrial Zone has been based on dry industry. This means that there is limited capacity available in both the water and wastewater systems. As a result the Council has developed a formula to enable landowners to gauge the scale of accommodation that could be constructed on the site. This formula is applied as a performance standard within the zone. This might mean that the ability to fully develop the site may need to be sacrificed if seasonal workers accommodation is to be constructed.

OBJECTIVE IZO5 **To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.**

Relates to Outcomes

IZAO8 and IZAO9

POLICY IPZ18

Relates to
Objective IZO
5

Ensure that where activities involving hazardous substances are located within the sensitive environment of the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59), their usage and storage are designed and managed to ensure the water supply for the environment and community is not compromised.

Explanation

The protection of the quality of the drinking water, irrigation water and natural watercourses that emanate from the Heretaunga Plains Unconfined Aquifer is critical to the health and economic welfare of the Hawke's Bay community. Industrial Zoned land and intensive horticultural and viticulture operations are located over the unconfined area of the aquifer. Additional protection to that provided by HSNO regulation is therefore considered appropriate to apply to this area to ensure that this critical ground water resource is not contaminated. The District Plan will adopt a precautionary approach to the storage, use, and disposal of all materials in order to avoid the entry of any hazardous substance into the aquifer. For this reason the storage, handling or use of Arsenic (As) within the Heretaunga Plains Unconfined Aquifer is a Prohibited Activity via the adoption of Rule GI19.

POLICY IZP19

Relates to Ob

Monitor land use activities occurring within the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59) to ensure that current regulation is adequately preventing contaminants from

entering this groundwater resource.

Explanation

Substances utilised by new and existing land use activities overlying the aquifer, pose a potential threat of contamination. The District Council will monitor land use activities and their effects to ensure that appropriate land use practices are employed and that District Plan provisions are being complied with.

14.1.4 METHODS

The Anticipated Outcomes set out in Section 14.1.2 will be achieved and the Objectives and Policies set out in Section 14.1.3 will be implemented through the following Methods:

HASTINGS DISTRICT PLAN Industrial Zones: The District Plan incorporates three Industrial Zones, to reflect the broad differentiation of industrial activity in the District.

The following is a list of strategies utilised for specific zones.

Light Industrial Zone: This Zone is applied to established service industrial areas of Hastings City which are located close to residential or commercial centres. Emphasis is placed on the need to minimise adverse amenity and nuisance impacts on sensitive adjacent uses, therefore strict environmental performance standards apply. In practice this will mean that the Zones are best suited to lighter or service orientated activities. Making provision for service industry in close proximity to residential areas also offers additional social and economic benefits and, in the case of Hastings City, also ensures adequate support services are located in close proximity to the main shopping areas of the CBD. This zone is also an appropriate location for the provision of seasonal workers accommodation.

General Industrial Zone: The General Industrial Zone is applied to the major industrial nodes of the District at Tomoana, Whakatu, Omahu Road, Irongate and in the King Street/Nelson Street areas. These areas are suitable for a wide range of industrial activities provided significant adverse effects are avoided, remedied or mitigated.

Whirinaki Industrial Zone: This Zone applies to the site of the Pan Pac mill and provides specific resource management for existing wood processing activities and future expansion of the plant, and also includes the Whirinaki Power Station and switchyard for the generation and transmission of electricity.

Section 29.1 Hazardous Substances DWA: Industrial activities are major users of Hazardous material and substances. The storage and use of these will be controlled by the Hazardous Substances DWA (although the Hazardous Substances and New Organisms Act 1996 is the primary regulation relating to hazardous substances). There are particular provisions relating to the Heretaunga Plains Unconfined Aquifer. These modify and restrict the establishment of a range of industrial activities, from which the effects of a system failure, or leakage into the groundwater system, has the potential to negatively impact on the quality of the groundwater.

Section 25.1 Noise DWA: This section establishes noise standards for industrial activities within all Industrial Zones and at the interface between Industrial Zones and other zones in the District. In addition Specific Standards are included to require residential activities in Industrial Zones to protect their own aural environment.

INTEGRATED MANAGEMENT Hastings District Council will consult with Hawke's Bay Regional Council to ensure that practical and effective mechanisms are formulated for the management of ground water, stormwater discharges, and air discharges and emissions.

Hastings District Council will continue to liaise with Napier City Council with regard to industrial issues on the Heretaunga Plains which are common to both authorities.

The use of hazardous substances, including use within industry, is primarily controlled under this Act via the Environmental Protection Authority.

MONITORING Monitoring shall be undertaken to ensure that the Methods outlined above continue to achieve the objectives and policies of this District Plan.

SEPARABLE TRADE WASTE POLICY New industries establishing in Hastings will be encouraged to locate near the three parallel trunk sewers where they can contribute to the separated trade waste conveyance system.

