

# **PROPOSED PLAN CHANGE 57 TO THE OPERATIVE HASTINGS DISTRICT PLAN**

## **THE OMAHU NORTH INDUSTRIAL AREA**

### **The proposed Deferred Industrial 2 Zone (Omahu North) and the proposed Industrial 2 Zone (Omahu North)**

Proposed Plan Change 57 makes amendments to the following sections of the Operative Hastings District Plan: 6.0, 10.0, 14.1, 14.2, and 15.1. Amendments are also proposed to the Planning Maps.

As numerous changes are proposed to the Industrial Section of the District Plan (Section 10.0) a full copy of this section, as amended by the proposed Plan Change, is attached. This is intended to facilitate the context of these amendments to be fully appreciated. This immediately follows this summary on page 2.

A copy of all the amendments to the Operative District Plan proposed by way of Plan Change 57, including those to section 10.0, follow on Page 40 of this document

Proposed additions to the text are shown in emboldened, underlined and in red.  
(**Example of added text**)

Proposed deletions to the text are shown in emboldened, struck out and in red.  
(**~~Example of deleted text~~**)

## SECTION 10.0 INDUSTRIAL ZONES

### 10.1 INTRODUCTION

Hastings District is characterised by a strong reliance on its rural economic base supported by a variety of rural orientated industry including food processing, rural and engineering services and the manufacture of value added products associated with primary production. Industrial diversification has been limited and this has meant that the performance of the industrial sector continues to be heavily dependent upon the general state of the rural economy. Rates of development, land uptake and employment can all be directly correlated with the rural sector.

Since 1998 the Hawke's Bay economy has enjoyed a period of strong activity and growth, along with other provincial areas. In addition to the strength of the traditional primary industry base, Hawke's Bay is benefiting from strong growth in the forestry sector, visitor industry and is attracting ongoing investment in viticulture and post harvest facilities. Around all of these activities, the "lifestyle" factor has enhanced the appeal of Hawke's Bay both as a place to live and a place to do business and invest.

Future industrial demand will be based around the post harvest sector, its associated logistics and the continuing opportunities for value added processing. It is likely that Hawke's Bay will only ever have a small number of larger industries; however niche industries producing high quality products for specific markets will continue to require land for industrial processing activities and associated storage and distribution facilities.

While primary sector production and its logistics will be the major industry driver into the future, the flow on effect is significant in relation to service industries. Such industries have direct opportunities in servicing the productive sector, but also 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 northwest of Hastings City. Significant activities include the food processing operations of Heinz-Wattie Food Processors Ltd, ENZA and Grower Foods, and various meat processors and packers including Richmond and Lowe Walker. A range of ancillary activities are also located in these areas. There are also long established smaller isolated industrial activities which are surrounded by non-industrial (although not necessarily rural) land uses. These activities are equally as important to the District, in providing for the social and economic well being of the community. Examples are the J C MacKersey Limited factory on Kaiapo Road, and the Millbrook Furniture site at 303 Fenwick Street.

Light and service industry has tended to concentrate along Karamu Road and parallel streets adjacent to the Hastings City CBD and near to the town 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.

## 10.2 RESOURCE MANAGEMENT ISSUES

- ***Efficiency of use of existing substantial industrial resources and infrastructure at Tomoana and Whakatu.***

The closure of freezing works at Tomoana and Whakatu has resulted in the availability of very significant industrial resources in the District. These facilities are currently underutilised or vacant and represent significant surplus industrial capacity in the District. A unique opportunity exists to facilitate, re-use or redevelop these resources making efficient use of the substantial physical infrastructure which exists. This infrastructure includes ample sewerage, water and power capacity, trunk rail access, principal road access and substantial vacant building space.

- ***Existing and potential development in the Omahu Road Industrial Area is constrained by infrastructural limitations and the potential for aquifer contamination.***

A substantial **strip area** of land adjacent to Omahu Road **has in the past been is** zoned for industry. This land was chosen principally because of its separation from housing areas and because the land was perceived to have low value for horticulture. **Subsequent experience and research has revealed that sewerage capacity in the area is severely limited, effectively curtailing the potential for additional wet industry. The Omahu Road industrial area is serviced for sanitary and trade waste discharges via separate networks. Capacity in the trade waste system is substantially allocated to existing users with limited spare capacity available for additional wet industry.** Furthermore, a part of the area overlies the unconfined aquifer which is susceptible to contamination from a wide range of industrial pollutants. **These constraints, combined with a low rate of industrial land uptake in the region, have meant that the area has** **Whilst parts of this area have** been slow to develop and **large portions** remain under-utilised or undeveloped, **the majority of these areas form part of large land parcels owned by established users and are seemingly held for future expansion.**

- ***The effective and efficient use of the land and infrastructure resources available at Irongate.***

The Irongate Industrial Area is a substantial greenfield development intended to cater for large scale dry industry. The infrastructure necessary for the on-going development of this area is a significant capital investment for the community. The progressive concentration of dry industry in this area will enable the efficient and effective use of this infrastructure. Allowing the sporadic development of dry industry either within Irongate itself or elsewhere in the District could undermine the industrial growth strategy for the District and result in an inefficient use of infrastructure.

- ***The existing and potential adverse effects generated by industry in built up urban areas.***

Significant industrial nodes are located within Hastings City in the Karamu Road North area and in the vicinity of King Street (Watties) and Tomoana Road. Industrial activities are also provided for in Havelock North, at Stortford Lodge (sale yards) and on St Aubyn Street (Vidals) and isolated industrial activities in non-industrial areas,

such as J C MacKersey Limited Factory on Kaiapo Road, and the Millbrook Furniture site on Fenwick Street. Most of these industrial areas are located in close proximity to residential dwellings. Potential therefore exists for the generated effects of industrial activity (noise, glare, traffic movements, vibration and air discharges) to adversely affect residential amenity. Conversely, many of these existing industrial activities were established before or alongside housing development, hence there is a degree of 'tolerance' of the effects generated by significant industrial operators.

- ***Existing and potential effects of isolated industrial developments in the rural areas.***

There are a number of existing, site specific industrial activities in the rural areas of the District. These include the Pan Pacific timber and pulp mill at Whirinaki, the CHH plastics factory at Paki Paki and various activities including timber processing facilities and transportation depots in the Maraekakaho Road/Irongate Road area. In addition, a number of 'heavier' industries have established on sites along Omaha Road and Mere Road within the previous 'Rural 6 Zone' of the Transitional Plan (Hawke's Bay Section). These activities generate a number of effects which have the potential to cause nuisance or result in air, water or aquifer contamination. On the other hand they are significant employers and contribute to the economic well being of the District and for some of these industries there is the need to locate close to the source of the materials they process.

### 10.3 OBJECTIVES

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

### 10.4 POLICIES

- **IZP1 A flexible approach will be adopted in the use and redevelopment of the substantial industrial and infrastructural resources existing at the former Tomoana and Whakatu freezing work sites.**

Explanation

The District Council seeks to facilitate flexible re-use of the Tomoana and Whakatu sites. The existing buildings and land resource lend themselves well to a wide variety of industrial activities which will not necessarily be focused on the food processing sector.

- **IZP2 The optimal use and rationalisation of existing industrial areas and resources in the District will be preferred over further greenfield industrial development.**

Explanation

This reflects Council's desire to minimise the loss of versatile rural land to urban orientated uses, particularly when sufficient capacity exists within established industrial nodes. Although this policy may restrict the choices of developers, it represents the most efficient use of the District's industrial land resources and associated infrastructure.

- **IZP3 New industrial development will be encouraged to locate and utilise existing industrial areas unless special circumstances, such as proximity to raw materials, infrastructure or transport nodes or requirements for very large sites, dictate the need for a site outside of the existing industrial areas.**

Explanation

Exceptional circumstances may exist which dictate the need for a stand alone site for a particular industrial activity. The Pan Pac Whirinaki mill is an example of this type of development. If exceptional circumstances cannot be demonstrated there is little justification for a greenfield or stand alone site and activities should be concentrated within existing zones or nodes to make efficient use of the existing resources and infrastructure in these areas. Industrial concentration will also ensure that adverse effects do not spread unnecessarily beyond existing developed centres to undeveloped rural or residential areas.

- **IZP4 Efficient goods transfer and improved connections will be encouraged between industrial activities in Hastings, Irongate, Tomoana, Whakatu and the Port of Napier.**

Explanation

This policy recognises the natural and physical advantages of links between the Tomoana and Whakatu industrial areas. In particular it will be important to improve road linkages to facilitate efficient goods transfer. With improved road links (including links to the Port of Napier) the combination of road, rail and infrastructural connections will mean that the combined industrial areas are very well placed to service large industrial activity.

- **IZP5 Industrial development and uses will be encouraged to locate in areas with adequate existing sewerage, water and stormwater solutions in preference to areas where significant infrastructural upgrading is required.**

Explanation

Engineering infrastructure investigations confirm that parts of the **trade waste** sewerage network servicing industrial areas, particularly the Omahu Road area, **are at have limited spare** capacity and this presents a significant constraint for the establishment of further wet industries in these areas. On the other hand, substantial under-utilised capacity exists at Tomoana and Whakatu, with well established water and wastewater infrastructure, and it is therefore appropriate to direct development to these areas rather than duplicate infrastructure or invest in significant upgrading. The same philosophical direction is appropriate from a regional perspective. Council is aware of various infrastructural constraints within Napier City which may result in adverse environmental effects or economic penalties for industrial operators. A policy of efficient regional resource use

suggests that it may therefore be appropriate for wet industry contemplating a location on the Heretaunga Plains, to first consider making use of the surplus capacity at either Whakatu or Tomoana. It should be noted, however, that continued expansion and infill development of the Whakatu Industrial park will require further investment in stormwater infrastructure, as the Graham's and Works Drains are not adequate to serve significant industrial expansion.

- **IZP6 Local service industry will be provided close to existing and proposed residential areas to reduce travel requirements, social and economic costs.**

Explanation

This policy recognises a need to accommodate service industries in close proximity to residences because this has environmental benefits (reduced travel requirements, reduced vehicle emissions etc.) as well as social and economic benefits. The concept of locating businesses as close as possible to consumers is consistent with sustainable management.

- **IZP7 Protect 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 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 Heretaunga Plains Unconfined Aquifer RMU Section 12.1).

- **IZP8 Ensure residences are free from unreasonable and excessive noise, odour, dust and glare.**

Explanation

This policy reflects the range of issues which have been identified with regard to generated effects and potential nuisance from industrial activity. The Resource Management Act provides specific obligations with regard to mitigation of nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of performance standards for these common nuisance effects.

- **IZP9 Encourage steady reductions of the generated effects from substantial existing industrial activities in the District, while having regard to the strategic and economic importance of these existing resources for the District as a whole.**

Explanation

A number of the District's existing industrial areas are located in close proximity to housing. This particularly applies to the Karamu Road North, King Street, Tomoana Road and Havelock North industrial areas. Some effects from long established activities are inevitable, particularly the emission of noise and odour and the impacts of heavy traffic. While there is a degree of tolerance of significant industry in the urban context, due to the strategic and economic benefits of these activities, there is also a need to minimise significant adverse effects and to undertake appropriate

mitigation. Where there are no significant adverse effects the retention of existing industry is supported.

- **IZP10 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.

- **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.

- **IZP12 Maintain and where practicable enhance amenity through improvement of existing buffers between industry and residential areas.**

Explanation

An effective means of minimising adverse effects involves the reinforcement and establishment of buffers between industry and residences. Buffers may take the form of transitional land use zonings, landscaped or planted strips, fencing, the retention of open space to facilitate dispersal of effects or a combination of these approaches.

- **IZP13 Self regulation will be promoted through the adoption of industry codes of practice relating to production processes, buffer requirements, emission controls and mitigation.**

Explanation

The promotion of self regulation via the voluntary adoption of codes of practice is an effective non-regulatory means of encouraging improved environmental management in industrial areas without the need for direct Council intervention. Codes of Practice can be utilised by industry in a pro-active manner and encourage industry to plan for and monitor their own effects and those of their peers in terms of practical standards formulated by the industry itself. Codes tend to be more flexible and pertinent than rules which can quickly become dated due to changes in circumstances or technological advances.

- IZP14 Generally direct industry with potential for significant adverse effects, such as noise or dust generation, heavy traffic movement, glare or odour, to locate on sites that are remote from or adequately buffered 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, Tomoana, Irongate and large portions of the Omaha Road industrial corridor.

- IZP15 Require industry located in close proximity to residential dwellings 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 carparking or office/administration activities.

- IZP16 Require the provision of on-site landscaping and screening in industrial areas to enhance street appearance.**

Explanation

On-site landscaping will help to mitigate the effects of glare and in some cases noise, and 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 industrial areas.

- IZP17 Provide for the continued operation of specific, existing industrial activities which are located on isolated sites in the rural areas of the Hastings District.**

Explanation

There are a number of existing industrial activities in the rural area and some urban areas of the District which are located on isolated sites which have previously not had an industrial zoning. The District Plan provides (by way of an Industrial 6 Zone) for their continued operation, provided any adverse effects on the environment can be avoided, remedied or mitigated. However, where an activity wishes to significantly increase its adverse environmental effects, beyond those permitted in the zone, the practicability of relocation to one of the District's other industrial zoned areas, will be considered.

- IZP18 Introduce a Deferred Industrial 2 (Kirkwood Road) Zone to identify land intended to be developed for future industrial expansion.**

Explanation

The Deferred Industrial 2 (Kirkwood Road) Zone identifies land intended to be developed as part of the District's General Industrial Zone. In some instances, where the zone is located near Residential Zones, environmental mitigation

measures need to be investigated in order to preserve the amenity at the Industrial - Residential interface. Additionally, further investigation is required to ensure that the area can be adequately serviced, prior to Council considering a full industrial zoning.

The deferred status will signal the intended long term use of the land. The development of some industrial activities in the interim is provided for, subject to controls to ensure that only those for which adequate services and environmental mitigation can be provided are able to establish. Existing network services for water, sewage, and stormwater have sufficient capacity only to accommodate a demand equivalent to that normally associated with residential development. This may constrain development or require specific design solutions for development where demand exceeds that level.

- IZP19 Ensure appropriate provision is made for the continued operation and development of major industries which make a significant contribution to the District and Regional economies, while avoiding, remedying or mitigating effects on surrounding environment.**

Explanation

A number of zones provide for the ongoing and future development of major industry within the District. For instance the I2 Zone is the District's general industrial zone and is applied to the major industrial nodes of the District at Tomoana, Whakatu, Irongate, Omaha Road and in the King Street/Nelson Street areas. The Industrial 4 Zone has also been specifically designed to provide for the ongoing operation and future development of a major timber processing facility at Whirinaki.

- IZP20 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. 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.

