

14.1 INDUSTRIAL

14.1.1 INTRODUCTION

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

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

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

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

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

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

14.1.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

IZAO1	Efficient use and redevelopment of industrial land and infrastructure by concentration of industrial development within existing zones
IZAO 2	Concentration of specific industry in appropriate locations, specifically: <ul style="list-style-type: none">(a) Wet industry and Food Industry in the Tomoana and Whakatu areas utilising existing infrastructure.(b) Dry industry in the Irongate Industrial Area.(c) Dry Industry with profile along the Omahu Road arterial route
IZAO 3	Avoidance of incompatible activities within Industrial Zones.
IZAO 4	Retention and reinforcement of buffers between incompatible activities on opposing zones.
IZAO 5	Industrial development does not reduce the existing environmental and amenity qualities within existing Industrial Zones.

IZAO 6	Maintenance of amenity values which are appropriate and consistent with existing industrial areas within the District.
IZAO 7	Provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies.
IZAO 8	Adverse effects on the Heretaunga Plains Unconfined Aquifer from operations and activities within Industrial Zones are avoided.
IZAO9	The life supporting capacity of the Heretaunga Plains Unconfined Aquifer system will be sustained.
IZAO 10	That Mana Whenua values regarding the Kaitiakitanga of the Aquifer water resource are maintained.

14.1.3 OBJECTIVES AND POLICIES

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

Relates to Outcomes within the Hastings District.

IZA01

- IZA03 & IZA07

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

Explanation

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

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

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

Explanation

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

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

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

Explanation

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

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

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

Explanation

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

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

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

Explanation

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

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

Explanation

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

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

Explanation

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

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

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

Explanation

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

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

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

Explanation

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

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

Explanation

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

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

Explanation

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

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

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

Explanation

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

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

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

Explanation

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

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

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

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

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

Explanation

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

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

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

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

Explanation

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

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

[POLICY IZP17A *Provide for the establishment of seasonal workers accommodation in the General Industrial Zones at Omahu and Irongate.*](#)

Explanation

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

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

Explanation

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

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

*Relates to Outcomes
IZA08 and IZA09*

POLICY IPZ18 *Ensure that where activities involving hazardous substances are located within the sensitive environment of the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59), their usage and storage are designed and managed to ensure the water supply for the environment and community is not compromised.*

Relates to
Objective IZO
5

Explanation

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

POLICY IZP19 *Monitor land use activities occurring within the Heretaunga Plains Unconfined Aquifer Overlay area (Appendix 59) to ensure that current regulation is adequately preventing contaminants from*

Relates to Ob

entering this groundwater resource.

Explanation

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

14.1.4 METHODS

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

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

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

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

General Industrial Zone: The General Industrial Zone is applied to the major industrial nodes of the District at Tomoana, Whakatu, 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.

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

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

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

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

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

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

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

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

14.1.5 RULES**14.1.5.1 General Industrial Zone**

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

RULE TABLE 14.1.5.1 - GENERAL INDUSTRIAL ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
GI1	Industrial activities	P
GI2	Dairies and food premises except bakeries with outside wash down areas in the Omaha North General Industrial Zone	P
GI3	Service Stations	P
GI4	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
GI5	The sale or hire of: Machinery, equipment and supplies used for industrial, agricultural, horticultural, viticultural, building or landscaping purposes ¹ ; Buildings This rule only applies to those Omaha Road sites identified within the area identified in Appendix 36 and the Irongate Industrial area Appendix 16.	P
GI6	Tyre Storage complying with Specific Performance Standard 14.1.7.5	P
GI7	Temporary Events	P
GI8	Emergency Service Facilities	P
GI9	Temporary Military Training Activity	P
GI9	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6.	RD
<u>GI9A</u>	<u>Seasonal workers accommodation in the Omaha and Irongate General Industrial zones-</u>	<u>RD</u>
GI10	Tyre Storage not complying with Specific Performance Standard 14.1.7.5	D
GI11	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 14.1.7.	D
GI12	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
GI13	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
GI14	Visitor Accommodation	NC