14.1.5 RULES

14.1.5.1 General Industrial Zone

The following table sets out the status of activities within the General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

RULE TABLE 14.1.5.1 - GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GI1	Industrial activities	P
GI2	Dairies and food premises except bakeries with outside wash down areas in the Omaha North General Industrial Zone	P
GI3	Service Stations	P
GI4	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
GI5	The sale or hire of: Machinery, equipment and supplies used for industrial, agricultural, horticultural, viticultural, building or landscaping purposes ¹ ; Buildings This rule only applies to those Omaha Road sites identified within the area identified in Appendix 36 and the Irongate Industrial area Appendix 16.	P
GI6	Tyre Storage complying with Specific Performance Standard 14.1.7.5	P
GI7	Temporary Events	P
GI8	Emergency Service Facilities	P
GI9	Temporary Military Training Activity	P
GI9	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6.	RD
<u>GI9A</u>	<u>Seasonal workers accommodation in the Omaha and Irongate General Industrial zones- up to a maximum of 300 workers.</u>	<u>RD</u>
GI10	Tyre Storage not complying with Specific Performance Standard 14.1.7.5	D
GI11	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 14.1.7.	D
GI12	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
<u>GI12A</u>	<u>Seasonal workers accommodation in the Omaha and Irongate General Industrial Zones in excess of 300 workers</u>	<u>D</u>
GI13	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC

Commented [A5]: Amended as a result of a submission from Horticulture NZ (12) Issue 10

Commented [A6]: Amended as a result of a submission from Horticulture NZ (12)- Issue 10

GI14	Visitor Accommodation	NC
GI15	Places of Assembly	NC
GI16	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity. <u>To avoid any doubt this includes this includes seasonal workers accommodation that does not comply with the wastewater performance standard 14.1.6A.10</u>	NC

Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.

RULE TABLE 14.1.5.1A - HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GI17	The Storage, Handling or Use of Hazardous Substances (except Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	P
GI18	Permitted activities under Rule GI17 not meeting the Specific Standards and Terms in Section 14.1.7.8	RD
GI19	The Storage, Handling or Use of Arsenic (As) within the Heretaunga Plains Unconfined Aquifer Overlay	Prohibited

Note: For users affected by the rules that apply specifically to the Heretaunga Plains Aquifer, attention is drawn to the National Environmental Standard for Sources of Human Drinking Water which may also be relevant to the activity.

14.1.5.2 Deferred General Industrial Zone

The following table sets out the status of activities within the Deferred General Industrial Zone. These activities are all subject to the standards and terms set out in this Plan.

Uplift of the Deferred Zone

The Deferred Industrial Zoning will cease to have effect once the Council passes a resolution that it is appropriate that the deferred status can be lifted due to the zone being substantially developed or the Council having otherwise concluded that it is appropriate for the deferred status to be lifted.

After the deferred status ceases to have effect, the provisions of the General Industrial Zone will apply.

The Deferred General Industrial Zone will be uplifted from Lot 1 and Lot 3 DP 22545 (232 and 268 Ruahapia Road) and the subject land will be zoned General Industrial Zone once the Whakatu Arterial Project (new arterial road) has been constructed and the Council has confirmed it has been commissioned and is operational.

RULE TABLE 14.1.5.2 DEFERRED GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
DGI1	Land based primary production (excluding forestry)	P
DGI2	Commercial activities (excluding visitor accommodation) complying with Specific Performance Standard 6.2.6D of the Plains Production Zone	P
DGI3	Temporary Events	P
DGI4	Any Permitted or Restricted Discretionary Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6 or the Specific Standards and Terms in Section 14.1.7.	D
DGI5	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
DGI6	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
DGI7	Visitor Accommodation	NC
DGI8	Places of Assembly	NC
DGI9	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

14.1.5.3 WHIRINAKI INDUSTRIAL ZONE

The following table sets out the status of activities within the Whirinaki Industrial Zone. These activities are all subject to the Standards and Terms set out in this Plan.

RULE TABLE 14.1.5.3 - WHIRINAKI INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
WI1	Sawmills and timber processing	P
WI2	Log and timber storage and handling	P
WI3	Wood pulp and paper mills	P
WI4	Electricity production	P
WI5	Temporary Military Training Activity	P
WI6	Ancillary activities and buildings associated with the Permitted activities of the site.	P
WI7	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site.	P
WI8	Any Permitted Activity that does not comply with one or more of the General Performance Standards and Terms in Section 14.1.6.	RD
WI9	Any other activity (not listed as a Permitted activity) complying with the General and relevant Specific Performance Standards and Terms in Section 14.1.6 and Section 14.1.7.	D
WI10	Any activity which is not provided for as a Permitted or Discretionary activity.	NC

14.1.5.4 TOMOANA FOOD INDUSTRY ZONE

The following table sets out the status of activities within the Tomoana Food Industry Zone. These activities are all subject to the standards and terms set out in this plan.

RULE TABLE 14.1.5.4 - TOMOANA FOOD INDUSTRY ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
T11	Food related Industrial Activities	P
T12	Land Based Primary Production	P
T13	Temporary Military Training Activity	P
T14	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6 or the Specific Standards and Terms in Section 14.1.7.	RD
T15	Any activity which is not provided for as a Permitted or Restricted Discretionary Activity.	NC

14.1.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities.

14.1.6A GENERAL INDUSTRIAL ZONE

Refer to Appendix 16 and 17 for maps of the land within the Irongate and Omaha North areas.

14.1.6A.1 BUILDING HEIGHT

Zone	Maximum Height
Irongate Area	15 metres
All other locations	30 metres

Exception to Height Requirement: The maximum height for buildings on 1215 Maraekakaho Road (Pt Lot 1 DP 3470, Lot 1 DP 23232, Lot 1 DP 26022 and Lot 1 DP 20209) shall be 30 metres.

Outcome
The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings

14.1.6A.2 HEIGHT IN RELATION TO BOUNDARY

- (a) On any boundary with a site zoned Plains, Rural, Residential or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

Except: In the case of the boundary of the Omaha North Industrial Zone with the designated stormwater infiltration basin and / or access corridor, the recession plane calculation shall be from the Plains Production Zone of the designated corridor.