- IZP21 Provide for the establishment of predominantly dry and 'profile' oriented industrial activities in the Omaha North Industrial Area.**

Explanation

**The Omaha North Industrial Area is particularly suited to industrial or industrial related activities that require a site with a profile to a busy road. Examples of industrial related activities falling into this category 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 sectors (Appendix 9.0-1(A)). 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.

- IZP242** Ensure the integrated and efficient development of the Irongate Industrial Area through the use of a Structure Plan, a deferred zone, and staging.

#### **Explanation**

The 71.6ha Irongate Industrial Area (shown in the Structure Plan in Appendix 15.1.7) is anticipated to provide in the vicinity of twenty 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 entire area is initially to be zoned Deferred Industrial 2 Zone (Irongate). This deferred zone is intended to provide a clear signal of the Council's intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 15.1.7). The Structure Plan also provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater features which must be addressed in developing the area.

The Stage 1 deferment is intended to allow time for the detailed planning and construction of the infrastructure shown on the Structure Plan (Appendix 15.1.7). This deferment is to be lifted when this infrastructure has been commissioned. The Stage 2 deferment is intended to be much longer and is only intended to be lifted if and when demand warrants it.

- IZP23** Ensure the integrated and efficient development of the Omaha North Industrial Area through the use of a Structure Plan, a deferred zone, and staging.

#### **Explanation**

The Omaha North Industrial Area (shown in the Structure Plan in Appendix 15.1.9) 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. A flexible approach to the timing of infrastructural development of this area is therefore needed.

The entire area is initially to be zoned Deferred Industrial 2 (Omaha North). This deferred zone is intended to provide a clear signal of the Council's intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 15.1.9). The Structure Plan also provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater features which must be addressed in developing the area.

The Stage 1 deferment is intended to allow time for the detailed planning and construction of the infrastructure shown on the Structure Plan (Appendix

15.1.9). This deferment is to be lifted when this infrastructure has been commissioned. The Stage 2 deferment is intended to be much longer. It will only be lifted if and when demand and up take in stage 1 warrants the Council's implementation of the necessary infrastructure for stage 2.

- **IZP224** Avoid industrial development within Stage 2 of the Irongate Industrial Area and within Stage 2 of the Omaha North Industrial Area prior to the deferred zoning of each area the areas being lifted and rezoned Industrial 2 (Irongate).

#### Explanation

Concentrating the initial development of the Irongate and Omaha North Industrial Areas within Stage 1 is an effective and efficient means of servicing these zones over time as it allows the investment in infrastructure to be staged to meet demand.

Allowing industrial development in Stage 2 prior to the deferment being lifted from that area has the potential to delay the rate at which land within Stage 1 is developed. Such delays would increase the financial costs of the Stage 1 water, sewer, stormwater and roading infrastructure for the Community. It may also affect the efficient and effective operation of that infrastructure – especially the pressure sewer main servicing Irongate.

The potential for the timely, efficient and effective development of the infrastructure necessary for Stage 2 would also be reduced by such development, as the Council is unlikely to contemplate the implementation of any infrastructure for Stage 2 until there has been a substantial uptake of Stage 1 land.

## 10.5 METHODS

These Objectives and Policies will be implemented through the following Methods:

- **Hastings District Plan**

Industrial Zones: The District Plan incorporates six industrial zones, to reflect the broad differentiation of industrial activity in the District.

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

Industrial 1 Zone: The I1 Zone is applied to established service industrial areas of Hastings City and Havelock North 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.

Industrial 2 Zone: The I2 Zone is the District's general industrial zone and is applied to the major industrial nodes of the District at Tomoana, Whakatu, Omaha 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.

Deferred Industrial 2 Zone (Kirkwood Road): This zone is applied to land identified for future industrial expansion. The areas zoned will provide a resource for future developments that can be fully utilised for industrial activities when satisfactory

measures to both remedy environmental impacts on nearby residential activities are met, and when servicing needs are adequately addressed.

In order to ensure that long term solutions are not jeopardised, industrial activity will only be permitted in the short term subject to an assessment of services and environmental mitigation measures for specific proposals and opportunities to establish new residential developments will be restricted.

**Deferred Industrial 2 Zone (Irongate) and the Deferred Industrial 2 Zone (Omahu North):** ~~This~~ **These zones are** applied to land identified for future industrial expansion. Once the required infrastructure is in place and the environmental effects can be satisfactorily remedied, **these zones** will provide a resource for future industrial development.

In order to ensure that long term solutions are not jeopardised with regard to the efficient servicing of the wider Irongate **and Omahu North** Industrial Areas, industrial activity in Stage 2 of the deferred zones will be avoided until the deferment has been lifted. In the meantime ~~this~~ **these stage 2 areas** will continue to be utilised in a manner consistent with a Plains Zoning. Opportunities for industrial development will be possible in Stage 1 provided provision is made for future connection to reticulated services.

**Industrial 3 (Stortford Lodge) Zone:** This is a specific zone applied to the Stortford Lodge sale yards. The sale yards complex is long established and has significant strategic and economic importance for the region. Activities at the sale yards generate specific effects and it is therefore appropriate to manage the activities on a site specific basis. The other activities provided in this zone reflect the potential for this site to be redeveloped over time for a variety of service activities.

**Industrial 4 (Whirinaki) Zone:** The I4 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.

**Industrial 5 (Winery) Zone:** The zone encompasses the site of the original Vidals Winery established in 1907 and some surrounding properties subsequently taken over by the Company. The winery was well established before the areas surrounding it were developed for urban purposes. In recent years a wider range of uses associated with the winery and its growing role as a tourist attraction have been added. While the zone is designed to provide for these uses as a whole, it is recognised by Council that some potential for conflict with the surrounding residential zone exists.

**Industrial 6 (Specific Industrial) Zone:** This zone is applied to existing industrial activities carried out on isolated sites throughout the District. While these activities have been long established in their specific locations, their continued operation has the potential to create adverse effects on adjacent activities. The District Plan recognises their importance and protects their continued operation, while ensuring that any adverse effects on the environment are avoided, remedied or mitigated.

**Heretaunga Plains Unconfined Aquifer RMU (Section 12.1):** This section develops Objectives, Policies and Methods that modify and restrict the establishment of a range of industrial activities, in particular those from whom the effects of a system failure, or leakage into the groundwater system, has the potential to negatively impact on the quality of the groundwater.

**Hazardous Substances DWA (Section 13.8):** Industrial activities are major users of Hazardous material and substances. The storage and use of these will be controlled by the Hazardous Substances DWA.

Noise District Wide Activity (Section 14.2): 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.

- **Voluntary Measures/Self Regulation**

To complement basic regulatory mechanisms, Council will promote the voluntary adoption by industry of relevant codes of practice relating to production processes, buffer requirements, emissions control and mitigation. The following Codes of Practice or Environmental Manual are relevant in the Industrial Zone and can be used as guidelines for setting conditions for resource consents where appropriate.

- (a) *NZ Chemical Industry Responsible Care Managers Handbook*
- (b) *NZ Manufacturers Federation Environmental Management Handbook for Small Industry*
- (c) *Packaging Industry Code*
- (d) *BS 7750 and ISO 14000 Environmental Management Standards*

Where industry has adopted a relevant code of practice for its operations, Council will take into account the benefits and advantages of code compliance when evaluating the merits of any resource consent applications. Council will endeavour to participate in the formulation and adoption by industry of codes of practice.

- **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.

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide)**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the Objectives Policies and Rules of the District Plan.

- **Hastings District Council's Engineering Code of Practice**

The Engineering Code of Practice establishes guidelines for the design and construction of transport and service infrastructure which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan

- **Hastings District Council Water Services Bylaw**

**The Hastings District Council Water Services By-law will be utilised within reticulated catchments to identify and manage those activities that generate a high risk of contamination to stormwater which has the potential to adversely affect surface and groundwater resources.**

## 10.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific environmental outcomes will be achieved:

- Efficient use and redevelopment of the large Tomoana and Whakatu industrial sites.
- Concentration and rationalisation of industrial development within existing zones at Whakatu, Tomoana, Irongate, Omahu Road, Karamu, King Street, Stortford Lodge, Havelock North and Whirinaki.
- Establishment of improved road, rail and infrastructural connections between the Irongate, Tomoana and Whakatu industrial areas.
- Concentration of wet industry in the Tomoana and Whakatu areas utilising existing infrastructure.
- Concentration of new dry industry in the Irongate Industrial Area.
- **Concentration of industrial activity requiring profile to an arterial road in the Omahu North Industrial Area.**
- Improved access to service industry in close proximity to residential areas.
- Steady improvement in the environmental quality of existing industrial areas. In particular, a gradual reduction in emissions of noise, odour and air contaminants, heavy traffic on residential streets, lighting spill on adjacent residential dwellings and general disturbance.
- No more than minor additional adverse and cumulative effects from new industrial developments.
- Retention and reinforcement of buffers between incompatible activities.
- Improved on-site landscaping and screen planting, resulting in improved street amenity in industrial areas.
- Provision for the continued operation of existing industrial activities within non-industrial areas where any adverse effects on the environment can be avoided, remedied or mitigated.
- Provision for the continued operation and development of major industries that make a significant contribution to the District and Regional economies.

## 10.7 RULES

The activity status and Performance Standard requirements provided for in the rules of this zone may be modified by the specific provisions of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following rules.

### **10.7.1 INDUSTRIAL 1 (I1) ZONE**

#### **10.7.1.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted:

- INDUSTRIAL ACTIVITIES COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9
- ANY OTHER ACTIVITY COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9

#### **10.7.1.2 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 10.8 and 10.9 which it fails to meet and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Section 10.8 and 10.9. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
  - ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND 10.9.4.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

#### **10.7.1.3 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan, and the Objectives and Policies of the Zone.
  - ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
  - ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

### **10.7.2 INDUSTRIAL 2 (I2) ZONE**

### 10.7.2.1 PERMITTED ACTIVITIES

The following activities shall be Permitted:

- INDUSTRIAL ACTIVITIES COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9
- ANY OTHER ACTIVITY COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9

### 10.7.2.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 10.8 and 10.9 which it fails to meet and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Section 10.8 and 10.9. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND 10.9.4.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

### 10.7.2.3 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan, and the Objectives and Policies of the Zone.
- **VISITOR ACCOMODATION WITHIN THE INDUSTRIAL 2 (OMAH NORT) ZONE**
  - ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9
  - ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

## 10.7.3 DEFERRED INDUSTRIAL 2 ZONE (KIRKWOOD ROAD)

### 10.7.3.1 PERMITTED ACTIVITIES

- (a) There shall be no Permitted Activities.

### 10.7.3.2 CONTROLLED ACTIVITIES

- (a) There shall be no Controlled Activities.

### 10.7.3.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcome(s) of the General or Specific Performance Standards and Terms in Sections 10.8 and 10.9, the Assessment Criteria of Section 10.10 and the relevant Objectives and Policies and Anticipated Outcomes of the Zone and the District Plan. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- \* INDUSTRIAL ACTIVITIES COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
  - \* ANY OTHER ACTIVITY COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS IN SECTION 10.9.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of any affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

### 10.7.3.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.
- \* ANY RESTRICTED DISCRETIONARY ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION.
  - \* ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

### 10.7.3.5 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.

### 10.7.4 DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)

**10.7.4.1** The Deferred Industrial 2 Zone (Irongate) will be lifted and the subject land will be zoned Industrial 2 (Irongate) once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational.

This will occur in the two stages identified on the Structure Plan in Appendix 15.1-7.

### 10.7.4.2 PERMITTED ACTIVITIES

- (a) The following activities shall be permitted, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections 10.9.3, 10.9.78, and 6.9.4.
- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTY).
  - COMMERCIAL ACTIVITIES (EXCLUDING VISITOR ACCOMMODATION).
  - TEMPORARY EVENT DAYS.

#### **10.7.4.3 CONTROLLED ACTIVITIES**

- (a) The following activities shall be Controlled Activities in the Deferred Industrial 2 Zone (Irongate), provided they comply with the General Performance Standards and Terms in Section 10.8 and the Specific Performance Standards and Terms in Section 10.9.5, 10.9.78, and 6.9.1:
- INTENSIVE RURAL PRODUCTION.
- (b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Sections 6.10 and 10.10 of the Plan.

#### **10.7.4.4 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcome(s) of the General or Specific Performance Standards and Terms in Sections 10.8, 10.9.1, 10.9.3, 10.9.5, 10.9.6, 10.9.78, the Assessment Criteria of Section 10.10 and Anticipated Outcomes of the Zone and the District Plan. Council will, in addition to the existing provisions, restrict its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- \* INDUSTRIAL ACTIVITIES (INCLUDING WINERIES) IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of any affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

#### **10.7.4.5 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.
- \* ANY PERMITTED, CONTROLLED OR RESTRICTED DISCRETIONARY ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.

- RESIDENTIAL ACTIVITIES COMPLYING WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- \* ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

#### **10.7.4.6 NON-COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities.

- INDUSTRIAL ACTIVITIES (INCLUDING WINERIES) IN STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE).
- FORESTRY.
- RESIDENTIAL ACTIVITIES THAT DO NOT COMPLY WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- VISITOR ACCOMMODATION.
- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.

#### **10.7.5 DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)**

**10.7.5.1 The Deferred Industrial 2 Zone (Omahu North) will be lifted and the subject land will be zoned Industrial 2 (Omahu North) once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational.**

**This will occur in the two stages identified on the Structure Plan in Appendix 15.1-8.**

#### **10.7.5.2 PERMITTED ACTIVITIES**

**(a) The following activities shall be Permitted, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections 10.9.3, and 10.9.8.**

- **LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY).**
- **COMMERCIAL ACTIVITIES (EXCLUDING VISITOR ACCOMMODATION) COMPLYING WITH SPECIFIC PERFORMANCE STANDARD 5.9.3.**
- **TEMPORARY EVENT DAYS.**

#### **10.7.5.3 CONTROLLED ACTIVITIES**

**(a) There shall be no Controlled Activities.**

#### **10.7.5.4 RESTRICTED DISCRETIONARY ACTIVITIES**

**(a) The following activities shall be restricted discretionary, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections 10.9.**

- \* **INDUSTRIAL ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).**
- \* **THE HIRE OR SALE OF: MACHINERY, EQUIPMENT AND SUPPLIES USED FOR INDUSTRIAL, AGRICULTURAL, HORTICULTURAL, BUILDING OR**

LANDSCAPE PURPOSES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).

- \* THE HIRE OR SALE OF BUILDINGS IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).

- (b) Applications for Restricted Discretionary Activities will be considered without the need to obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification. The Council will restrict the exercise of its discretion to the ability of the activity to achieve the Assessment Criteria in Section 10.10.3 and Anticipated Outcomes of the Zone Council will, in addition, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

10.7.5.5 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.