14.1 Industrial Zone as Proposed by Variation 7

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

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

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

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

14.1.5.2 Deferred General Industrial Zone

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

Uplift of the Deferred Zone

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

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

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

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

14.1.5.3 WHIRINAKI INDUSTRIAL ZONE

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

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

14.1.5.4 TOMOANA FOOD INDUSTRY ZONE

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

RULE TABLE 14.1.5.4 - TOMOANA FOOD INDUSTRY ZONE		
RULE	LAND USE ACTIVITIES	ACTIVITY STATUS
TI1	Food related Industrial Activities	P
TI2	Land Based Primary Production	P
TI3	Temporary Military Training Activity	P
TI4	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 14.1.6 or the Specific Standards and Terms in Section 14.1.7.	RD
TI5	Any activity which is not provided for as a Permitted or Restricted Discretionary Activity.	NC

14.1.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

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

14.1.6A GENERAL INDUSTRIAL ZONE

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

14.1.6A.1 BUILDING HEIGHT

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

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

Outcome

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

14.1.6A.2 HEIGHT IN RELATION TO BOUNDARY

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

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

Outcome

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

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

14.1.6A.3 SETBACKS

a) Front Yards

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

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

Outcome

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

Note 1:

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

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

Note 2:

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

Outcome

(b) Internal Yards

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

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

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

Note 1:

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

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

Outcome

c) Storage Setbacks

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

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

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

d) Setback from Irongate Stream

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

Outcome

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

14.1 Industrial Zone as Proposed by Variation 7

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

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.

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

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

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

Outcome

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

14.1.6A.5

SCREENING

1.0 General Industrial Zone

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

Internal boundaries adjacent to a Residential or Open Space zone

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

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

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

2.0 Irongate Area

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

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

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

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

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

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

14.1.6A.6 STORMWATER

(a) General Industrial Zone (Irongate)

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

Outcome

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

Note:

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

Outcome

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

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

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

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

- Details of the proposed land use, including an assessment of any risks associated with contaminants on the site, detailing how contaminants will be managed; The method of
 - monitoring the performance of pre- treatment devices, prior to discharge to the infiltration basin;
 - A to scale site plan, including details of the stormwater management proposed for the site;
 - A calculation of the expected stormwater run-off, storage volumes and post development discharge rates. *Note: Under the Hastings District Council Water Services Bylaw Approval is required to connect and discharge to the Stormwater Network.*
- iii. All stormwater shall be conveyed to the designated stormwater infiltration basin within the designated service corridor D161.
- iv. Where the stormwater infiltration basin has not yet been constructed, any new development requires the construction of the stormwater infiltration basin within the designated service corridor in accordance with the specifications set out in subdivision standard 30.1.7R.
- v. The above clauses (iii) and (iv) shall not apply to:
- those properties identified within the Omahu Road Structure Plan area in Appendix 17, Figure 1 that require a method of stormwater disposal alternative to and different from disposal by connection to the designated stormwater infiltration basin. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.
 - Building extensions / new buildings resulting in an increased gross floor area across the site of less than 100m² over a 24 month period from the date of the release of decisions on Variation 1 (25 March 2017).

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

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

Outcome

The potential for effects from stormwater discharges associated with the industrial land use will be

avoided, remedied or mitigated. Outcome

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

(c) All Other Areas

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

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

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

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

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

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

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

(d) All Areas - Inert Roofing

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

Outcome

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

14.1.6A.7 TRANSPORT AND PARKING

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

Outcome

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

14.1.6A.8 NOISE

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

Outcome

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

14.1.6A.9 LIGHT AND GLARE

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

Outcome

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

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

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

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

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

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

14.1.6A.10	WASTEWATER	<i>Outcome</i>
A. General Industrial Zone – Irongate		<i>Sites will be appropriately serviced for wastewater, with total wastewater from sites not exceeding the specified design for the Irongate wastewater network.</i>
	The peak wastewater discharge from <u>a</u> site shall not exceed the following standard_ :	
	Maximum wastewater discharge volume of 0.04 litres per second per hectare of site.	