(b) That in addition to 14.1.6.A2(a), no building shall exceed 11m height within 15m of a boundary with the Flaxmere General Residential Zone.

Outcome
Sites on the industrial interface will be provided access to daylight and sunlight.

14.1.6A.3 SETBACKS

a) Front Yards

No part of any building shall be located within the following yards:

Areas	Front Yard
Irongate Area	
All instances Note 1; Note 2	10 metres
All Other General Industrial Areas	
Sites opposite or adjacent to a Residential Zone	6 metres
Boundaries adjacent to Kirkwood Road	10 metres
Boundaries adjacent to Omaha Road (and not opposite a Residential Zone)	3 metres
Boundaries adjacent to any other Arterial Route	2 metres
All other instances	Nil

Outcome
The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

Note 1:

A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108 (HB131/166) if:

- (a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 (HB131/166); and
- (b) the boundary of the new site coincides with Plains Production Zone boundary

Note 2:

Sites fronting Irongate Road East are exempt from the front yard requirement.

Outcome

(b) Internal Yards

No part of any building shall be located within the following yards:

Areas	Front Yard
Irongate Area	
Boundaries adjacent to the Plains Production Zone	10 metres
Boundaries adjacent to Section 17 SO 438108 (HB131/166) Note 1	10 metres
All other instances	Nil
All other locations	
Boundaries adjacent to Flaxmere General Residential Zone	10 metres
Boundaries adjacent to any other Residential Zone	5 metres
Boundaries adjacent to Open Space or Plains Production Zone	5 metres
All other instances	Nil

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.

Note 1:

A site shall be exempt from the yard requirement along the boundary with Section 17 SO 438108 (HB131/166) if:

- (a) the site is amalgamated with (or other legally joined with) land in Section 17 SO 438108 (HB131/166); and
- (b) the boundary of the new site coincides with Plains Production Zone boundary

Outcome

The amenity values of sites on the industrial interface will be maintained.

c) Storage Setbacks

No structure shall be erected or item/s stored in manner that exceeds a height of 1.5m from ground level within 2m of a boundary adjacent to a Residential, Open Space or Plains Production Zone.

Except: In the case of the boundary of the Omaha North General Industrial Zone with the designated stormwater infiltration basin and access corridor, this storage setback rule shall not apply as the designated corridor will ensure a physical separation from industrial activities to adjoining Plains Production Zone properties. For the avoidance of doubt, this exemption does not apply where there is an easement for underground service connections only.

d) Setback from Irongate Stream

No buildings, structures, storage of goods or impervious surfaces shall be located within 15m of the bank of the Irongate Stream.

Outcome

That the riparian values of the Irongate Stream, including the potential for public access, are maintained or enhanced.

- (a) The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below; except for boundaries fronting Omaha Road (North), where a minimum of 25% of the length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below:

Areas	Minimum Width
Irongate Area	
Boundaries adjacent to State Highway 50A	
All other instances	Refer to 14.1.6A.4(b) below
All other General Industrial Areas	
Sites opposite or adjacent to a Residential Zone	2 metres
Boundaries adjacent to Kirkwood Road	5 metres
Boundaries adjacent to Omaha Road	2 metres
Boundaries adjacent to Omaha Road (North)	3 metres
All other instances	Nil

Outcome

The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.

Note: Except as required in 14.1.6A.4(b) below, landscaping required by way of Standard 14.1.6A.4(a) shall be provided and thereafter maintained in accordance with the definition of landscaped in Section 33.1

- (b) Landscaping within the Irongate Area shall consist of an even mixture of ground cover, shrubs and specimen trees complying with 14.1.6.4A(b)(i) to (iv) below.
- A minimum of 25% of the length of the frontage of all sites shall be landscaped.
 - Any landscaping strip shall have a minimum width of 3.0m.
 - Trees planted shall be from the list below:
 - Erect Oak (Quercus Robur Fastigiata) (12m x 2.5m)
 - Oriental Plane (Platanus Orientalis 'Autumn Glory') (10m x 5m)
 - London Plane Tree (Platanus Acerifolia) (15m x 6m)
 - The ground cover and shrub plantings shall contain a mix of no less than four and no more than six species. These shall not exceed 1.8m in height.

Outcome

To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place.

14.1.6A.5

SCREENING

1.0 General Industrial Zone

- (A) All internal boundaries adjacent to a Plains Production Zone
Either a 1.8m high solid fence; or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Production Zone. This requirement does not apply to boundaries adjacent to the designated stormwater infiltration basin in the Omaha North General Industrial Zone.
- (B) Omaha North: All boundaries adjacent to the designated stormwater infiltration basin in the Omaha North General Industrial Zone.
Either a 1.8 metre high fence, which may be a standard 7-wire fence or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Production Zone. A 4m wide gap shall be provided in the landscaping strip to allow access for firefighting.
- (C) Internal boundaries adjacent to a Residential or Open Space zone
A 1.8m high solid fence shall be provided along the full length of any side or rear boundary adjoining land zoned Residential or Open Space.

Internal boundaries adjacent to a Residential or Open Space zone

A 1.8m high solid fence shall be provided along the full length of any side or rear boundary adjoining land zoned Residential or Open Space.

Outcomes Industrial activities adjoining Open Space, Residential or Plains Production Zones will have a pleasant appearance, and provide protection to mitigate reverse sensitivity effects.

Industrial activities shall have a pleasant appearance from the neighbouring State highway and Residential Zone.