- \* ANY PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
- RESIDENTIAL ACTIVITIES COMPLYING WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- \* ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

10.7.5.6 NON-COMPLYING ACTIVITIES

- (a) The following activities shall be Non-Complying Activities.

- INDUSTRIAL ACTIVITIES IN STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).
- RESIDENTIAL ACTIVITIES THAT DO NOT COMPLY WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- VISITOR ACCOMODATION.
- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.

**10.7.56 INDUSTRIAL 3 (I3 Stortford Lodge) ZONE**

**10.7.-56.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted:

- SALE YARDS
- INDUSTRIAL ACTIVITIES COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.

- ANY OTHER ACTIVITY COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT, SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9

#### **10.7.-56.2 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Section 10.8 and 10.9 which it fails to meet and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in section 10.8 and 10.9. Council will, in addition to the existing provisions, restrict its discretion to the ability of **the** activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

#### **10.7.-56.3 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan, and the Objectives and Policies of the Zone.
- ANY PERMITTED ACTIVITY NOT COMPLYING WITH THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
  - ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

#### **10.7.-56.4 NON-COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities:

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.

### **10.7.67 INDUSTRIAL 4 (I4 Whirinaki) ZONE**

#### **10.7.-67.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted where they comply with the General and relevant, Specific Performance Standards and Terms in Section 10.8 and Section 10.9:

- SAWMILLS AND TIMBER PROCESSING
- LOG AND TIMBER STORAGE AND HANDLING
- WOOD PULP AND PAPER MILLS

- ELECTRICITY PRODUCTION, PRIMARILY FOR USE WITHIN THE ZONE
- ANCILLARY ACTIVITIES AND BUILDINGS ASSOCIATED WITH THE PERMITTED ACTIVITIES OF THE SITE

#### **10.7.-67.2 RESTRICTED DISCRETIONARY ACTIVITIES**

- (a) For the following activities, the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General Performance Standards and Terms in Section 10.8 which it fails to meet, and the ability of the activity to meet the remaining General Performance Standards and Terms in Section 10.8. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 10.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

#### **10.7.-67.3 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan, and the Objectives and Policies of the Zone.
- ANY OTHER ACTIVITY (NOT LISTED AS A PERMITTED ACTIVITY) COMPLYING WITH THE GENERAL AND RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND SECTION 10.9.
  - ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

#### **10.7.-67.4 NON-COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities:

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, OR DISCRETIONARY ACTIVITY.

### **10.7.78 INDUSTRIAL 5 (15 Winery) ZONE**

#### **10.7.78.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted provided that they comply with the General Performance Standards and Terms in Section 10.8 and the relevant, Specific Performance Standards and Terms in Section 10.9:

- RESIDENTIAL ACTIVITIES.

- WINEMAKING AND ANCILLARY PROCESSES (INCLUDING BOTTLING, PACKAGING, DESPATCHING AND WHOLESALE AND RETAIL SALES OF WINE AND DIRECTLY ASSOCIATED PRODUCTS).
- \* OPERATION OF WINERY BAR AND RESTAURANT, FUNCTION ROOMS AND RECEPTION ROOMS ASSOCIATED WITH THE WINERY; OPERATION OF CRAFT EXHIBITIONS AND SALES ACTIVITIES WHICH ARE ASSOCIATED WITH THE FUNCTION OF THE ZONE.

#### **10.7.~~78~~.2 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.
- ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND SECTION 10.9.
  - ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

#### **10.7.~~78~~.3 NON-COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities:

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, OR DISCRETIONARY ACTIVITY.

### **10.7.~~89~~ INDUSTRIAL 6 (16 Specific Industrial) ZONE**

#### **10.7.~~89~~.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted provided that they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Section 10.9.

- PLASTIC, FIBREGLASS AND POLYSTYRENE MANUFACTURING AND ACCESSORY PROCESSES, AND ACCESSORY NON-RESIDENTIAL BUILDINGS (INCLUDING ADMINISTRATION BUILDINGS) ON PT LOT 1, DP 7254, AND PT LOT 1 DP 14371. (444 S.H. 2, HASTINGS SOUTH)
- TIMBER, MILLING, TREATMENT, STORAGE, AND SALES ON PT LOT 2 DP 7785. (2670 OMAHU ROAD).
- TIMBER MILLING, TREATMENT, STORAGE, SALES AND SALES OF BUILDING SUPPLIES ON PT LOT 1 DP 3470, LOT 1 DP 23232, LOT 1 DP 26022, LOT 1 DP 20209 AND LOT 1 & 2 DP 367052 (1215 & 1229 & 1229 MARAEKAKAHO ROAD).
- JOINERY FACTORIES AND BUILDERS DEPOT ON LOTS 12, 13 AND 14 DP3266. (1103 KAIAPO ROAD).
- BUILDING CONTRACTORS DEPOT ON LOTS 2, 3 AND 4 DP3400 (1102 - 1106 KAIAPO ROAD).

- GRAVEL PROCESSING ON LOTS 11, 12, 13 AND 14 DP 12203 (136 MERE ROAD) AND CONCRETE BATCHING INCLUDING ANCILLARY USES ON LOT 11 DP 12203 (136 MERE ROAD).
- CONCRETE PRODUCTS MANUFACTURE ON LOT 10 DP 12203. (110 MERE ROAD).
- TRANSPORT OPERATORS DEPOT ON LOT 2 DP 4144 AND LOT 1 DP 7508 (1172 AND 1194 MARAEKAKAHO ROAD).
- AGRICULTURAL CONTRACTOR'S AND FIREWOOD DEPOT AND THE SALE OF LANDSCAPING SUPPLIES AND FIREWOOD ON LOT 1 DP 24887 (1206 MARAEKAKAHO ROAD).
- ELECTRICITY PRODUCTION. PRIMARILY FOR USE ON ANY OF SITES SPECIFIED.
- POWER GENERATION ON LOT 2 DP 23 303 (1085 WAIROA ROAD SH2).
- AGRICULTURAL CONTRACTORS ASSOCIATED WITH HARVESTING INCLUDING STORAGE AND SERVICING OF VEHICLES ON LOT 3 DP 11200 (OMAHU ROAD).
- FURNITURE MANUFACTURING (INCLUDING JOINERY, ASSEMBLY PROCESSING AND STORAGE OR TIMBER AND TIMBER PRODUCTS) ON LOT 4 DP 21 984 (303 FENWICK STREET).
- THE HANDLING, STORAGE AND DISTRIBUTION OF AGRICULTURAL/HORTICULTURAL PRODUCE, ANCILLARY ACTIVITIES AND ASSOCIATED BUILDINGS ON LOT 2 DP 4847, 548 ST GEORGES RD SOUTH IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED AT APPENDIX 10.0-3.

### **10.7.-89.2 DISCRETIONARY ACTIVITIES**

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.
- \* ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTIONS 10.8 AND 10.9.
  - \* ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.
  - \* ANY OTHER ACTIVITY (NOT LISTED AS A PERMITTED ACTIVITY) COMPLYING WITH THE GENERAL AND RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND SECTION 10.9.

### **10.7.-89.3 NON-COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities:

- \* ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED OR DISCRETIONARY ACTIVITY.

<b>10.8 GENERAL PERFORMANCE STANDARDS AND TERMS</b>
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The following General Performance Standards and Terms shall apply to all Permitted, **and** Controlled **and Restricted Discretionary** Activities. Advisory note: Limitations may exist on **separated trade waste sewer** and stormwater discharges in some areas mainly the Omaha Industrial Area (**sewerage trade waste**) and parts of the Whakatu Industrial Area (stormwater).

### 10.8.1 MAXIMUM HEIGHT

ZONE	MAXIMUM HEIGHT
I1	11m
I2 (except Irongate) <b>DI2 (Omahu North)</b>	30m
I3 (Stortford Lodge)	11m
I4 (Whirinaki)	No Limit
I5 (Winery)	11m
I6 (Specific Industrial)	11m
DI2 (Kirkwood Road)	11m
I2 (Irongate) and DI2 (Irongate)	15m

Provided that on any boundary with a site zoned 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 10.0-1.

Outcome

*Protection of rural, residential or recreational sites on the industrial interface in terms of access to daylight and sunlight will be achieved.*

#### Exceptions to Height Requirements (Industrial 6 Zone):

The maximum height for buildings on Pt Lot 1 DP 3470, Lot 1 DP 23232, Lot 1 DP 26022 and Lot 1 DP 20209 shall be 30 metres.

For Lot 2 DP 23 303 (1085 Wairoa Road SH2) the maximum height for buildings shall be 30 metres.

### 10.8.2 YARDS

#### 10.8.2.1 Front Yards

Zone	Minimum Front Yard
I1	Nil (however landscaping is required in accordance with Standard 10.8.2.3(a))
I2 (except Irongate), <b>DI2 (Omahu North)</b>	6m (for any activity adjacent to or opposite a site zoned residential, or commercial; or a public open space) 2m (for any activity fronting Omaha Road not adjacent to or opposite a site zoned residential, commercial or a public open space).
I2 (Irongate) and DI2 (Irongate)	10m

Outcome

*Space will be provided for planting and screening to maintain and enhance neighbourhood amenity.*

I3 (Stortford Lodge)	Nil (however landscaping is required in accordance with Standard 10.8.2.3(a))
I4 Whirinaki	37.5m
I5 (Winery)	5m (For Residential Accommodation) 50m (for all other uses in relation to St Aubyn Street East) 3m (for all other uses in relation to Avenue Road Each, however this front yard may be occupied by buildings provided that the area of occupancy is compensated for by an equal area of unoccupied space exclusive of the front yard between the remainder of the principal buildings and the road frontage.
I6 (Specific Industrial)	7.5m
DI2 (Kirkwood Road)	30m

**Exceptions to front yard requirements (Industrial 6 Zone):**

For Pt Lot 1 DP 7254 and Pt Lot 1 DP 14371 (444 S.H. 2, Hastings South) there shall be a front yard of 80 metres provided that any part of the front yard, not required for landscaping, may be used for temporary storage up to 3 metres above ground level.

For Lots 12, 13 and 14 DP 3266 and Lots 2, 3 and 4 DP 3400 (1103 and 1102 - 1106 Kaiapo Road) there shall be a front yard requirement of 3 metres.

For Lot 2 DP 23303 (1085 Wairoa Road (SH2) the front yard requirement shall be 37.5m as for the adjacent Whirinaki (I4) Zone.

For Lot 4 DP 2198 (303 Fenwick Street) there shall be a front yard requirement of 3 metres.

**Exception to front yard requirements (Service Stations)**

Service stations shall be exempted from the front yard requirements.

**10.8.2.2 Side Yards and Rear Yards**

Zone	Side and Rear Yards	
I1	A yard of 5m shall be provided along any	<i>Outcome</i>

I2 (except Irongate), <b>DI2 (Omahu North)</b> I3 (Stortford Lodge)	boundary adjoining any public open space or land zoned Residential, Rural or Plains. No yard will be required in all other cases.
I2 (Irongate)  Stage 1 DI2 (Irongate)	A yard of 10m shall be provided along any boundary adjoining any public open space or any land zoned Plains.  No yard will be required in all other cases.
Stage 2 DI2 (Irongate)	A yard of 15m shall be provided along any boundary adjoining any public open space or any land zoned Plains.  No yard will be required in all other cases.
I4 (Whirinaki)	Side and Rear Yard of 15m shall be provided along any boundary adjoining land zoned Rural.
I5 (Winery)	For residential accommodation - Buildings located within 1m of a boundary shall occupy no more than 40% of the length of that boundary.  For all other uses - 3m, however buildings may occupy a maximum of 35% of the total minimum side and rear yard space that does not relate to residential activities (see Appendix 10.0-2).
I6	Rear yard - 7.5m Side yard - 4.5m
DI2 (Kirkwood Road)	A yard of 15 metres shall be provided along any boundary adjoining land zoned Residential or the boundary of any site used for residential purposes.

*There will be adequate separation between incompatible activities and the provision of generous yards for planting and screening.*

**Exceptions to side and rear yard requirements (Industrial 6 Zone):**

For Lots 12, 13 & 14 DP 3266 (1103 Kaiapo Road) a minimum side yard of 7.5 metres shall be provided.

For Lots 2, 3 & 4 DP 3400 (1102 - 1106 Kaiapo Road) the minimum rear yard shall be 6 metres, reducible to 1.5 metres when the area is used for timber storage only.

For Lot 2 DP 23 303 (1085 Wairoa Road SH2) no side or rear yards will be required other than 5 metres on the south western boundary.

For Lot 4 DP 21984 (303 Fenwick Street) a minimum side and rear yard of 4 metres shall be required. This

requirement shall be able to be reduced to 1.5 metres where buildings and land are used only for storage of materials to be used on the premises for the permitted use.

### 10.8.3 SETBACKS

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

### 10.8.4A LANDSCAPING

- (a) While no minimum front yard shall apply to the I1 and I3 zones, 20% of the length of frontage of all sites shall be landscaped in accordance with Standard 10.8.4A(a)-(e).
- (b) At least 50% of any required yard shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances) in accordance with 10.8.4A(a)-(e).
- (c) Any landscaping strip shall have a minimum width of 1.0m.
- (d) Landscaping shall consist of a mixture of 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.
- (e) Planting shall be undertaken in accordance with a landscape plan to be submitted to Council for approval. Planting shall be maintained to the satisfaction of Council.

Outcome

*The amenity of industrial sites will be maintained without detracting from the visual environment.*

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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.*

#### Exceptions to Rule 10.8.4A

- In the I5 zone the Management Plan (see Appendix 10.0-2) prescribes the landscaping requirements.
- In the I6 zone, landscaping on Lots 12, 13 and 14 DP 3266 (1103 Kaiapo Road) and Lots 2, 3 and 4 DP 3400(1102 - 1106 Kaiapo Road) shall only be required in respect of the front yard; and on Pt Lot 1 DP 7254 and Pt Lot 1 DP 14371 (444 S.H. 2, Hastings South) a landscaped strip of a minimum width of 25 metres shall be required within the minimum front yard.
- Service Stations shall be exempted from the landscaping requirements.
- Parts (a), (b), (c), (d) and (e) under 10.8.4A do

not apply to Whirinaki.

- For Lot 2 DP 23 303 (1085 Wairoa Road SH2) landscaping requirements are as defined for the adjacent Industrial 4 (Whirinaki) Zone i.e. The activities shall be screened from public view from the State Highway and from residentially zoned land adjoining the State Highway. In addition, the State Highway frontage shall be landscaped, planted and maintained to a depth of 37.5 metres. This condition shall not apply to areas required for vehicle and/or rail access.
- (e) Landscaping on Lot 4 DP 21984 (303 Fenwick Street) shall only be required to the extent that landscaping existing at the time of the notification of the Plan shall be appropriately maintained.