14.1.6C WHIRINAKI INDUSTRIAL ZONE

14.1.6C.1 HEIGHT IN RELATION TO BOUNDARY

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

14.1.6C.2 SETBACKS

Front Yards

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

	Front Yard
Boundaries adjacent to State Highway 2	37.5 metres

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

14.1 Industrial Zone as Proposed by Variation 7

Internal Yards

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

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

14.1.6C.3 LANDSCAPING

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

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

Outcome

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

14.1.6C.4 SCREENING

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

14.1.6C.5 TRANSPORT AND PARKING

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

Outcome

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

14.1.6C.6 NOISE

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

Outcome

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

14.1.6C.7 LIGHT AND GLARE

14.1 Industrial Zone as Proposed by Variation 7

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

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

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

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

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

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

14.1.6D TOMOANA FOOD INDUSTRY ZONE

14.1.6D.1 BUILDING HEIGHT

ZONE	Maximum Height
Tomoana Food Industry Zone	30 metres

14.1.6D.2 HEIGHT IN RELATION TO BOUNDARY

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

14.1.6D.3 SETBACKS

Front Yards

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

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

Internal Yards

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

Outcome

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

Outcome

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

Outcome

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

Outcome

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

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

14.1.6D.4 LANDSCAPING

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

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.

	Minimum width of Landscaping
Boundaries adjacent to Elwood Road or Richmond Road	2.5 metres

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.

14.1.6D.5 SCREENING

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

Outcome

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

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

Poplar varieties

Pittosporum varieties

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

Salix varieties

- iii) The individual trees shall be at least 2m in height at the time of planting.
- iv) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.
- v) The shelterbelt shall be maintained so that:
 - the branches do not extend over the boundary; and
 - Trimmed or fallen branches or limbs shall be kept clear of the Tomoana Drain at all times; and
 - its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres.

(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).
- vi) That the shelterbelt must be capable of being fully maintained from within the site it is located.

14.1 Industrial Zone as Proposed by Variation 7

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

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

Outcome

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

14.1.6D.6 STORMWATER

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

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

A reticulated stormwater detention and disposal network.

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

Notes:

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

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

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

14.1.6D.7 SERVICING

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

Notes:

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

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

14.1.6D.8 TRANSPORT AND PARKING

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

Outcome

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

14.1.6D.9 NOISE

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

Outcome

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

14.1.6D.10 LIGHT AND GLARE

- (a) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
- i) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;
 - ii) An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.
- (d) Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

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

14.1.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

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

14.1.7.1 ACTIVITY THRESHOLD LIMITS

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

Outcome

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

- i. *Dairies and food premises:* The gross floor area of the premise shall not exceed 50m².
- ii. *Service Stations:* No limit.
- iii. *Retail sales on same site as, and ancillary to, an Industrial Activity:*
Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² retail display space (indoor and outdoor) whichever is the lesser.
- iv. *Offices on same site as, and ancillary to, an Industrial Activity:*
The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m² gross floor area whichever is the lesser.
- v. *Offices on same site as, and ancillary to, an Industrial Activity on land shown in the Omaha North Industrial Area - Structure Plan (Appendix 17 Figure 1):* The maximum gross floor area for offices on the same site as, and ancillary to, an Industrial Activity shall be 200m².
- vi. *The sale or hire of machinery, equipment and supplies used for industrial, agricultural, viticultural, horticultural, building or landscaping purposes and the sale or hire of buildings on sites fronting Omaha Road:* No limit.

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

(b) Tomoana Food Industry Zone

Outcome

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

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

One building with a maximum gross floor area of 150m²

14.1.7.2 RESIDENTIAL ACTIVITY

All Zones

- (a) Any residential unit in the Industrial Zone shall only be provided for a resident caretaker or other person whose employment is such that they are required to live on the premises.
- (b) Minimum gross floor area: 50m²
- (c) Outdoor Living Space: Every residential unit shall be provided with an outdoor living area.
- (d) The outdoor living area shall be directly linked to the principal living area of the unit and shall be located to the side of the residential unit facing north of east or west.
- (e) Where the principal living area of the unit is located at ground level the outdoor living area shall:
- i) be at least 30m² in area, have a minimum dimension of 5m, and be able to contain a 4m diameter circle; and
 - ii) Shall be screened with a 1.8m high solid fence.
- (f) Where the principal living area of the unit is not at ground level the outdoor living area shall consist of a balcony with a minimum area of 7.0m² capable of accommodating a 2.0m diameter circle.
- (g) Internal Noise Standard: Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