2.0 Irongate Area

(A) Irongate Area - Boundaries adjacent to the Plains Production Zone and Boundaries adjacent to Section 17 SO 438108 (CT HB131/166)

- a) A shelterbelt shall be established along the full length of each boundary.
- b) The shelterbelt shall consist of one of the following tree species:
- Sheoak – Casuarina
- Crytomeria
- c) The individual trees shall be at least 2m in height at the time of planting.
- d) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- e) The shelterbelt shall be maintained so that:
i) the branches do not extend over the boundary; and
ii) its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres. (e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- f) That the shelterbelt must be capable of being fully maintained from within the site it is located.
- g) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.

Outcome
The visual amenities of adjacent Plains Production zoned sites will be maintained.

Outcome
The visual amenities of adjacent State Highway 50A will be maintained.

(B) Irongate Area - Boundaries adjacent to State Highway 50A

- a) A shelterbelt shall be established along the full length each boundary.
- b) The shelterbelt shall consist of one of the following tree species:
 - Poplar varieties
 - Pittosporum varieties
 - Beech, *Fagus Sylvatica*
 - Salix varieties
- c) The individual trees shall be at least 2m in height at the time of planting.
- d) The shelterbelt shall be planted no further than 10m from the boundary.
- e) The shelterbelt shall be maintained so that:
 - the branches do not extend over the boundary; and
 - where the shelterbelt is planted between 5m and 10m from the boundary, its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres; (e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- f) That the shelterbelt must be capable of being fully maintained from within the site it is located. In the case of shelterbelts planted closer than 5m from the boundary, a maintenance strip of 3 metres must be provided within the site.
- g) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.

14.1.6A.6 STORMWATER

(a) General Industrial Zone (Irongate)

- i. All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.
- ii. All stormwater discharge shall be disposed of within the site (on-site).

Outcome

The use of inert roofing materials will reduce the level of contaminants in stormwater.

Note:

- *No stormwater (from any site) shall enter the Hasting's District Council's road side stormwater system.*
- *All on-site stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan*
- *For guidance on Industrial Stormwater Design refer to the Hawke's Bay Waterway Guidelines.*

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated.

(b) Omaha North Area (Appendix 17, Figure 1)

- i. All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.
- ii. A Stormwater Management Plan must be provided to the Council for the approval of the Environmental Consents Manager prior to the commencement of any new activity before discharging into the Stormwater Network. The

Stormwater Management Plan must be prepared by a suitably qualified and experienced person and shall include the following:

- Details of the proposed land use, including an assessment of any risks associated with contaminants on the site, detailing how contaminants will be managed; The method of
- monitoring the performance of pre- treatment devices, prior to discharge to the infiltration basin;
- A to scale site plan, including details of the stormwater management proposed for the site;
- A calculation of the expected stormwater run-off, storage volumes and post development discharge rates. *Note: Under the Hastings District Council Water Services Bylaw Approval is required to connect and discharge to the Stormwater Network.*

- iii. All stormwater shall be conveyed to the designated stormwater infiltration basin within the designated service corridor D161.
- iv. Where the stormwater infiltration basin has not yet been constructed, any new development requires the construction of the stormwater infiltration basin within the designated service corridor in accordance with the specifications set out in subdivision standard 30.1.7R.
- v. The above clauses (iii) and (iv) shall not apply to:
 - those properties identified within the Omaha Road Structure Plan area in Appendix 17, Figure 1 that require a method of stormwater disposal alternative to and different from disposal by connection to the designated stormwater infiltration basin. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.
 - Building extensions / new buildings resulting in an increased gross floor area across the site of less than 100m² over a 24 month period from the date of the release of decisions on Variation 1 (25 March 2017).

Note: Stormwater may only be discharged to a Council reticulated network in compliance with the Hastings District Council Water Services Bylaw.

All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan.

(c) All Other Areas

- i. Where a reticulated stormwater network is available for the site to connect to the site shall not exceed the following standards:

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.7
50 year	0.75

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1

- Surface Water. See Hastings District Council website to assist with calculations.

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated. Outcome
The potential for negative environmental effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.

Average Recurrence Interval (ARI)	Runoff Coefficient
5 year	0.7
50 year	0.75
The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1 - Surface Water. See Hastings District Council website to assist with calculations.	

- ii. Where no reticulated stormwater network is available for the site to connect to stormwater shall be disposed of on-site.

Note: All on-site stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan.

(d) All Areas - Inert Roofing

All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.

Outcome

The use of inert roofing materials will reduce the level of contaminants in stormwater.

14.1.6A.7 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

14.1.6A.8 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

The outcomes of the Noise Section of the District Plan will be achieved.

14.1.6A.9 LIGHT AND GLARE

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

Outcome

Adjoining Residential Activities will not be adversely affected by glare from lighting associated with Industrial Activities.

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

Any outdoor lighting shall be selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae,

14.1.6A.10 WASTEWATER

A. General Industrial Zone – Irongate

The peak wastewater discharge from a site shall not exceed the following standard: *total wastewater from sites not exceeding the specified design for the Irongate wastewater network.*

Maximum wastewater discharge volume of 0.04 litres per second per hectare of site.

Outcome

Sites will be appropriately serviced for wastewater, with total wastewater from sites not exceeding the specified design for the Irongate wastewater network.

14.1.6C WHIRINAKI INDUSTRIAL ZONE

14.1.6C.1 HEIGHT IN RELATION TO BOUNDARY

On any boundary with a site zoned Rural buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

14.1.6C.2 SETBACKS

Front Yards

No part of any building shall be located within the following yards.