#### Industrial 4 Zone (Whirinaki) Landscaping

The activities shall be screened from public view from the State Highway and from residentially zoned land adjoining the State Highway. In addition, the State Highway frontage shall be landscaped, planted and maintained to a depth of 37.5 metres. This condition shall not apply to areas required for vehicle and/or rail access.

#### **10.8.4B LANDSCAPING IN THE INDUSTRIAL 2 ZONE (IRONGATE), FOR INDUSTRIAL ACTIVITIES IN THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) AND LOTS 1 & 2 DP 367052 (INDUSTRIAL 6).**

- (1) Front Yards - except those fronting the Southern Expressway:
- (a) The full length of each frontage of the site (excluding vehicle entrances) shall be landscaped for a minimum width of 2.5m.
- (b) The landscaping shall consist of a mixture of ground cover, shrubs and specimen trees complying with 10.8.4B(c) to (e) below.
- (c) At least one tree selected from the list below shall be provided for every 8m of road frontage (excluding vehicle entrances). These trees shall be located within the required landscaping strip and shall be spaced at 8m intervals.
- 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)

#### 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.*

- (d) 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.
- (e) All plantings shall be undertaken in accordance with a landscape plan to be submitted to Council for approval. Planting shall be maintained to the satisfaction of Council.

- (2) Front Yards fronting the Southern Expressway and Side and Rear Yards adjoining Plains zoned land:

- (a) A shelterbelt shall be established and maintained along the entire length of each boundary fronting the Southern Expressway or adjoining Plains Zoned land. **Outcome**  
***The visual amenities of adjacent Plains zoned sites and of the Southern Expressway will be maintained.***
- (b) The shelterbelt on each boundary fronting the Southern Expressway shall consist of one of the following tree species:
- Poplar varieties
  - Pittosporum varieties
  - Beech – *Fagus sylvatica*
  - Salix varieties
- (c) *The shelterbelt on any boundary adjoining Plains Zoned land shall consist of one of the following tree species:*
- *Sheoak - Casuarina*
  - *Crytomeria*
- (d) The individual trees shall be at least 2m in height at the time of planting.
- (e) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- (f) 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).
- (iii) 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 **Outcome**  
***The visual amenities of adjacent Plains zoned sites and of the Southern***

a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary. *Expressway will be maintained.*

(3) Rear Yards adjoining Pt Lot 5 DP 2976 (CT F4/1040)

A shelterbelt complying with 10.8.4B(2) shall be provided along the boundary of the following sites, or part thereof, which adjoins any part of Pt Lot 5 DP 2976 (CT F4/1040):

- Lot 1 DP 13268 (CT F1/19)
- Lot 2 DP 3067 (CT H4/1146)
- Lot 5 DP 2975 and Lot 2 DP 13268 (CT F1/18)

A site shall be exempt from this requirement if:

- The site is amalgamated with (or other legally joined with) land in Pt Lot 5 DP 2976 (CT F4/1040); and
- The boundary of the new site coincides with Plains Zone boundary.

### 10.8.5 Traffic Sightlines, Parking, Access and Loading

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Industrial 5 Zone (Winery) Parking, Access, and Loading must be in accordance with the Management Plan in Appendix 10.0-2.

As a consequence of any changes in the activities shown in Appendix 10.0-2, on site carparking will be determined by referring to the Carparking Space Requirements Table (14.1.8.3-1), in Section 14.1 'Parking, Loading and Access'.

### 10.8.6 NOISE

- (a) Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise. *Outcome*  
*The outcomes of Section 14.2 of the District Plan on Noise will be achieved.*
- (b) I6 (136 Mere Road) – Hours of Operation Restriction

Additional standards apply to the concrete batching operations on Lot 11 DP 12203 (136 Mere Road) to control the adverse effect of noise of vehicles travelling to and from the site, as follows:

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).

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) I6 - 548 St Georges Rd Sth (Lot 2 DP 4847) – Alternative Noise Rules

The noise rules applying to the above site shall be those of the Rural Zone rather than those applying to the Industrial 6 Zone.

#### 10.8.7A LIGHTING 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. *Outcome*  
*Residences and road users will be protected from excessive lighting spill or glare for industrial activities.*
- (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.

#### **10.8.7B LIGHTING AND GLARE IN THE DEFERRED INDUSTRIAL 2 (IRONGATE) AND IN THE DEFERRED INDUSTRIAL 2 (OMAHU NORTH) ZONES**

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

#### **Outcome**

***Residences and road users will be protected from excessive light spill or glare.***

### **10.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS**

The following Specific Performance Standards and Terms shall apply to all Permitted, **and** Controlled **and Restricted Discretionary** Activities except those in the Deferred Industrial 2 Zone (Kirkwood Road). For the Deferred Industrial 2 Zone (Kirkwood Road), the Specific Performance Standards and Terms for the General Residential Zone (Section 8.9) shall apply.

#### 10.9.1 ACTIVITY THRESHOLD LIMIT

In the I1, I2, I2 (Irongate), and I3 zones, the following activity threshold limits shall apply to all permitted and controlled activities (other than industrial activities) and shall be used as a guide in the assessment of all other activities.

#### 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.*

Activity	Threshold Measure	Limit Per Site		
		I1	I2, I2 (Irongate)	I3
Commercial Service Activities (Excluding dairies and Takeaway food premises)	Net indoor Retail and Display Building Gross Floor Area	200m <sup>2</sup>	100m <sup>2</sup>	200m <sup>2</sup>
Sale Yards	N/A	Nil	Nil	No limit
Service Stations	N/A	N/A	N/A	N/A
Tavern	Number of persons to be accommodated	200	100	200
Visitor Accommodation	Number of rentable units	20	Nil	Nil
Warehousing and storage	Total indoor/outdoor storage	No limit	No limit	1000m <sup>2</sup>
All other activities	Building Gross Floor Area	100m <sup>2</sup>	100m <sup>2</sup>	100m <sup>2</sup>

#### **10.9.1A ACTIVITY THRESHOLD LIMIT IN THE INDUSTRIAL 2 (OMAHU NORTH) ZONE AND DI2 (OMAHU NORTH) ZONES**

**In the I2 (Omahu North) zone and the DI2 (Omahu North) zone the following activity threshold limits shall apply to all**

#### **Outcome**

permitted and restricted discretionary activities (other than industrial activities) and shall be used as a guide in the assessment of all other activities.

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.

<u>Activity</u>	<u>Threshold Measure</u>	<u>Limit Per Site</u>
<u>The hire or sale of:</u> <ul style="list-style-type: none"> <li><u>Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscape purposes<sup>1</sup>;</u></li> <li><u>Buildings</u></li> </ul>	<u>N/A</u>	<u>No Limit</u>
<u>All other activities</u>	<u>Building Gross Floor Area</u> <u>Outdoor display area</u>	<u>100m<sup>2</sup></u> <u>100m<sup>2</sup></u>

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

**10.9.2 RESIDENTIAL ACTIVITIES**

**(1) Caretaker Facilities**

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.

Outcome

*The safety and efficiency of the Industrial Zone will be provided for.*

**(2) Outdoor Living Space**

Every residential unit shall have an area for outdoor living of at least 80m<sup>2</sup> and a minimum dimension of 5 metres. The outdoor living spaces of a unit shall be directly linked to the principal living areas of the unit and shall be screened from neighbouring activities by fencing and/or planting and should generally be located to the side of the residential unit facing north of east or west.

Outcome

*An area of open space will be provided to meet the outdoor living needs of the occupants of residential units.*

**(3) Internal Noise Standard**

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise

**10.9.3 TEMPORARY EVENT DAYS**

- (a) Only six temporary event days 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.
- (c) Temporary Event Days shall only be operated consecutively for up to a maximum of three days
- (d) The Hastings District Council shall receive notification of Temporary Event Days 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 14.2.8.3) and Traffic Sightline Distances (Refer Standard 14.1.8.2), the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

Outcome

*It will be possible for temporary events to take place on 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.*

#### **10.9.4 INDUSTRIAL 5 WINERY BAR, RESTAURANT AND FUNCTION ROOM HOURS**

In the Industrial 5 Zone the winery bar, restaurant and function room shall only be permitted to operate during the following hours:

Sunday to Wednesday inclusive 8.30am - 11.30pm  
Thursday to Saturday inclusive 8.30am - 1.00am the following day.

The Restaurant Outdoor Area illustrated in Appendix 10.0-2 shall only be permitted to operate between 12.00 noon and 6.00pm on any day.

Bar facilities shall cease sales by 12 midnight on Thursday, Friday or Saturday nights.

Live bands within the restaurant and function area shall cease playing at 12 midnight.

The winery bar, restaurant and function area are permitted to operate to 1.00am the following day 12 times a year for special functions which do not fall on a Thursday, Friday, or Saturday night.

Outcome

*Protection of neighbouring residents from night time noise and disturbance.*

#### **10.9.5 STORMWATER - INDUSTRIAL 2 (IRONGATE) AND DEFERRED INDUSTRIAL 2 (IRONGATE)**

- (a) All roof surfaces shall be constructed from inert materials or painted with non metal based paint and thereafter maintained in good order.
- (b) Irongate Catchment (as shown in Appendix 15.1 –

Outcome

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

7):

All stormwater shall either be disposed of on-site or discharged to the Irongate Stream.

- (c) Sissons Drain Catchment (as shown in Appendix 15.1 –7):  
All stormwater from roof surfaces shall be disposed of on-site.

Note: Yard stormwater from within the Sissons Drain Catchment may be discharged to the Council's reticulated system. These discharges must comply with the Hastings District Water Services Bylaw. All other stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan.

#### **10.9.6 STORMWATER - INDUSTRIAL 2 (OMAHU NORTH) AND DEFERRED INDUSTRIAL 2 (OMAHU NORTH)**

- |   |   |
|---|---|
| <p>(a) <u>All roof surfaces shall be constructed from inert materials or painted with non metal based paint and thereafter maintained in good order.</u></p> <p>(b) <u>Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be disposed via a council reticulated network when they become available.</u></p> | <p><u>Outcome</u><br/><u>The potential for effects from stormwater discharges associated with the industrial land use will be avoided, remedied or mitigated.</u></p> |
|---|---|

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.

#### **10.9.67 DEFERRED INDUSTRIAL 2 ZONE SERVICING**

- |   |   |
|---|---|
| <p>(1) Deferred Industrial 2 (Kirkwood Road):<br/>Any proposal for an industrial activity or other activity shall demonstrate how stormwater and sewage wastes are to be disposed of without overloading the sewer and stormwater systems. Council may require on-site retention methods and discharge volume controls.</p> <p>(2) Stage 1 of the Deferred Industrial 2 Zone (Irongate):<br/>Any proposal for an industrial activity shall demonstrate that:</p> <p>(a) A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater (where the site contains land within the Sissons Drain Catchment as shown in Appendix 15-1-7) networks when these are available;</p> <p>(b) A suitable water supply will be available for the activity in advance of a reticulated system being available;</p> | <p><u>Outcome</u><br/><u>Overloading the sewer and stormwater system will be avoided.</u></p> <p><u>Outcome:</u><br/><u>Industrial and commercial activities will be able to establish within stage 1 of the deferred zone where they have with suitable temporary services and the efficiency and effectiveness of the reticulated services proposed for the zone is not undermined.</u></p> |
|---|---|

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

**(3) Stage 1 of the Deferred Industrial 2 Zone (Omahu North):**

**Any proposal shall demonstrate that:**

- (a) **A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater networks when these are available.**
- (b) **A suitable water supply will be available for the activity in advance of a reticulated system being available;**
- (c) **A suitable on-site wastewater system will be provided to service the activity in advance of a reticulated system being available.**
- (d) **A suitable on-site stormwater system will be provided for the disposal of the stormwater generated from yard surfaces in advance of a reticulated system being available.**
- (e) **A suitable on-site stormwater system will be provided for the disposal of stormwater generated from roof surfaces.**

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

**Outcome:**

**Activities will be able to establish within stage 1 of the deferred zone where they have with suitable temporary services and the efficiency and effectiveness of the reticulated services proposed for the zone is not undermined.**

### **10.9.78 STRUCTURE PLANS**

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

- Structure Plan (Irongate Industrial Area) – Appendix 15.1-7
- **Structure Plan (Omahu North) – Appendix – Appendix 15.1-8**

**Outcome**

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

## **10.10 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES**

### **Explanation of Assessment Criteria**

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications; For Discretionary Activities, the following identify those matters which Council may assess the activity against, but assessment is not however restricted to these matters.

### **10.10.1 CRITERIA FOR APPLICATIONS TO EXCEED THE ACTIVITY THRESHOLD LIMITS (RULE 10.9.1)**

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

- (b) The impact of the scale and intensity of the use and its compatibility with surrounding activities.
- (c) The potential for the activity to generate significant traffic or visitor numbers outside of normal business hours.
- (d) Whether establishment of the activity would adversely affect the efficient functioning of the industrial zone or other zones or result in significant social or economic impacts.

#### 10.10.2 CRITERIA FOR DEVELOPMENT IN THE DEFERRED INDUSTRIAL 2 ZONE – (KIRKWOOD ROAD)

- a) The adequacy of methods proposed to ensure that wastewater, stormwater do not overload the sewage and stormwater systems. Where discharges will exceed the level of discharge of normal residential development, such methods may include holding tanks, pre-treatment devices and discharge volume controls without any adverse effects on the environment.
- b) 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 exceed that of residential development.
- c) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.
- d) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.
- e) The scale and intensity of the activity and its potential to generate heavy vehicle traffic and the hours of traffic movements.
- f) To what extent and by what means the adverse effects of traffic on the Residential zones are able to be avoided, remedied or mitigated.

#### 10.10.3 CRITERIA FOR INDUSTRIAL ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) AND FOR ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).

##### Both Zones:

- (a) Whether it is proposed to connect the development to the Council's reticulated services when they become available. If so, whether -
  - such connections are likely to be practical; and whether
  - the legal instrument proposed will be effective.
- (b) The suitability of the sewerage wastewater disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (c) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- ~~(d) Where a reticulated stormwater system is to be provided for the site (refer to Appendix 15.1-7), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.~~
- ~~(e) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.~~
- ~~(f) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.~~
- (g) Whether the landscaping proposed for the site will provide for a pleasant road frontage and add to the general amenity of the area.
- (h) Whether adjoining Plains Zone sites and the Southern Expressway will be appropriately screened from the industrial activities with shelterbelts or landscaping.

##### Stage 1 of the Deferred Industrial 2 Zone (Irongate):

- (i) Where a reticulated stormwater system is to be provided for the site (refer to Appendix 15.1-7), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (j) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (k) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.
- (l) Whether the Southern Expressway will be appropriately screened from the industrial activities with shelterbelts or landscaping.