14.1.7.3 TEMPORARY EVENTS

All Zones

Outcome
It will be possible for temporary events to take

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

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

any one time shall be 1000 persons

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

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

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

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

14.1.7.4 STRUCTURE PLANS

All Zones

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

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

North Area) - Appendix 17

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

14.1.7.5 TYRE STORAGE

All Zones

- (a) The activity shall be ancillary to another activity on the site.
- (b) All tyres shall be stored in a single storage area. The storage area shall:
- i) either be inside a building or at least 10m from the front boundary of the site;
 - ii) not exceed 10m²;
 - iii) have a maximum dimension of 4m;
 - iv) be screened from all public spaces and adjoining sites; and
 - v) shall be locked at all times when the premise is not in use.
 - vi) shall be roofed.
- (c) Tyres shall not be stored above a height of 1.5m.

Outcome

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

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

Scheduled activity: Electricity Production

(a) YARDS

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

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

(b) HEIGHT

The maximum height of buildings shall be 30 metres.

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

Outcome

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

Outcome

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

14.1.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES

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

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

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

Outcome

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

Outcome

All hazardous substances shall be stored and/or handled on areas which have impervious surfaces and where facilities are provided to prevent contaminants from being washed or spilled into natural ground or entering any piped stormwater systems or stormwater ground

The quality of groundwater in the Unconfined Aquifer will

soakage, such as bunds, filters, separators or settling areas. In Industrial Zones, this impervious surface requirement also applies to fuel operated machinery and vehicles.

be protected from the adverse effects of hazardous substances.

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

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

14.1.7.9 SEASONAL WORKERS ACCOMMODATION IN THE OMAHU & IRONGATE INDUSTRIAL ZONES

Outcome

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

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

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

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

14.1.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

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

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

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

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

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

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

(a) Building Height and Height in relation to boundary

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

(b) Setbacks, Landscaping and Screening

Front Yards:

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

Other Yards:

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

Irongate Stream Setback:

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

Landscaping:

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

Shelterbelts:

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

(c) Screening

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

(d) Stormwater and Servicing

- i) Whether the site can be adequately serviced
- ii) Whether it is proposed to connect the development to the Council's reticulated services.
- iii) If it is proposed to connect the development to the Council's reticulated services:
 - Whether such connections are practical;
 - Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
 - Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
 - The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.
- iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipated requirements of the development and to avoid, remedy or mitigate adverse effects on the environment.
- v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.
- vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.
- vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.

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

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

(e) Light and Glare

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

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

(f) Activities not Complying with the Activity Threshold Limit in Standard 14.1.7

Dairies and Food Premises

Retail Sales and Offices ancillary to an Industrial Activity

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

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

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

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

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

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

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

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

(g) Tyre Storage

- (i) The extent to which the tyres will be screened from residential and open space zoned land and from roads.
- (ii) The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.
- (iii) The extent to which the location of the site and the proposed layout, screening and security measures minimise the potential for arson.
- (iv) The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.
- (v) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.
- (vi) The mechanisms proposed for the control of insects and vermin.
- (vii) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.
- (viii) The extent to which alternative sites or locations have been considered.
- (ix) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.
- (x) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases - for example the provision of a bond to Council.

(h) Traffic

The extent and nature of traffic to be generated by the activity and the resultant potential for adverse effects (including cumulative effects) to occur on the safe operation of Maraekakaho Road.

**14.1.8.3 LAND USE ACTIVITIES WITHIN THE HERETAUNGA PLAINS UNCONFINED AQUIFER
OVERLAY NOT MEETING THE SPECIFIC PERFORMANCE STANDARDS AND TERMS IN
SECTION 14.1.7.8**

1. SCALE & NATURE OF ACTIVITY

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

2. RISK ASSESSMENT

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

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

3. ALTERNATIVE LOCATIONS

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

4. DISTRICT PLAN

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

5. RECORD OF EXISTING ACTIVITY

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

6. MONITORING

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

7. PERFORMANCE BONDS

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

8. HAWKE'S BAY REGIONAL COUNCIL CONSULTATION

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

9. TANGATA WHENUA

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

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

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

14.1.8.4 SEASONAL WORKERS ACCOMMODATION

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

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