	Front Yard
Boundaries adjacent to State Highway 2	37.5 metres

Outcomes

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening

Internal Yards

No part of any building shall be located within the following yards.

	Internal Yard
Boundaries adjacent to the Rural Zone *Except where associated with Scheduled Activity 32	15 metres
All other Boundaries	Nil

14.1.6C.3 LANDSCAPING

The full length of each front boundary (excluding required for vehicle or rail access) adjacent to State Highway 2 shall be landscaped minimum width of 37.5m.

All landscaping shall be of a sufficient nature to comply with 14.1.6C.4 (SCREENING)

Outcome

The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.

14.1.6C.4 SCREENING

All activities shall be screened from public view from State Highway 2 and from the residentially zoned land adjoining the State Highway.

14.1.6C.5 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of the Transport and Parking Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

14.1.6C.6 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

The outcomes of the Noise Section 25.1 of the District Plan will be achieved.

14.1.6C.7 LIGHT AND GLARE

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

14.1.6D TOMOANA FOOD INDUSTRY ZONE

14.1.6D.1 BUILDING HEIGHT

ZONE	Maximum Height
Tomoana Food Industry Zone	30 metres

Outcome

Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities.

14.1.6D.2 HEIGHT IN RELATION TO BOUNDARY

On any boundary with a site zoned Plains Production, or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

Outcome

The amenity of the zone will be maintained by preventing tall obtrusive structures and buildings

14.1.6D.3 SETBACKS

Front Yards

No part of any building shall be located within the following yards.

ZONE	Front Yard
Tomoana Food Industry Zone	
Boundaries adjacent to Elwood Road	10 metres
All other boundaries	6 metres

Outcome

Sites on the industrial interface will be provided access to daylight and sunlight.

Internal Yards

No part of any building shall be located within the following yards.

Outcome

The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening

ZONE	Front Yard
Tomoana Food Industry Zone	
Boundaries adjacent to Tomoana Drain	12 metres
Boundaries adjacent to the Plains Production Zone	5 metres
All other boundaries	Nil

14.1.6D.4 LANDSCAPING

The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below.

	Minimum width of Landscaping
Boundaries adjacent to Elwood Road or Richmond Road	2.5 metres
Boundaries adjacent to the Plains Production Zone	5 metres
All other boundaries	Nil

Landscaping shall consist of a minimum of 50% ground cover and specimen trees, sufficient to soften the visual impact of industry and to screen outdoor storage areas from adjacent or opposite activities and motorists.

Outcome

The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road corridors.

14.1.6D.5 SCREENING

- (a) Boundaries adjacent to the Tomoana Drain ^{Note 1}

- A shelterbelt shall be established along the full length of each boundary
- The shelterbelt shall consist of one of the following tree species:

Poplar varieties

Pittosporum varieties

Beech - *Fagus sylvatica* Conifer - *Cupressus glabra*

Salix varieties

- The individual trees shall be at least 2m in height at the time of planting.

- The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.

- The shelterbelt shall be maintained so that:
 - the branches do not extend over the boundary; and
 - Trimmed or fallen branches or limbs shall be kept clear of the Tomoana Drain at all times; and
 - its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.

(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).

- That the shelterbelt must be capable of being fully maintained from within the site it is located.

Outcome

The visual amenities of adjacent Plains zoned sites will be maintained.

(b) All other internal boundaries adjacent to a Plains zone

Either a 1.8m high solid fence; or a 2m wide landscaping strip shall be provided along the full length of any side or rear boundary adjacent to a Plains Zone.

Outcome

The visual amenities of adjacent Plains Production zoned sites will be maintained.

14.1.6D.6 STORMWATER

All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated.

All stormwater shall be discharged to the Tomoana Drain via either: An onsite detention system; OR

A reticulated stormwater detention and disposal network.

Suitable on-site stormwater will be provided to service the activity in advance of a reticulated system being available.

Notes:

All infrastructure is required to comply with the HDC's Engineering Code of Practice, the Building Code and HDC's Water Services Bylaw.

All stormwater discharges to the Tomoana Drain are regulated by the Hawke's Bay Regional Council.

For the avoidance of doubt the stormwater detention system may be located in the Deferred Industrial 7 (Tomoana Food Industry Cluster) Zone.

14.1.6D.7 SERVICING

Suitable on-site stormwater and sewerage systems will be provided to service the activity in advance of a reticulated system being available.

Notes:

All infrastructure is required to comply with the HDC's Engineering Code of Practice, the Building Code and HDC's Water Services Bylaw.

All stormwater discharges to the Tomoana Drain are regulated by the Hawke's Bay Regional Council.

14.1.6D.8 TRANSPORT AND PARKING

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

14.1.6D.9 NOISE

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

The outcomes of the Noise Section of the District Plan will be achieved.

14.1.6D.10 LIGHT AND GLARE

(a) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

(b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

i) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

ii) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

(c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

(d) Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

Outcome

Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities.

14.1.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

Note: Specific Performance Standards and Terms for activities in the Deferred Residential Zone shall be those for the Plains Production Zone.

14.1.7.1 ACTIVITY THRESHOLD LIMITS

(a) General Industrial Zone and Deferred General Industrial Zone:

Outcome

Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.

- i. *Dairies and food premises:* The gross floor area of the premise shall not exceed 50m².

- ii. *Service Stations:* No limit.