Stage 1 of the Deferred Industrial 2 Zone (Omahu North):

- (m) The adequacy and the suitability of the proposed on-site system for the disposal of stormwater from roof surfaces.
- (n) The adequacy and the suitability of the method proposed to dispose of stormwater from yard surfaces in advance of the implementation of a reticulated system.
- (o) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the transportation network in advance of the implementation of the proposed road upgrades and roundabouts.

## PROPOSED AMENDMENTS TO HASTINGS DISTRICT PLAN BY PLAN CHANGE 57 THE OMAHU NORTH INDUSTRIAL AREA

Proposed Plan Change 57 makes amendments to the following sections of the Operative Hastings District Plan: 6.0, 10.0, 14.1, 14.2, and 15.1. Amendments are also proposed to the Planning Maps.

Proposed additions to the text are shown in emboldened, underlined and in red.

(**Example of added text**)

Proposed deletions to the text are shown in emboldened, struck out and in red.

(**~~Example of deleted text~~**)

### SECTION 6.0 PLAINS ZONE

6A) Add the following to the explanation to policy PLP4

•**PLP4 Control the adverse effects of activities on the community, adjoining activities, and the environment.**

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. The District Plan also encourages the adoption of industry standards and Codes of Practice by individual land users, as non-statutory methods. Where the zone abuts Proposed New Urban Development Areas (see Appendix 2.4-1) the District Plan will introduce greater separation distances for residential activities from activities in the Plains Zone to ensure that residential buildings are far enough away from agricultural activities such as agricultural spraying to avoid adverse effects. Where properties are located in close proximity to Industrial 6 Zone sites, the Council will issue Project and/or Land Information Memoranda which state that sites in the nearby Industrial 6 Zone can contain legitimate activities, associated effects and amenity levels, not normally associated with the adjoining Plains Zone. **Where new sites are created abutting the Omaha North Industrial Area new residential activities and visitor accommodation will not be permitted to establish on them (See Appendix 6.0-4). This avoids the potential for adverse effects from activities legitimately established within the industrial area.** Although wineries are a permitted activity subject to a specific maximum floor area, it is not appropriate to use wineries for a permitted baseline comparison for other buildings with no vertical integration to a particular site (see Policy PLP 18).

6B) Add the following to Rule 6.7.5:

#### 6.7.5 NON COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.
- MUSTELID FARMING

- RESIDENTIAL ACTIVITIES AND VISITORS ACCOMODATION ESTABLISHED AFTER 15 SEPTEMBER 2012 ON THE LAND IDENTIFIED WITHIN APPENDIX 6.0-4 (adjacent the Industrial 2 Zone (Omahu Road North))

6C) Add Appendix 6.0-4.

## SECTION 10.0 INDUSTRIAL ZONES

10A) Add the following to the explanation for the second Resource Management Issue

- ***Existing and potential development in the Omahu Road Industrial Area is constrained by infrastructural limitations and the potential for aquifer contamination.***

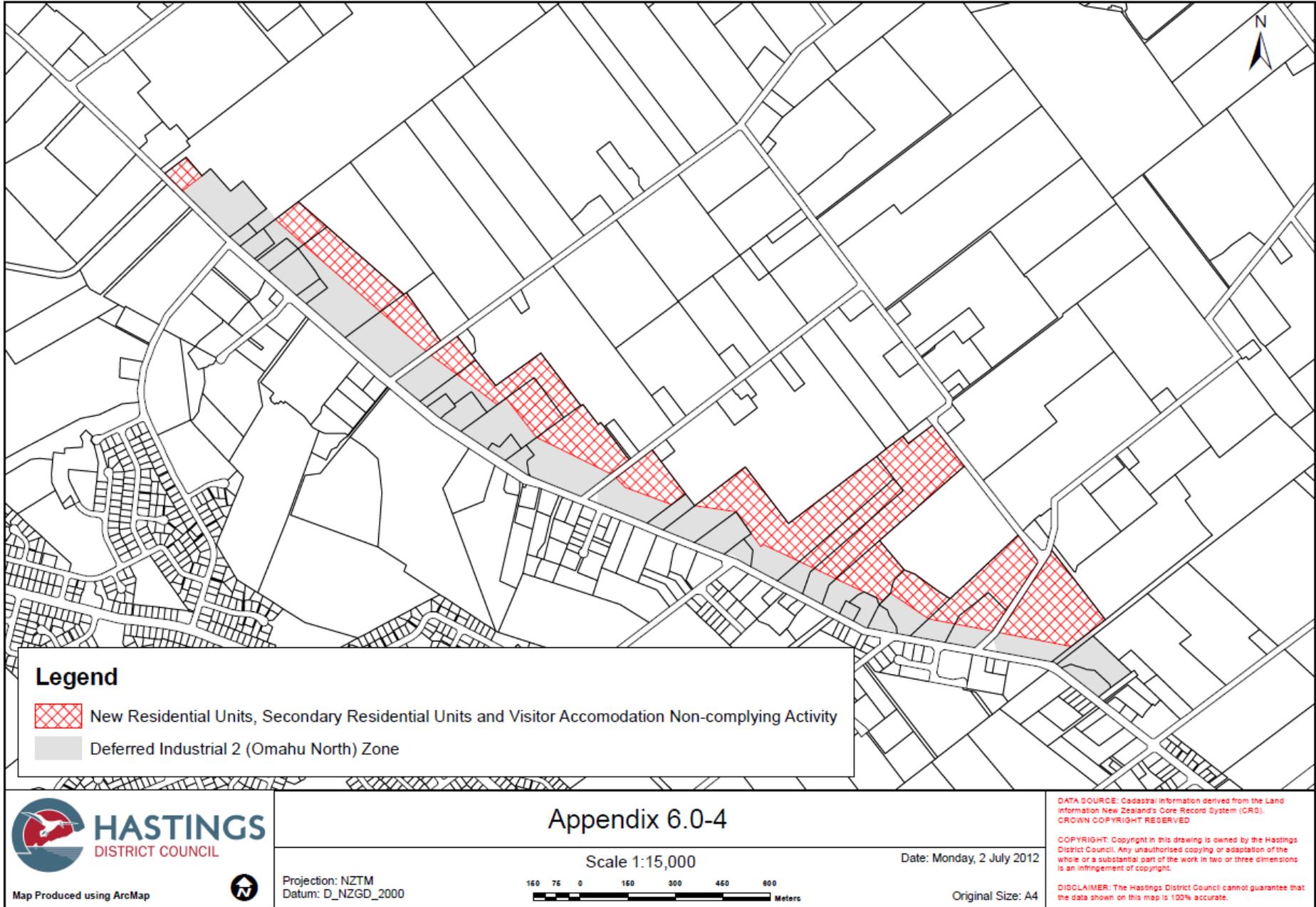
A substantial strip area of land adjacent to Omahu Road ~~has in the past been is~~ zoned for industry. This land was chosen principally because of its separation from housing areas and because the land was perceived to have low value for horticulture. ~~Subsequent experience and research has revealed that sewerage capacity in the area is severely limited, effectively curtailing the potential for additional wet industry. The Omahu Road industrial area is serviced for sanitary and trade waste discharges via separate networks. Capacity in the trade waste system is substantially allocated to existing users with limited spare capacity available for additional wet industry.~~ Furthermore, a part of the area overlies the unconfined aquifer which is susceptible to contamination from a wide range of industrial pollutants. ~~These constraints, combined with a low rate of industrial land uptake in the region, have meant that the area has~~ Whilst parts of this area have been slow to develop and ~~large portions~~ remain under-utilised or undeveloped, the majority of these areas form part of large land parcels owned by established users and are seemingly held for future expansion.

10B) Add the following to the explanation to policy IZP5

- **IZP5 Industrial development and uses will be encouraged to locate in areas with adequate existing sewerage, water and stormwater solutions in preference to areas where significant infrastructural upgrading is required.**

### Explanation

Engineering infrastructure investigations confirm that parts of the trade waste sewerage network servicing industrial areas, particularly the Omahu Road area, ~~are at~~ have limited spare capacity and this presents a significant constraint for the establishment of further wet industries in these areas. On the other hand, substantial under-utilised capacity exists at Tomoana and Whakatu, with well established water and wastewater infrastructure, and it is therefore appropriate to direct development to these areas rather than duplicate infrastructure or invest in significant upgrading. The same philosophical direction is appropriate from a regional perspective. Council is aware of various infrastructural constraints within Napier City which may result in adverse environmental effects or economic penalties for industrial operators. A policy of efficient regional resource use suggests that it may therefore be appropriate for wet industry contemplating a location on the Heretaunga Plains, to first consider making use of the surplus capacity at either Whakatu or Tomoana. It should be noted, however, that continued expansion and infill development of the Whakatu Industrial park will require further investment in stormwater infrastructure, as the Graham's and Works Drains are not adequate to serve significant industrial expansion.



10C) Add the following new policy IZP21

- IZP21 Provide for the establishment of predominantly dry and ‘profile’ oriented industrial activities in the Omaha North Industrial Area.

Explanation

The Omaha North Industrial Area is particularly suited to industrial or industrial related activities that require a site with a profile to a busy road. Examples of industrial related activities falling into this category 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 sectors (Appendix 9.0-1(A)). 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.

10D) Add the following new policy IZP21

- IZP23 Ensure the integrated and efficient development of the Omaha North Industrial Area through the use of a Structure Plan, a deferred zone, and staging.

Explanation

The Omaha North Industrial Area (shown in the Structure Plan in Appendix 15.1.9) 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. A flexible approach to the timing of infrastructural development of this area is therefore needed.

The entire area is initially to be zoned Deferred Industrial 2 (Omaha North). This deferred zone is intended to provide a clear signal of the Council’s intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 15.1.9). The Structure Plan also provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater features which must be addressed in developing the area.

The Stage 1 deferment is intended to allow time for the detailed planning and construction of the infrastructure shown on the Structure Plan (Appendix 15.1.9). This deferment is to be lifted when this infrastructure has been commissioned. The Stage 2 deferment is intended to be much longer. It will only be lifted if and when demand and up take in stage 1 warrants the Council’s implementation of the necessary infrastructure for stage 2.

10E) Amend Policy IZP22 and its explanation as follows:

- IZP22~~4~~ Avoid industrial development within Stage 2 of the Irongate Industrial Area and within Stage 2 of the Omaha North Industrial Area prior to the deferred zoning of each area the areas being lifted and rezoned Industrial 2 (Irongate).

### Explanation

Concentrating the initial development of the Irongate and Omahu North Industrial Areas within Stage 1 is an effective and efficient means of servicing these zones over time as it allows the investment in infrastructure to be staged to meet demand.

Allowing industrial development in Stage 2 prior to the deferment being lifted from that area has the potential to delay the rate at which land within Stage 1 is developed. Such delays would increase the financial costs of the Stage 1 water, sewer, stormwater and roading infrastructure for the Community. It may also affect the efficient and effective operation of that infrastructure – especially the pressure sewer main servicing Irongate.

The potential for the timely, efficient and effective development of the infrastructure necessary for Stage 2 would also be reduced by such development, as the Council is unlikely to contemplate the implementation of any infrastructure for Stage 2 until there has been a substantial uptake of Stage 1 land.

#### 10F) Make the following amendments to the methods for the industrial zones

- Deferred Industrial 2 Zone (Irongate) and the Deferred Industrial 2 Zone (Omahu North): This These zones are applied to land identified for future industrial expansion. Once the required infrastructure is in place and the environmental effects can be satisfactorily remedied, these zones will provide a resource for future industrial development.

In order to ensure that long term solutions are not jeopardised with regard to the efficient servicing of the wider Irongate and Omahu North Industrial Areas, industrial activity in Stage 2 of the deferred zones will be avoided until the deferment has been lifted. In the meantime this these stage 2 areas will continue to be utilised in a manner consistent with a Plains Zoning. Opportunities for industrial development will be possible in Stage 1 provided provision is made for future connection to reticulated services.

#### 10G) Add the following new method for the industrial zones

- Hastings District Council Water Services Bylaw

The Hastings District Council Water Services By-law will be utilised within reticulated catchments to identify and manage those activities that generate a high risk of contamination to stormwater which has the potential to adversely affect surface and groundwater resources.

#### 10H) Add the following new anticipated outcome for the industrial zones

- Concentration of industrial activity requiring profile to an arterial road in the Omahu North Industrial Area.

#### 10I) AMEND Rule 10.7.2.3 as follows

##### 10.7.2.3 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan, and the Objectives and Policies of the Zone.

- VISITOR ACCOMODATION WITHIN THE INDUSTRIAL 2 (OMAH NORT) ZONE
- ANY PERMITTED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9
- ACCESSORY

**10J) Add the following new rules for the Deferred Industrial 2 (Omahu North) zone**

**10.7.5 DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)**

**10.7.5.1 The Deferred Industrial 2 Zone (Omahu North) will be lifted and the subject land will be zoned Industrial 2 (Omahu North) once the infrastructure (water, sewer, stormwater and roading) for this area has been constructed and the Hastings District Council has confirmed that it has been commissioned and is operational.**

**This will occur in the two stages identified on the Structure Plan in Appendix 15.1-8.**

**10.7.5.2 PERMITTED ACTIVITIES**

**(a) The following activities shall be Permitted, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections 10.9.3, and 10.9.8.**

- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY).
- COMMERCIAL ACTIVITIES (EXCLUDING VISITOR ACCOMODATION) COMPLYING WITH SPECIFIC PERFORMANCE STANDARD 5.9.3.
- TEMPORARY EVENT DAYS.

**10.7.5.3 CONTROLLED ACTIVITIES**

**(a) There shall be no Controlled Activities.**

**10.7.5.4 RESTRICTED DISCRETIONARY ACTIVITIES**

**(a) The following activities shall be restricted discretionary, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections 10.9.**

- \* INDUSTRIAL ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).
- \* THE HIRE OR SALE OF: MACHINERY, EQUIPMENT AND SUPPLIES USED FOR INDUSTRIAL, AGRICULTURAL, HORTICULTURAL, BUILDING OR LANDSCAPE PURPOSES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).
- \* THE HIRE OR SALE OF BUILDINGS IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).

**(b) Applications for Restricted Discretionary Activities will be considered without the need to obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification. The Council will restrict the exercise of its discretion to the ability of the activity to achieve the Assessment Criteria in Section 10.10.3 and Anticipated Outcomes of the Zone Council will, in addition, assess activities and impose conditions in relation to those matters identified in Section 14.1.10**

(Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

#### 10.7.5.5 DISCRETIONARY ACTIVITIES

(a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 10.10 of the Plan and the Objectives and Policies of the Zone.

- \* ANY PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 10.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 10.9.
- RESIDENTIAL ACTIVITIES COMPLYING WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- \* ACCESSORY BUILDINGS FOR ANY DISCRETIONARY ACTIVITY.