- iii. *Retail sales on same site as, and ancillary to, an Industrial Activity:* The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² retail display space (indoor and outdoor) whichever is the lesser.

- iv. *Offices on same site as, and ancillary to, an Industrial Activity:* The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² gross floor area whichever is the lesser.

- v. *Offices on same site as, and ancillary to, an Industrial Activity on land shown in the Omaha North Industrial Area - Structure Plan (Appendix 17 Figure 1):* The maximum gross floor area for

offices on the same site as, and ancillary to, an Industrial Activity shall be 200m².

- vi. *The sale or hire of machinery, equipment and supplies used for industrial, agricultural, viticultural, horticultural, building or landscaping purposes and the sale or hire of buildings on sites fronting Omaha Road:* No limit.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and the sale or hire of buildings on those sites in the Irongate Industrial Area: 100m² indoor retail display space. There shall be no limit on outdoor display space.

(b) Tomoana Food Industry Zone

Outcome

Optimum and efficient use of the Tomoana Food Industry Zone land resource for food related industrial activities and the avoidance of significant adverse effects. A limited amount of non-industrial activities will be provided for that are ancillary to the principal activities taking place in the Tomoana Food Industry Zone.

Commercial activities serving food and beverages; including meeting, board room and/or conference facilities:

One building with a maximum gross floor area of 150m²

14.1.7.2 RESIDENTIAL ACTIVITY

All Zones

(a) Any residential unit in the Industrial Zone shall only be provided for a resident caretaker or other person whose employment is such that they are required to live on the premises.

(b) Minimum gross floor area: 50m²

(c) Outdoor Living Space: Every residential unit shall be provided with an outdoor living area.

(d) The outdoor living area shall be directly linked to the principal living area of the unit and shall be located to the side of the residential unit facing north of east or west.

(e) Where the principal living area of the unit is located at ground level the outdoor living area shall:

- i) be at least 30m² in area, have a minimum dimension of 5m, and be able to contain a 4m diameter circle; and
- ii) Shall be screened with a 1.8m high solid fence.

(f) Where the principal living area of the unit is not at ground level the outdoor living area shall consist of a balcony with a minimum area of 7.0m² capable of accommodating a 2.0m diameter circle.

(g) Internal Noise Standard: Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

14.1.7.3 TEMPORARY EVENTS

All Zones

Only six events shall take place on a site over a 12 month period

Each event shall be of a maximum duration of three days Maximum attendance at

any one time shall be 1000 persons

The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place

No parking associated with the temporary event shall be accommodated on any public road or road reserve

Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

14.1.7.4 STRUCTURE PLANS

All Zones

Activities shall be carried out in a way which ensures that the infrastructure shown on the following structure plans can be implemented and is not restricted in any way:

Structure Plan (Irongate Area) - Appendix 16 Structure Plan (Omahu

North Area) - Appendix 17

14.1.7.5 TYRE STORAGE

Outcome

It will be possible for temporary events to take place on larger areas, of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.

Outcome

Development will occur in a manner that enables the efficient and effective servicing of the entire Irongate Industrial Area.

All Zones

(a) The activity shall be ancillary to another activity on the site.

(b) All tyres shall be stored in a single storage area. The storage area shall:

- i) either be inside a building or at least 10m from the front boundary of the site;
- ii) not exceed 10m²;
- iii) have a maximum dimension of 4m;
- iv) be screened from all public spaces and adjoining sites; and
- v) shall be locked at all times when the premise is not in use.
- vi) shall be roofed.

(c) Tyres shall not be stored above a height of 1.5m.

Outcome

Tyres shall be stored in a safe and secure manner and shall be screened so as to ensure amenity and safety from fire.

14.1.7.6 SCHEDULED SITE NO 32 , WHIRINAKI SITE (LOT 2 DP 23303)

Scheduled activity: Electricity Production

(a) YARDS

No part of any building shall be located within the following yards.

	Yard
Front Yard	
All Boundaries	37.5 metres
Internal Yards	
Southwest boundary of the Zone	5 metres
All other Boundaries	Nil

Outcome

The amenity of the surrounding residential area and adjacent reserve will be maintained by buildings being setback from roads and property boundaries

(b) HEIGHT

The maximum height of buildings shall be 30 metres.

Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession plane from points 2.75m above boundaries to sites zone residential or Open Space. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60.

Outcome

The amenity of the zone will be maintained by preventing tall obtrusive structures and buildings.

14.1.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES

a. The activity shall not exceed a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.

Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated.

b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military Training Activities.

14.1.7.8

THE STORAGE, HANDLING OR USE OF HAZARDOUS SUBSTANCES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY (Appendix 59)

Outcome

All hazardous substances shall be stored and/or handled on areas which have impervious surfaces and where facilities are provided to prevent contaminants from being washed or spilled into natural ground or entering any piped stormwater systems or stormwater ground. The quality of groundwater in the Unconfined Aquifer will

soakage, such as bunds, filters, separators or settling areas. In Industrial Zones, this impervious surface requirement also applies to fuel operated machinery and vehicles. be protected from the adverse effects of hazardous substances.

Note 1: Underground tanks and pipelines meeting HSNO Codes of Practice 44 and 45 are considered to contain hazardous substances within an impervious surface.

Note 2: For the avoidance of doubt this rule is not intended to capture the incidental handling or transport of organic matter or fertilisers across a site for the purpose of their application.

14.1.7.9

SEASONAL WORKERS ACCOMMODATION IN THE OMAHU & IRONGATE INDUSTRIAL ZONES

Outcome

The acoustic requirements will ensure that potential conflicts between adjoining land uses are mitigated.