#### 10.7.5.6 NON-COMPLYING ACTIVITIES

(a) The following activities shall be Non-Complying Activities.

- INDUSTRIAL ACTIVITIES IN STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).
- RESIDENTIAL ACTIVITIES THAT DO NOT COMPLY WITH SPECIFIC PERFORMANCE STANDARD 10.9.2.
- VISITOR ACCOMODATION.
- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.

10K) Amend the explanation to the General Performance Standards and Terms as follows:

#### **10.8 GENERAL PERFORMANCE STANDARDS AND TERMS**

The following General Performance Standards and Terms shall apply to all Permitted, ~~and~~ Controlled ~~and Restricted Discretionary~~ Activities. Advisory note: Limitations may exist on ~~separated trade waste sewer~~ and stormwater discharges in some areas mainly the Omaha Industrial Area (~~sewerage trade waste~~) and parts of the Whakatu Industrial Area (stormwater).

10L) Amend 10.8.1 as follows:

#### **10.8.1 MAXIMUM HEIGHT**

<b>ZONE</b>	<b>MAXIMUM HEIGHT</b>
I1	11m
I2 (except Irongate) <b>DI2 (Omahu North)</b>	30m
I3 (Stortford Lodge)	11m
I4 (Whirinaki)	No Limit
I5 (Winery)	11m

I6 (Specific Industrial)	11m
DI2 (Kirkwood Road)	11m
I2 (Irongate) and DI2 (Irongate)	15m

**10M) Amend 10.8.2.1 as follows:**

**10.8.2.1 Front Yards**

Zone	Minimum Front Yard
I1	Nil (however landscaping is required in accordance with Standard 10.8.2.3(a))
I2 (except Irongate), <b>DI2 (Omahu North)</b>	6m (for any activity adjacent to or opposite a site zoned residential, or commercial; or a public open space) 2m (for any activity fronting Omahu Road not adjacent to or opposite a site zoned residential, commercial or a public open space).
I2 (Irongate) and DI2 (Irongate)	10m
I3 (Stortford Lodge)	Nil (however landscaping is required in accordance with Standard 10.8.2.3(a))
I4 Whirinaki	37.5m
I5 (Winery)	5m (For Residential Accommodation) 50m (for all other uses in relation to St Aubyn Street East) 3m (for all other uses in relation to Avenue Road Each, however this front yard may be occupied by buildings provided that the area of occupancy is compensated for by an equal area of unoccupied space exclusive of the front yard between the remainder of the principal buildings and the road frontage.
I6 (Specific Industrial)	7.5m
DI2 (Kirkwood Road)	30m

Outcome

Space will be provided for planting and screening to maintain and enhance neighbourhood amenity.

**10N) Amend 10.8.2.2 as follows:**

**10.8.2.2 Side Yards and Rear Yards**

Zone	Side and Rear Yards
I1 I2 (except Irongate), <b>D12 (Omahu North)</b> I3 (Stortford Lodge)	A yard of 5m shall be provided along any boundary adjoining any public open space or land zoned Residential, Rural or Plains. No yard will be required in all other cases.
I2 (Irongate)  Stage 1 D12 (Irongate)	A yard of 10m shall be provided along any boundary adjoining any public open space or any land zoned Plains.  No yard will be required in all other cases.
Stage 2 D12 (Irongate)	A yard of 15m shall be provided along any boundary adjoining any public open space or any land zoned Plains.  No yard will be required in all other cases.
I4 (Whirinaki)	Side and Rear Yard of 15m shall be provided along any boundary adjoining land zoned Rural.
I5 (Winery)	For residential accommodation - Buildings located within 1m of a boundary shall occupy no more than 40% of the length of that boundary.  For all other uses - 3m, however buildings may occupy a maximum of 35% of the total minimum side and rear yard space that does not relate to residential activities (see Appendix 10.0-2).
I6	Rear yard - 7.5m Side yard - 4.5m
D12 (Kirkwood Road)	A yard of 15 metres shall be provided along any boundary adjoining land zoned Residential or the boundary of any site used for residential purposes.

*Outcome*

*There will be adequate separation between incompatible activities and the provision of generous yards for planting and screening.*

**10O) Amend 10.8.7B as follows:**

**10.8.7B LIGHTING AND GLARE IN THE DEFERRED INDUSTRIAL 2 (IRONGATE) AND IN THE DEFERRED INDUSTRIAL 2 (OMAHU NORTH) ZONES**

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

*Outcome*

*Residences and road users will be protected from excessive light spill or glare.*

**10P) Amend the explanation to the Specific Performance Standards and Terms as follows:**

**10.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS**

The following Specific Performance Standards and Terms shall apply to all Permitted, ~~and~~ Controlled ~~and Restricted Discretionary~~ Activities except those in the Deferred Industrial 2 Zone (Kirkwood Road). For the Deferred Industrial 2 Zone (Kirkwood Road), the Specific Performance Standards and Terms for the General Residential Zone (Section 8.9) shall apply.

10Q) Add the following new standard:

**10.9.1A ACTIVITY THRESHOLD LIMIT IN THE INDUSTRIAL 2 (OMAHU NORTH) ZONE AND DI2 (OMAHU NORTH) ZONES**

In the I2 (Omahu North) zone and the DI2 (Omahu North) zone the following activity threshold limits shall apply to all permitted and restricted discretionary activities (other than industrial activities) and shall be used as a guide in the assessment of all other activities.

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.

<u>Activity</u>	<u>Threshold Measure</u>	<u>Limit Per Site</u>
<u>The hire or sale of:</u> <ul style="list-style-type: none"> <li>• <u>Machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscape purposes<sup>1</sup>;</u></li> <li>• <u>Buildings</u></li> </ul>	<u>N/A</u>	<u>No Limit</u>
<u>All other activities</u>	<u>Building Gross Floor Area</u> <u>Outdoor display area</u>	<u>100m<sup>2</sup></u> <u>100m<sup>2</sup></u>

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

10R) Add the following new standard:

**10.9.6 STORMWATER - INDUSTRIAL 2 (OMAHU NORTH) AND DEFERRED INDUSTRIAL 2 (OMAHU NORTH)**

- (a) All roof surfaces shall be constructed from inert materials or painted with non metal based paint and thereafter maintained in good order.
- (b) Stormwater from roof surfaces shall be disposed of on-site. All other stormwater shall be disposed via a council reticulated network when they become available.

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

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.

10S) Amend 10.9.6 as follows:

**10.9.67 DEFERRED INDUSTRIAL 2 ZONE SERVICING**

- (1) Deferred Industrial 2 (Kirkwood Road): *Outcome*  
Any proposal for an industrial activity or other activity shall demonstrate how stormwater and sewage wastes are to be disposed of without overloading the sewer and stormwater systems. Council may require on-site retention methods and discharge volume controls. *Overloading the sewer and stormwater system will be avoided.*
- (2) Stage 1 of the Deferred Industrial 2 Zone (Irongate): *Outcome:*  
Any proposal for an industrial activity shall demonstrate that: *Industrial and commercial activities will be able to establish within stage 1 of the deferred zone where they have with suitable temporary services and the efficiency and effectiveness of the reticulated services proposed for the zone is not undermined.*
- (a) A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater (where the site contains land within the Sissons Drain Catchment as shown in Appendix 15-1-7) networks when these are available;
- (b) A suitable water supply will be available for the activity in advance of a reticulated system being available;
- (c) Suitable on-site stormwater and sewerage systems will be provided to service the activity in advance of a reticulated system being available.
- (3) Stage 1 of the Deferred Industrial 2 Zone (Omahu North):** *Outcome:*  
**Any proposal shall demonstrate that:** *Activities will be able to establish within stage 1 of the deferred zone where they have with suitable temporary services and the efficiency and effectiveness of the reticulated services proposed for the zone is not undermined.*
- (a) **A legal mechanism has been implemented to ensure that the activity will connect to the Council's reticulated water, sewer and stormwater networks when these are available.**
- (b) **A suitable water supply will be available for the activity in advance of a reticulated system being available;**
- (c) **A suitable on-site wastewater system will be provided to service the activity in advance of a reticulated system being available.**
- (d) **A suitable on-site stormwater system will be provided for the disposal of the stormwater generated from yard surfaces in advance of a reticulated system being available.**
- (e) **A suitable on-site stormwater system will be provided for the disposal of stormwater generated from roof surfaces.**

**Note: All on-site stormwater and wastewater discharges are regulated by the Hawke's Bay**

Regional Resource Management Plan.

10T) Amend 10.9.7 as follows:

**10.9.78 STRUCTURE PLANS**

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

*Outcome*  
Development will occur in a manner that enables the efficient and effective servicing of both the entire Irongate Industrial Area and the entire Omaha North Industrial Area.

- Structure Plan (Irongate Industrial Area) – Appendix 15.1-7
- Structure Plan (Omaha North) – Appendix – Appendix 15.1-8

10U) Amend 10.10.3 as follows:

**10.10.3 CRITERIA FOR INDUSTRIAL ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) AND FOR ACTIVITIES IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH).**

Both Zones:

- (p) Whether it is proposed to connect the development to the Council's reticulated services when they become available. If so, whether -
- such connections are likely to be practical; and whether
  - the legal instrument proposed will be effective.
- (q) The suitability of the **sewerage wastewater** disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (r) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- ~~(s) Where a reticulated stormwater system is to be provided for the site (refer to Appendix 15.1-7), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.~~
- ~~(t) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.~~
- ~~(u) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.~~
- (v) Whether the landscaping proposed for the site will provide for a pleasant road frontage and add to the general amenity of the area.
- (w) Whether adjoining Plains Zone sites ~~and the Southern Expressway~~ will be appropriately screened from the industrial activities with shelterbelts or landscaping.

Stage 1 of the Deferred Industrial 2 Zone (Irongate):

- (x) Where a reticulated stormwater system is to be provided for the site (refer to Appendix 15.1-7), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (y) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (z) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.
- (aa) Whether the Southern Expressway will be appropriately screened from the industrial activities with shelterbelts or landscaping.

**Stage 1 of the Deferred Industrial 2 Zone (Omahu North):**

- (bb) The adequacy and the suitability of the proposed on-site system for the disposal of stormwater from roof surfaces.
- (cc) The adequacy and the suitability of the method proposed to dispose of stormwater from yard surfaces in advance of the implementation of a reticulated system.
- (dd) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) on the safe operation of the transportation network in advance of the implementation of the proposed road upgrades and roundabouts.

10V All necessary consequential numbering alterations to Section 10.0

## SECTION 14.1 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

14.1A) Add the following to standard 14.1.8.1: Access:

- (4) Access to Property zoned Industrial 2 (Omahu North) and Deferred Industrial 2 (Omahu North) Outcome  
*Safe access will be provided for vehicular traffic entering and exiting sites.*
- (a) The minimum separation distance between access points shall be:
- Omahu Road – 50m.
  - Any other road – 15m.

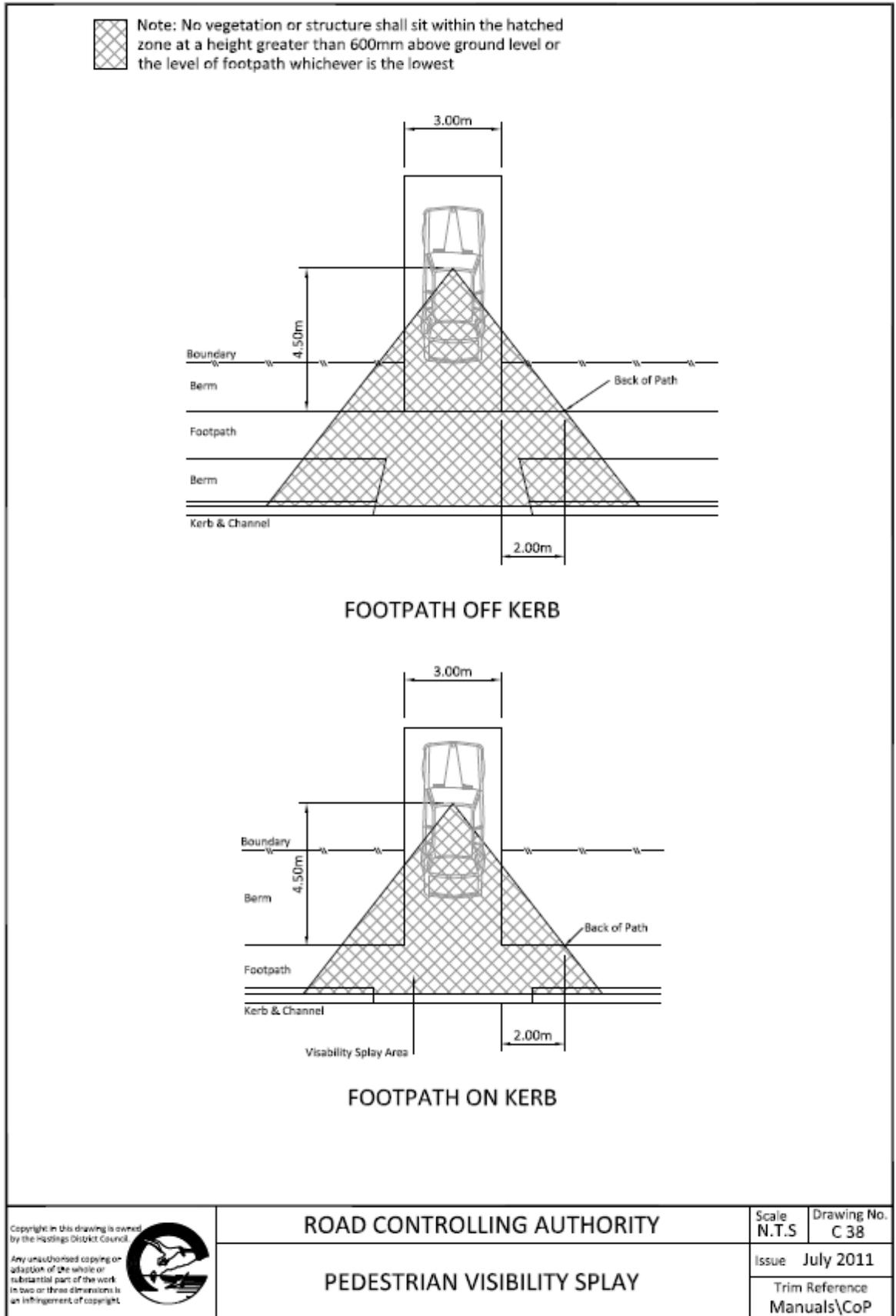
14.1B) Add the following to standard 14.1.8.2 - Safe Sightline Distances:

### 14.1.8.2 SAFE SIGHTLINE DISTANCES

- (1) Intersections shall be located to ensure that Safe Sightline Distances are maintained. For accessways fronting a Local, Collector or Arterial Route (as defined in the Transport Hierarchy in Appendix 2.5-1) compliance with Austroads standards is deemed an acceptable means of compliance. Outcome  
*Visibility will be maintained at accessways, along roads and at the intersections of roads.*
- (2) For accessways and intersections fronting a State Highway compliance with Tables II and III, and Diagram I (Section 18) of the Transit New Zealand Highway Planning under the Resource Management Act 1991 Manual, February 1994 is deemed an acceptable means of compliance.
- (3) All accessways to a property or properties located within the Deferred I2 (Omahu North) zone or the I2 (Omahu North) zone shall comply with Drawing Number C38 “Pedestrian Visibility Splay” in Appendix 14.1-4. Outcome  
*Visibility will be maintained at accessways, along roads.*

14.1C) Insert Appendix 14.1-4

**Appendix 14.1-4.**



## SECTION 14.2 NOISE

### 14.2A) Add the following to table 14.2.8.1-1: Noise limits measured in dBA L<sub>10</sub>:

ZONE	INDUSTRIAL							OTHER		
	1	2	Def 2 (Irongate) <u>Def 2</u> <u>(Omaha North)</u>	3	4	5	6	Com	Rural	Res
Ind 1	65									
Ind 2	65	70								
Def Ind 2 (Irongate) <u>Def Ind 2</u> <u>(Omaha North)</u>	N/A	65 55nbD+ 45nbOT	65 50nbD 40nbOT							
Ind 3	65	N/A	N/A	65						
Ind 4	N/A	N/A	N/A	N/A	70					
Ind 5	N/A	N/A	N/A	N/A	N/A	60				
Ind 6	N/A	N/A	65 55nbD 45nbOT	N/A	N/A	N/A	65			
Com	55	60	N/A	N/A	N/A	N/A	N/A	55		
Rural	65 55nbD 45nbOT	65 55nbD+ 45nbOT	65 50nbD 40nbOT	N/A	65 55nbD 45nbOT	N/A	65 55nbD 45nbOT	65 50nbD + 40nbO T	65 50nbD 40nbO T	
Res	55D 45OT	55D+ 45OT	50D 40OT	55D+ 45OT	55 DW 45 OTW (1) 50 OTW (2) 55 OTW (3)	55D 40OT	55D 40OT 45#	50D+ 40OT	50D 40OT	45D 35OT

### 14.2B) Add the following to table 14.2.8.1-2: Maximum noise levels measured in Dba L<sub>max</sub>:

<b>ONE</b>	<b>Z</b>	<b>IND</b>	<b>DEF IND 2 (Irongate) and <u>DEF IND 2</u> <u>(Omaha North)</u></b>	<b>IND 5</b>	<b>COM</b>	<b>RES</b>	<b>RURAL</b>
Ind		85NT					
Def Ind 2 (Irongate) <u>and Def Ind</u> <u>2 (Omaha</u> <u>North)</u>		75NT nb	65NT nb				
Ind 5		NA	NA	80NT			
Com		80NT	NA	NA	80NT		
Res		75NT		65NT	70NT	65NT	
Rural		75NT nb	65NT nb	65NT nb	70NT nb	65NT nb	65NT nb

**14.3C) Add the following to the 'Explanation of Words, Symbols and Abbreviations in Tables 14.2.8.1-1 and 14.2.8.1-2' in standard 14.2.8.1.**

Ind =	Industrial 1, 2, 3, 4 and 6 Zones
Def Ind 2 (Irongate)	Deferred Industrial 2 Zone (Irongate)
<b><u>Def Ind 2 (Omahu North)</u></b>	<b><u>Deferred Industrial 2 Zone (Omahu North)</u></b>
Ind 5 =	Industrial 5 Zone

## **SECTION 15.1 SUBDIVISION AND LAND DEVELOPMENT**

**15.1A) Add the following wording to Policy SDP16:**

- SDP16 Subdividers and Developers shall be required to accommodate within the design and layout of any subdivision or development any Structure Road or Structure Utilities identified on an approved Structure Plan within any Proposed New Urban Development Area, or other areas (such as the Irongate **and Omahu North** Industrial Areas).

Explanation

In order to ensure the orderly and efficient development of the Proposed New Urban Development Areas, or other areas (such as the Irongate **and Omahu North** Industrial Areas) the Council will identify, where necessary, key Structure Roads and Structure Utilities. The general route and construction standards will be identified on an approved Structure Plan and subdivisions or developments shall be required to make provision for them.

**15.1B) Add the following wording in section 15.1.5 Methods:**

- **Structure Plan**

Proposed New Urban Development Areas (Section 2.4) or other areas such as the Irongate **and Omahu North** Industrial Areas may have Structure Plans developed for them. These will identify the preferred location and outcomes for key infrastructural elements required. Subdividers and Developers will need to have regard to these, and their outcomes, in the design and placement of roads and services and they will be required to be constructed to approved standards. Any approved Structure Plan shall be included as an Appendix to Section 15.1 of the District Plan.

**15.1C) Add the following to Restricted Discretionary Activity section 15.1.7.2**

- SUBDIVISIONS IN STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE) **OR STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)** WHICH COMPLY WITH THE RELEVANT ZONE SUBDIVISION STANDARDS AND TERMS IN SECTION 15.1.8 AND THE RELEVANT GENERAL SITE PERFORMANCE STANDARDS AND TERMS SPECIFIED IN SECTION 15.1.9.

**15.1D) Add the following changes to table 15.1.8.1: General site size standards (except lifestyle and conservation lot subdivisions):**

TABLE 15.1.8.1 MINIMUM SITE SIZES AND DIMENSIONS

ZONE		Minimum Net Site Area	Minimum Legal Access Width
1.	<b>GENERAL RESIDENTIAL</b>		
	-Within 100m radius of nodal public space (Appendix 8.0-2)	300m <sup>2</sup>	3.6m
	-Outside 100m radius of nodal public space (Appendix 8.0-2)	350m <sup>2</sup>	3.6m
	-Within Proposed New Urban Development Area (Appendix 2.4-1)	400m <sup>2</sup> <sup>(Note 1)</sup>	3.6m
	-In areas without public reticulated sewerage	1000m <sup>2</sup>	3.6m
2.	<b>PLAINS RESIDENTIAL</b>		
	-In areas with reticulated sewerage	500m <sup>2</sup>	3.6m
	-In areas without reticulated sewerage (Omahu)	800m <sup>2</sup>	3.6m
	-In areas without reticulated sewerage (All other areas)	1000m <sup>2</sup>	3.6m
3.	<b>COASTAL RESIDENTIAL</b>		
	-In areas with public reticulated sewerage	500m <sup>2</sup>	3.6m
	-In areas without public reticulated sewerage (Whirinaki)	800m <sup>2</sup>	3.6m
	-In areas without public reticulated sewerage (All other areas)	1000m <sup>2</sup>	3.6m
4.	<b>DEFERRED RESIDENTIAL</b>	6 hectares	6m
5.	<b>COMMERCIAL (all Commercial Zones), and the Commercial, and Commercial Service Precincts of the FLAXMERE VILLAGE CENTRE ZONE)</b>	No Minimum <sup>(Note 2)</sup>	6m
6.	<b>INDUSTRIAL 1 ZONE</b>	Front Sites: 500m <sup>2</sup> Corner Sites: 700m <sup>2</sup> Rear Sites: 1000m <sup>2</sup>	18m 18m 15m
7.	<b>INDUSTRIAL 2 ZONE – (EXCEPT AS PROVIDED FOR IN 7A BELOW)</b> <b><u>INDUSTRIAL 2 (OMAHU NORTH) ZONE AND STAGE 1 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)</u></b>	Front Sites: 1000m <sup>2</sup> Corner Sites: 1000m <sup>2</sup> Rear Sites: 2000m <sup>2</sup>	20m 20m 15m
7A	<b>INDUSTRIAL 2 ZONE (IRONGATE)</b>	1 hectare	15m
7B	<b>STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (IRONGATE)</b> <b><u>STAGE 2 OF THE DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)</u></b>	12 hectares	15m
8.	<b>Industrial 3, 4, 5 and 6 Zones (EXCEPT AS PROVIDED FOR IN 8A BELOW)</b>	1000m <sup>2</sup>	20m
8A.	<b>INDUSTRIAL 6 – LOTS 1 &amp; 2 DP 367052 (1229 MARAEKAKAHO ROAD)</b> <sup>(Note 3)</sup>	3 hectares	20m
9.	<b>RURAL</b>	20 hectares	6m
10.	<b>RURAL RESIDENTIAL</b>	0.8 hectare (With a 1 hectare average site area)	6m
11.	<b>TE MATA SPECIAL CHARACTER ZONE</b> Outside the Lifestyle Area of the Zone as identified on the Planning Maps	6 hectares	6m

<b>1</b>	<b>TUKI TUKI SPECIAL CHARACTER ZONE</b> <i>Outside the Lifestyle Area of the Zone as identified on the Planning Maps</i>	6 hectares	6m
<b>1</b>	<b><u>PLAINS</u></b>	12 hectares	6m
<b>1</b>	<b><u>FLAXMERE VILLAGE CENTRE ZONE</u></b> Residential sites in the Community/ Residential Precinct in between Caernarvon Drive and the indicative road alignment passing through the Community/Residential Precinct (as delineated in Appendix 9B-01).  Sites approved and established for elderly housing (may apply for subdivision and land-use jointly, but not subdivision before land-use consent)	500m <sup>2</sup>  333m <sup>2</sup>	3.6m  3.6m
<b>1</b>	<b><u>FLAXMERE VILLAGE CENTRE ZONE</u></b> Flaxmere Community Facility sites in the Community/Residential Precinct	No Minimum <sup>(NOTE 2)</sup>	3.6m

Note 1

A Minimum Average site size of 700m<sup>2</sup> shall apply to subdivisions within Proposed New Urban Development Areas identified in Appendix 2.4-1**Note 2**

Provided provision can be made for all on-site parking, access and loading requirements of the District Plan and where necessary, for the sanitary disposal of effluent generated on the site.

Note 3

Lots 1 &amp; 2 DP 367052 (1229 MARAEKAKAHO ROAD) has been separated from the Industrial 6 minimum site size provisions , as it has been rezoned as part of the Industrial 2 (Irongate) Plan Change. The larger minimum site size is to ensure that the site relates to the specific industrial activities on the adjoining Industrial 6 site and is not used to subdivide new sites as an alternative general industrial land resource to the nearby Industrial 2 (Irongate) Zone.

15.1E) Add to following to section 15.1.8.4.

**15.1.8.4 EXEMPTIONS TO MINIMUM SITE PROVISIONS**

(3) Omaha North Industrial Area<sup>1</sup>

Where:

- (a) A subdivision creates a site or sites within either the Deferred Industrial 2 Zone (Omaha North) or the Industrial 2 Zone (Omaha North) which complies with 15.1.8.1 and a single site within the Plains Zone

There shall be no minimum site size for the Plains Zone site<sup>1</sup>.

Note 1: New Residential Activities and Visitor Accomodation are defined as a non-complying activity where they are located within the area identified in Appendix 6.0-4. Refer to Rule 6.7.5.

15.1F) Add the following criterion to standard 15.1.9.5: Property Access:

**15.1.9.5 PROPERTY ACCESS**

(3) Access to property - Industrial 2 (Omaha North) and Deferred Industrial 2 (Omaha North) zones

- (a) All accessways to a property or properties located within the Deferred I2 (Omaha North) zone or the I2 (Omaha North) zone shall comply with Drawing Number C38 "Pedestrian Visibility Splay" in Appendix 14.1-4.

Outcome

Safe, efficient, and convenient vehicular, pedestrian and bicycle access will be provided to each site.

- (b) The minimum separation distance between vehicle crossings on the same side of the road shall be:

- Omaha Road – 50m.
- Any other road – 15m.

All other vehicle crossings shall be located in accordance with the dimensions shown in Appendix 14.1-3.

15.1G) Add the following standard to section 15.1.9: General site performance standards:

15.1.9.23 INDUSTRIAL 2 ZONE (OMAHU NORTH) AND DEFERRED INDUSTRIAL 2 ZONE (OMAHU NORTH)

- (1) The subdivision shall be in general accordance with the Structure Plan in Appendix 15.1-8.

Outcome

To provide for efficient use of infrastructure provided in the Omaha Industrial Area

- (2) Each site shall be connected to the Council's reticulated water, sewer and stormwater networks when these networks become available.

**(3) Where a subdivision occurs in advance of the Council's reticulated water, sewer and stormwater networks becoming available:**

**(a) a suitable legal mechanism shall be implemented to ensure that this occurs**

**Outcome**

**Subdivision will occur in a manner that enables the efficient and effective servicing of the entire Omaha North Industrial Area.**

**(b) the subdivider shall demonstrate that a satisfactory:**

- o **water supply**
- o **sewerage system; and**
- o **stormwater system**

**is available to service each site in advance of the Council's reticulated systems being available.**

**Outcome**

**That the potential needs of activities on the sites created are met in a manner that avoids significant adverse effects on the environment.**

**15.1H) Add the following wording to section 15.1.10.1: General assessment criteria (1) Structure Plans**

**(1) STRUCTURE PLANS**

Council will have regard to any approved Structure Plan for a Proposed New Urban Development Area (as identified in Appendix 2.4-1), ~~or~~ the Irongate Industrial Area (as identified in Appendix 15-1-7), **or the Omaha North Industrial Area (as identified in Appendix 15-1-8)**, and any other approved Structure Plan, included in the Appendices to Section 15.1, in regard to the placement of roads, infrastructural elements, reserves and other identified amenity elements. Subdividers and/or developers will be expected to address how the outcomes proposed in any Structure Plan will be achieved by their proposals. If a road, infrastructural elements, reserves and other identified elements has already been provided by another approved subdivision or development and vested in Council, then the need to provide these will not be necessary.

**15.1I) Add the following criterion to section 15.1.10.1: General assessment criteria (3) Property access:**

**(3) PROPERTY ACCESS**

Council will have regard to the following:

- (i) The design and construction of roads, with reference to the Council's District Roading Hierarchy (see Section 2.5 of the District Plan on Transportation and the Road Hierarchy Maps in the District Planning Maps and the Standards contained in the Hastings District Council Code of Practice for Subdivision and Land Development (April 1997)).
- (ii) The provision, location and design of access for vehicles, pedestrians and cyclists.
- (iii) The design of the subdivision to accommodate the provision of roads identified as being required in the Council's District Roading network strategies.
- (iv) The application of the requirements of Section 321 of the Local Government Act 1974 to any subdivided site.
- (v) The vesting of roads in the Hastings District Council.
- (vi) The requirements of Transit New Zealand and Part IV of the Transit NZ Act 1989 with regard to vehicle entrances onto State Highways.
- (vii) How the proposed subdivision may be related to the resubdivision or development of adjoining land and the ability for optimum development for all the land concerned to be realised.