- (a) An area of outdoor open space equating to 10m² per resident be provided for on the site. The open space area is to be of a shape appropriate for undertaking active recreation activities such as touch rugby, football or basketball.
- (b) The activity shall comply with the acoustic insulation requirements for noise sensitive activities set out in standard 25.1.7C
- (c) All new buildings which are part of the seasonal workers accommodation shall be relocatable or able to be reconfigured to an industrial purpose.
- (d) A 1.8m high solid fence shall be provided along the full length of any side or rear boundary of the site.

Outdoor amenity for the residents is an important component of the accommodation facilities and should be of a form able to meet active recreational needs.

Advice Notes:

- 1) Applicants should be aware that where on-site servicing of the facility is to be undertaken, resource consent from the Hawke's Bay Regional Council will be required for wastewater and stormwater discharges.
- 2) Applicants may need to transfer an existing permit or provide drinking water within existing allocations and that drinking water will need to meet the requirements of the New Zealand Drinking Water Standards and Health Act

In the event that seasonal workers are no longer required building can either be removed or reconfigured to readily allow for industrial use of the site.

The protection of adjoining activities from matters of reverse sensitivity

Commented [A7]: Amended as a result of submissions from Navilluso Holdings Ltd (9) Greg Honnor (16) and further submission FS3 from Horticulture NZ- Issue 14

Commented [A8]: Amended as a result of a submission from the Hawke's Bay Regional Council (10) Issue 20

Commented [A9]: Amended as a result of a submission from the Hawke's Bay Regional Council (10) Issue 20

14.1.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

This part of the Plan sets out the assessment criteria for different types of Restricted Discretionary and Discretionary Activities. The criteria are designed to be flexible and provide opportunities for site responsive designs, while ensuring that developments provide a positive contribution to the character and amenity of both residential and/or commercial areas.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted the exercise of its discretion over in assessing Resource Consent applications.

14.1.8.1 ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN SECTION 14.1.6 AND IN SECTION 14.1.7

An assessment of the effects of the activity shall be made considering the following:

The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and Terms which it fails to meet.

14.1.8.2 ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN SECTION 14.1.6

(a) Building Height and Height in relation to boundary

- i) The extent to which the height and scale of the building is consistent with that of the surrounding industrial zone and the extent to which the infringement will disrupt the visual amenity of that area.
- ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains Production.
- iii) The extent to which the infringement will overshadow any site/s zoned Open Space, Residential, Rural or Plains Production.
- iv) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Production Zone.
- v) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains Production.

(b) Setbacks, Landscaping and Screening

Front Yards:

- i) The extent of the proposed infringement and whether this will disrupt the visual amenity of the surrounding industrial zone and the streetscape within it, with particular regard to 'gateway routes' into Hastings.
- ii) Whether the site retains capacity for Landscaping and tree planting in the front yard.
- iii) The extent to which the proposed infringement compromises the visual amenities, or privacy of any land zoned Open Space, Residential, Rural or Plains Production.
- iv) The extent to which the reduced setback from the road boundary compromises the safe movement of traffic on and off the site and / or along any adjacent road.

Other Yards:

- i) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains Production.
- ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Production Zone.
- iii) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains Production.

Irongate Stream Setback:

- i) The extent to which the proposed infringement will reduce the ability for public access to be provided to Irongate Stream in the future.
- ii) The potential for adverse effects on the ecology and amenity values of Irongate Stream.

Landscaping:

- i) The extent to which existing vegetation is retained.
- ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.
- iii) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.

Shelterbelts:

- i) The extent to which the proposed shelterbelt, or alternate treatment, will screen the activities on the site from adjacent properties and nearby roads and public spaces
- ii) The extent to which the proposed shelterbelt, or alternate treatment, will be of a consistent character as to other sites within the area.

(c) Screening

- i) The extent to which any proposed landscaping, shelterbelt, or fencing will screen the activities on the site from adjacent properties and nearby roads and public spaces
- ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Production Zone
- iii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains Production.

(d) Stormwater and Servicing

- i) Whether the site can be adequately serviced
- ii) Whether it is proposed to connect the development to the Council's reticulated services.
- iii) If it is proposed to connect the development to the Council's reticulated services:
 - Whether such connections are practical;
 - Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
 - Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
 - The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.
- iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipated requirements of the development and to avoid, remedy or mitigate adverse effects on the environment.
- v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.
- vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.
- vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.

viii) Whether the development incorporates low impact designs and techniques which will be utilised to promote sustainable solutions that contribute to efficient resource use and the overall quality of the environment.

ix) Whether the activity will have adverse effects in terms of stormwater runoff or ponding on the subject site, adjoining or downstream sites and whether it would be appropriate to limit the scale of impervious surfaces and/or impose conditions requiring the incorporation of low impact design solutions into the development.

(e) Light and Glare

i) Whether the infringement will adversely affect the safe movement of traffic and pedestrians.

ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains Production.

(f) Activities not Complying with the Activity Threshold Limit in Standard 14.1.7

Dairies and Food Premises

Retail Sales and Offices ancillary to an Industrial Activity

(i) The extent to which the retail and/or sale of food activity, or any cumulative effects arising from these activities, may affect the vibrancy and vitality of the Hastings CBD, Flaxmere Village Centre or the Suburban or Commercial Service Zones.

(ii) The extent to which there are opportunities within the existing Commercial Centres/Zones to establish the proposed food premises (in the same or different format). If there are such opportunities, whether the community would be better served by those opportunities rather than the proposed premises.

(iii) The extent to which the site is of adequate size to accommodate the proposed development, together with car parking and landscape treatment.

(iv) The extent to which the site can be developed in keeping with the character of the area in which it is to be located.

(v) The extent to which retailing or food and beverage sales may create a 'reverse sensitivity' effects with industrial activities within the surrounding environment.

(vi) The extent to which alternative site or locations have been considered.

(vii) The extent to which the activity promotes the optimum and efficient use of the industrial resource.

(viii) The impact of the scale and intensity of the use and its compatibility with surrounding activities.

(g) Tyre Storage

- (i) The extent to which the tyres will be screened from residential and open space zoned land and from roads.
- (ii) The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.
- (iii) The extent to which the location of the site and the proposed layout, screening and security measures minimise the potential for arson.
- (iv) The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.
- (v) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.
- (vi) The mechanisms proposed for the control of insects and vermin.
- (vii) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.
- (viii) The extent to which alternative sites or locations have been considered.
- (ix) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.
- (x) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases - for example the provision of a bond to Council.

(h) Traffic

The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of Maraekakaho Road.

14.1.8.3

LAND USE ACTIVITIES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER OVERLAY NOT MEETING THE SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 14.1.7.8

1. SCALE & NATURE OF ACTIVITY

- i. The scale and intensity of the land use activity including the nature and quantity of chemicals and/or substances to be stored or provided for on the site and the methods proposed for storing, handling or processing and disposal of those substances.
- ii. The availability of fully reticulated stormwater and sewage disposal systems or on-site treatment systems for the treatment of contaminated wastewater or stormwater from buildings and yards.
- iii. The method of disposal of both solid and liquid waste and the volume of waste disposal

2. RISK ASSESSMENT

A risk assessment shall be provided, focussing on the following issues:

- i. Assessment of the probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g stormwater drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances.
- ii. Potential risk and effect on human health, natural ecosystems and the life supporting capacity of land and water, in particular, the Heretaunga Plains Unconfined Aquifer.
- iii. Potential risk and effect on sites of significance to Tangata Whenua, sites of historical or archaeological significance.
- iv. The extent to which a natural hazard event may exacerbate the risk as identified in (2) (i) and (ii), associated with the land use activity.
- v. The potential for cumulative adverse effects of hazardous substances stored, handled, processed or disposed of.

3. ALTERNATIVE LOCATIONS

Whether alternative locations for the activity have been considered, having particular regard to locations outside of the Heretaunga Plains Unconfined Aquifer Overlay.

4. DISTRICT PLAN

Consistency with the relevant Objectives, and Policies of the relevant Zone of the Hastings District Plan.

5. RECORD OF EXISTING ACTIVITY

The record of compliance and acceptable risk management of any existing activity where expansion or intensification of an existing activity is proposed.

6. MONITORING

The environmental management and quality assurance practices proposed by the applicant including the extent and frequency of any monitoring programme proposed to confirm the environmental and hazard management procedures and practices are being carried out correctly and/or are achieving the objective of avoiding the risk of groundwater contamination in the unconfined aquifer.

7. PERFORMANCE BONDS

The need to take a performance bond to ensure the adoption and use of careful hazard and environmental management practices and procedures.

8. HAWKE'S BAY REGIONAL COUNCIL CONSULTATION

Consultation with the Hawke's Bay Regional Council including consideration of whether any resource consents are required from the Hawke's Bay Regional Council in respect of the activity to which the application relates and whether these have been applied for and/or have been granted.

9. TANGATA WHENUA

Consideration of tangata whenua values and interests associated with the Heretaunga Plains Unconfined Aquifer.

10. NATIONAL ENVIRONMENTAL STANDARDS, NATIONAL POLICY STATEMENT AND INDUSTRY CODE PRACTICE.

Whether the activity complies with relevant National Environmental Standards, National Policy Statements and Industry Codes of Practice or Best Practice Guidelines

14.1.8.4 SEASONAL WORKERS ACCOMMODATION

An assessment of effects of the activity shall be made considering the following:

- (a) The ability of the existing infrastructure to provide for the volume of water, wastewater, and stormwater disposal arising from the activity.
- (b) Whether safe and efficient vehicle access can be provided to the site.
- (c) Whether the proposal can provide sufficient on-site carparking.
- (d) Whether the activity will have reverse sensitivity effects on adjoining activities.
- (e) The proposed accommodation management plans, and practices.
- (f) Whether there is sufficient landscaping/open space to provide for the amenity of the workers.
- (g) Whether the open space is appropriately connected to the accommodation units and is of a shape/ layout to allow for active recreation activities to take place.
- (a)(h) Consideration of any cumulative effects of seasonal workers accommodation, especially on the unconfined aquifer and source protection zones (SPZ).

Commented [A10]: Amended as a result of submissions from J Croskery(7), J Sutherland (3) and R Griffiths (13) and further submission FS4 Michael Sutherland- Issue 20

33.1 DEFINITIONS

Residential Activity: means the use of land and buildings by people for the purpose of permanent living accommodation, and includes, residential buildings, residential unit buildings, supplementary residential buildings and associated accessory buildings, and for Residential Zones, it includes seasonal workers accommodation for a maximum of 8-10 persons per site.

Commented [A11]: Amended as a result of a submission from Turners and Growers (5) and further submission FS6 from HB Fruitgrowers- Issue 19