- viii) The ability to achieve the access separation requirements on the subject site and adjoining sites in the Industrial 2 Zone (Irongate) ~~and~~, the Industrial 2 Zone (Omahu North) and the Deferred Industrial 2 Zone (Omahu North).

**15.1J) Add the following to specific assessment criteria (17)**

**STAGE 1 OF THE DEFERRED INDUSTRIAL 2 (IRONGATE) AND STAGE 1 OF THE DEFERRED INDUSTRIAL 2 (OMAHU NORTH)**

Council will have regard to the following:

**Both Zones:**

- (ee) The suitability of the sewerage disposal method to be used in advance of the implementation of a reticulated sanitary sewer.
- (ff) The adequacy of the water supply proposed to be utilised in advance of the implementation of a reticulated water supply. Particular attention must be given to the ability to effectively and efficiently meet the fire fighting requirements of the activity.
- (gg) Where a reticulated stormwater system is to be provided for the site (refer to the Structure Plans in Appendix 15.1-7 and 15.1-8), the adequacy of the method proposed to dispose of stormwater in advance of the implementation of a reticulated system.
- (hh) Where no reticulated stormwater system is to be provided for the site, the suitability of the proposed on-site stormwater system.
- (ii) Whether a practical method is available to connect each of the sites to the Council's reticulated services when they become available.
- (jj) Whether the legal instrument proposed to ensure the future connection to the Council's reticulated services will be effective.

**Stage 1 of the Deferred Industrial 2 Zone (Irongate):**

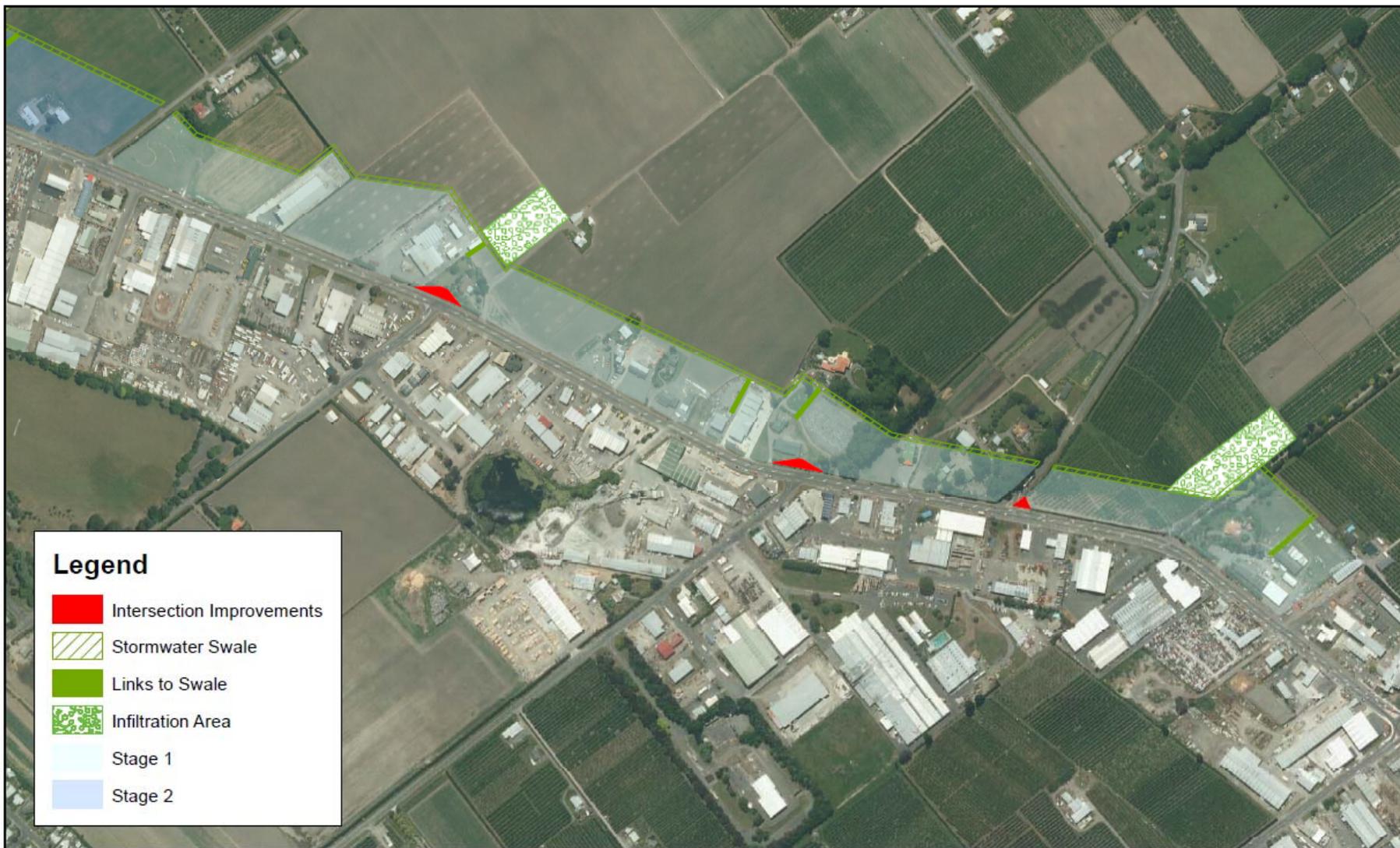
- (kk) The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of the Maraekakaho Road / Irongate Road intersection in advance of the implementation of the proposed roundabout.

**Stage 1 of the Deferred Industrial 2 Zone (Omahu North):**

- (ll) The extent to which adverse effects (including cumulative effects) on the safe operation of the road network will be avoided in advance of the Council's implementation of the road upgrades and roundabouts proposed for the zone.
- (mm) Whether a practical method is available for safe and efficient access from each site to the road network once the road upgrades and roundabouts proposed for the zone have been implemented.

**15.1K) Add Appendix 15.1-8 – Structure Plan (Omahu North Area)**

**Maps A) Amend Planning Maps 38A and 39A and the Planning Map Legend as follows:**



**Legend**

- Intersection Improvements
- Stormwater Swale
- Links to Swale
- Infiltration Area
- Stage 1
- Stage 2



**HASTINGS**  
DISTRICT COUNCIL

Map Produced using ArcMap

**Appendix 15.1-9 Omahu North Structure Plan**  
Page 1 of 2

Scale 1:7,017

Date: Wednesday, 5 September 2012

Projection: NZTM  
Datum: D\_NZGD\_2000

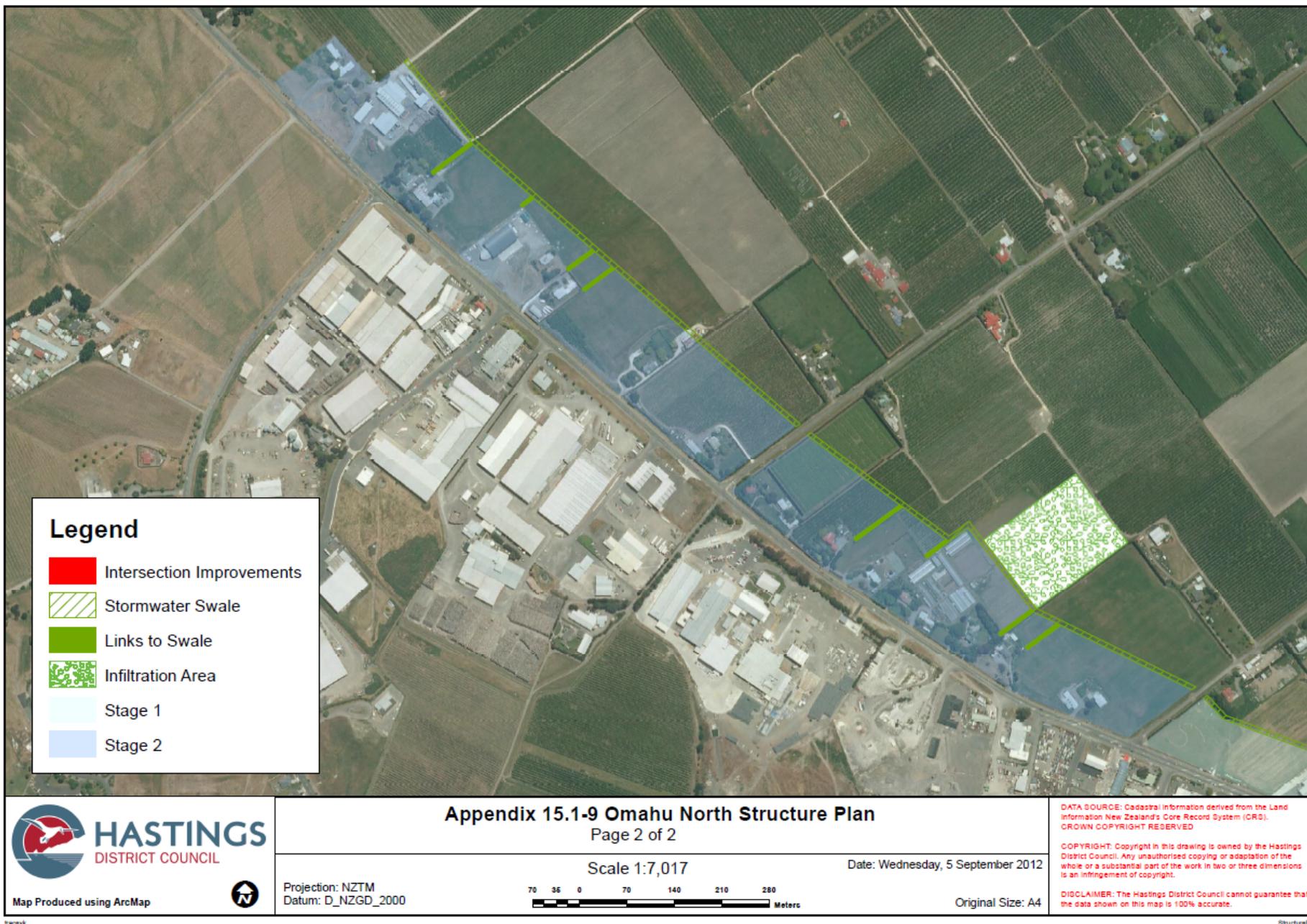
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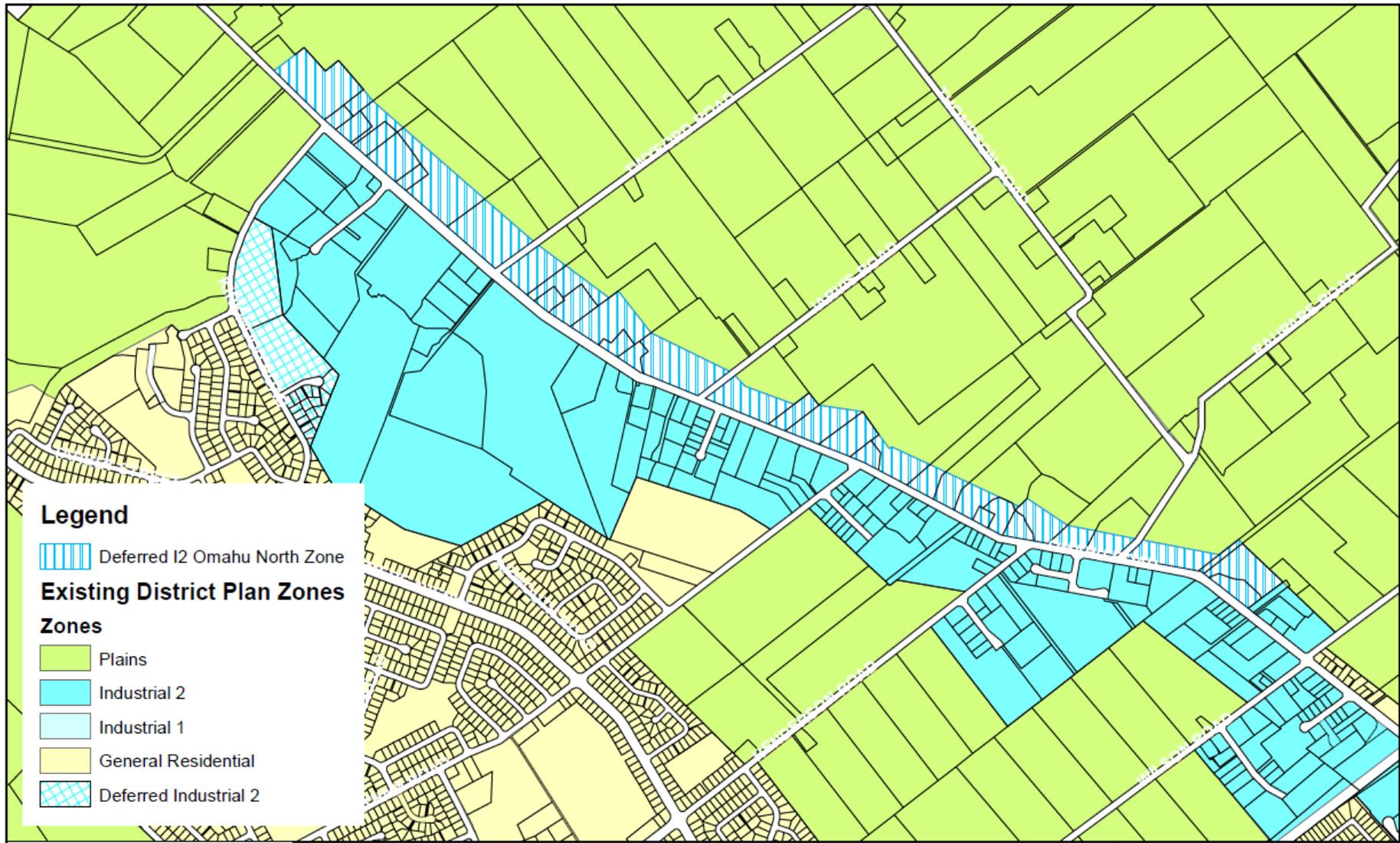
Original Size: A4

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).  
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**Legend**

-  Deferred I2 Omaha North Zone
- Existing District Plan Zones**
- Zones**
-  Plains
-  Industrial 2
-  Industrial 1
-  General Residential
-  Deferred Industrial 2



Map Produced using ArcMap

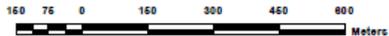


Projection: NZTM  
Datum: D\_NZGD\_2000

**Alterations to the Planning Maps**

Scale 1:15,000

Date: Monday, 27 August 2012



Original Size: A4

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Zoning map

